



DESIGN REVIEW BOARD Staff Report

Agenda Item D.1

Meeting Date: November 12, 2019

TO: Goleta Design Review Board
FROM: Kathy Allen, Supervising Senior Planner; (805) 961-7545
SUBJECT: **6864/6868 Cortona Drive (APN 073-140-027)**
New 60-Megawatt Battery Energy Storage Facility and Lot Split
19-131-DRB

PROJECT DESCRIPTION:

This is a request for *Conceptual* review of a proposed 60 mega-watt battery energy storage facility and accessory substation with associated parking, landscaping and site improvements. The property presently has an existing 60,068 Research and Development (R&D) Office building on a 5.88 gross acre lot in the MRP (Industrial Research Park) zone district. As part of a future application, a parcel map to create two lots will be submitted. The intent would be to have the existing building on one of the lots and the battery energy storage facility on the other as shown on the cover sheet of the attached project plans. A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed concept.

While the applicant has currently only submitted an application for design review, it is anticipated that the following permit applications will be submitted:

1. Tentative Map to subdivide the existing 5.88 gross acre parcel into a 2.66 gross acre parcel (Lot 1) and a 3.22 gross acre parcel (Lot 2).
2. Development Plan and Minor Conditional Use Permit for the 60 mega-watt battery energy storage facility proposed on Lot 1.
3. A Development Plan Amendment for the existing 60,068 square foot Research and Development Office building on the second lot. The existing building would remain. Each parcel would have a stand-alone Development Plan.

The battery energy storage facility is comprised of pre-manufactured "cabinets" as shown in the picture below.



Tesla Megapack (External)

Source: Tesla, Inc. (www.Tesla.com/megapack)

The applicant has provided the following written description of the units:

A single Megapack sits on a concrete foundation, surrounded by decomposed granite, and is flanked by transformer(s) (not pictured above) adjacent to the battery cabinets. Each Megapack measures approximately 23.38 FT in length, 5.25 FT in depth, and 8.27 FT in height.

The Megapacks will receive energy through the existing SCE grid and store it on-site until needed. The proposed battery energy storage facility will be a grid resource for peak demand, renewable integration, and local reliability. Additionally, the Facility would be utilized by SCE during transmission contingencies to serve load in the Goleta area.

A 6 FT high concrete masonry wall that was previously reviewed and approved by the DRB as a part of the review of the Cortona Apartments Project, will be installed by the neighboring property owner along the project's northern property line.

The battery energy storage facility applicant proposes to install an 8' high no-climb fence around the perimeter of the Project's footprint, outside of the property's setback area to provide security from surrounding uses. Landscape screening will be planted to visually screen the project from surrounding views.

The existing plant nursery and pottery studio located on the northern portion of the site will be removed. In addition to the battery energy storage facility, twenty-two (22) parking spaces will be constructed on Lot 1. Twenty-one (21) spaces of the new spaces will be for the existing building located at 6868 Cortona Drive and one (1) space will be for the proposed energy storage facility to be located at 6864 Cortona Drive. With the addition of 21 new parking spaces, 6868 Cortona Drive would have a total of 122 spaces (21 new and 101 existing).

Vehicular access is proposed via a new easement from Cortona Drive across the existing parcel at 6868 Cortona Drive to the newly created Lot 1. Secondary access to the new parcel would be from Cortona Drive via an existing reciprocal access agreement with the property owners of 6860 Cortona Drive. The proposed Fire Access Road currently is in the City's Right-of-Way (ROW). If this is a required Fire Access Road by the Santa Barbara County Fire Department, the Access Road will need to be relocated outside of the City's ROW.

The current Zoning Ordinance requires that in the MR-P zoning District "All activities...be conducted wholly within a completely enclosed building." (§35-233.7). The unadopted Draft New Zoning Ordinance does not include this Performance Standard.

The General Plan states in Land Use Policy 4.2 Business Park (I-BP) that "Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited."

The project was filed by agent Laurel Perez, SEPPS, on behalf of Cortona Investors, LLC, property owner.

ATTACHMENTS:

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