



**DESIGN REVIEW BOARD
Staff Report**

**Agenda Item C.2
Meeting Date: November 13, 2018**

TO: Goleta Design Review Board
FROM: Chris Noddings, Assistant Planner; (805) 961-7566

SUBJECT: **22 S. Fairview (APN 071-021-001 and -044)
Development Plan Amendment for Cox Communications
Case 18-093-DRB**

PROJECT DESCRIPTION:

This is a request for *Conceptual* review of a new 6,519 square foot building at the subject site. The property is zoned M-1 and has 2.31 acres with three existing buildings: Building A (a 3,360-square foot one-story office building), Building B (a 4,124-square foot one-story warehouse building), and Building C (a 27,310-square foot, two-story office building).

The applicant proposes to amend the existing Development Plan as described below. The project is subject to the standard DRB bylaws applicable to all projects. A comprehensive zoning analysis has not been completed because the application is still being finalized. The purpose of this Conceptual review is to provide the applicant with design related comments on the proposed site improvements. Specific components of the project include:

1. Remove Buildings A and B (a 3,360-square foot one-story office building and a 4,124-square foot one-story warehouse building, respectively);
2. Construct a new one-story Critical Facility structure (6,519 square feet) in the central portion of the existing rear parking lot;
3. Add an accessible elevator to the south elevation of, and perform tenant improvements within, the existing 27,310 square foot, two-story office building ("Building C"). Other improvements at Building C include new exterior loading area;
4. Install two new 750kw backup diesel generators to replace two of the three existing backup generators in the existing utility yard behind Building C. The precise location of the two new generators proposed in the northeast corner of the property is still being investigated;
5. Request a modification (e.g., for height) to allow two generators to be located in the rear yard setback;
6. Change the fence at the front entrance and the northeast corner of the property.
7. Other improvements on the site to accommodate the above proposed changes include a new parking lot design, landscape changes, extension of existing site screen walls, and relocation of the exiting vehicular and pedestrian security access gates at the driveway entrance.

The Cox sign shown on the elevator is conceptual only and would require a separate application for review by the DRB.

The project was filed by agent Greg Seitz on behalf of Cox Communications, property owner.

Note: The previously published and mailed public notice described the proposed project as it was originally submitted. Since the publication and mailing of the notice, the applicant has made minor corrections to project details to reflect the description above.

ATTACHMENTS:

- Reduced 11" x 17" copies of site plans and elevations.