



DESIGN REVIEW BOARD Staff Report

Agenda Item C.1

Meeting Date: January 28, 2020

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567
SUBJECT: **200 Pacific Oaks road (APN 073-440-001, 002, & 012)
University Plaza Shopping Center Façade and Site
Improvements Case No. 19-0201-DRB**

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The applicant is proposing façade and site improvements to the existing retail shopping center. The University Village Plaza Shopping Center was originally built in the early 70's in a "diagonal siding" vernacular with 12" log columns and remodeled in the late 80's into a quasi-Spanish motif. It is currently grossly overparked with 445 spaces with a 271-space zoning requirement.

The new owners wish to update the Center with a fresh look and to create a true plaza in the center. To accomplish this, the applicant is proposing to reconfigure the entire parking area, to net approximately 360 spaces, and to add two new vehicular entrances that align with the Camino Real Marketplace driveways. Significant new parking lot landscaping will be added along with storm water compliance and enhanced pedestrian access connecting surrounding land uses. The existing heavy canopies will be replaced with a lighter structure utilizing corrugated metal roofing. A new, two-story canopy in the middle of the Plaza will create a covered deck for multiple functions.

The two dominant South-facing shed roofs of the two-story portion of the Center will be utilized for new photovoltaic arrays providing electrical generation. Additional project details are provided in Sheet 2 "Narrative" of the attached project plans. The DRB is asked to provide conceptual comments to the applicant as this project is just evolving.

The project was filed by agent Brian Cearnal of Cearnal Collective, on behalf of Perri Harcourt of HIP Plaza LP, property owner

ATTACHMENTS:

- Project Plans