



**DESIGN REVIEW BOARD
Staff Report**

**Agenda Item C.3
Meeting Date: December 11, 2018**

TO: Goleta Design Review Board

FROM: Chris Noddings, Assistant Planner; (805) 961-7566

SUBJECT: **6045 Stow Canyon Road (APN 071-140-044)
New 7,389 SF Synagogue and 841 SF Storage Building
Case 18-031-DRB**

PROJECT DESCRIPTION:

This is a request for *Conceptual* review of a new 7,389 SF building with a 727 SF roof terrace and a new 841 SF storage building at the subject site. The property presently has an existing 4,855 SF residence; a 352 SF spa; a 2,455 SF building that serves as a Synagogue, preschool, and office space; and a 1,440 SF barn on a 3.3 gross acre lot in the Design Residential (DR) zone district. The applicant proposes to amend the existing Conditional Use Permit and seek approval of a new 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 at this time as application completeness has not been determined. The purpose of this Conceptual review is to provide the applicant with design related comments on the proposed concept.

Specific components of the project include:

1. Construct a 7,389 SF, one-story Synagogue with a 727 SF roof terrace. The building will include a sanctuary, event hall, kitchen, offices, a conference room, bathrooms, storage, and mechanical and electrical space. The tallest proposed roof line is 24 feet, 6.5 inches, although the building also includes an architectural projection that would have a maximum height of 34 feet, 7.25 inches. Solar panels will also be included on the roof.
2. Construct a 841 SF, one-story storage building. The maximum height would be approximately 18 feet.
3. Remove the existing 1,440 SF barn.
4. Consolidate access to the site into a single driveway. This entails the removal of the existing residential driveway and relocating the existing Synagogue driveway approximately 36 feet west of its current location.
5. Demolish and replace the existing parking containing 25 parking spaces (including 1 van-accessible space) with an expanded design containing 41 parking spaces (including 3 van-accessible spaces).
6. Provide uncovered replacement parking for the residence. A modification from Inland Zoning Ordinance requirements is needed to allow for the uncovered

- parking spaces instead of a three-car garage.
7. Other improvements on the site to accommodate the above proposed changes include landscape, hardscape and storm water improvements, as well as the removal of 8 fruit trees (various types), 2 myoporum trees, and one pepper tree (11 trees total).

Note: the following existing uses and structures are considered accessory to the existing child care center and will be considered during the Conditional Use Permit Amendment/Development Plan permit process: an archery range; a large temporary tent; a 53 SF shed (no foundation); a 5,030 SF children's play area that includes swings, slides, and similar equipment; and a 1,238 SF basketball court.

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.

The project was filed by agent Steve Fort, on behalf of Rabbi Mendel Loschak of Chabad of Santa Barbara, property owner.

ATTACHMENTS:

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