CHAPTER 2
PROJECT DESCRIPTION

2.1 LOCATION

The “project site” refers to and encompasses the approximately 10.71 acres currently designated Assessor's Parcel Number (APN) 073-050-020. It is centrally located within the city of Goleta, just north of the Goleta Slough and Santa Barbara Municipal Airport, and south of Highway 101 (Figures 2-1 through 2-4). The project site abuts Hollister Avenue, the city’s primary east-west roadway south of Highway 101, and is approximately halfway between north-south running Fairview Avenue on the east and Los Carneros Road on the west and their respective freeway overpasses. The project site is also bounded by South La Patera Lane on the east and Robin Hill Road on the west. Within the vicinity of the project are commercial and industrial uses, including office, retail, light-manufacturing, and research and development, and the Santa Barbara Municipal Airport.

2.2 OBJECTIVES

The applicant's objectives for the project are to:

1. Subdivide the existing property into two separate legal lots with proposed Parcel 1 to accommodate the existing Hollister Center development and proposed Parcel 2 to accommodate future development. Each parcel would have independent access as well as a shared access driveway on Hollister Avenue, along the common property line.

2. Develop an extended stay hotel on Parcel 2 to meet existing needs generated by nearby businesses.

3. Update/amend the existing Development Plan for the Hollister Center to reflect the change in parcel boundaries, access, landscaping, and Hollister Avenue infrastructure improvements.

4. Create an economically viable use for remaining undeveloped property along Hollister Avenue that complements existing nearby development and amenities such as the Santa Barbara Airport.

5. Create additional transient occupancy tax revenues associated with extended stay hotel development.

6. Facilitate and accelerate undergrounding of utility infrastructure in important view corridors.

2.3 CHARACTERISTICS

“Project” is defined by CEQA Guidelines Section 15378 as “the whole of an action which has a potential for resulting in either a direct physical change in the environment, or a reasonably-foreseeable indirect physical change in the environment.” In this instance, the project is comprised of subdividing an existing 10.71-acre parcel into two separate legal parcels of 6.90 acres (Parcel 1) and 3.81 acres (Parcel 2) (Figures 2-5 through 2-23, located at the end of this chapter). The land use on Parcel 1, an existing 106,500-square-foot office and research/development building, would not change. Re-approval of previously approved modifications to parking and landscape coverage requirements for that parcel are being requested as part of a Development Plan Amendment, and would also address the revised parcel boundaries and related changes to site access and internal circulation. The only other
physical changes to Parcel 1 would be frontage improvements (e.g., bus stop upgrade, new sidewalk, lighting, and landscaping) and additional landscaping (specifically 17 trees) in the rear parking lot.

On Parcel 2, a 118-room, 80,945-square-foot extended stay hotel would be developed. The hotel would include a swimming pool; 122 parking spaces; landscaping; extension and relocation of utilities; infrastructure improvements along Hollister Avenue and Robin Hill Road; a new shared driveway on Hollister Avenue; and relocation of the existing driveway on Robin Hill Road. As part of the development, the project would include requested modifications of setback standards along Hollister Avenue and Robin Hill Road to accommodate off-street parking and a proposed trash enclosure. The specific entitlement approvals sought by the applicant are described in greater detail below.

2.3.1 Vesting Tentative Parcel Map

As shown on Figure 2-16, the Vesting Tentative Parcel Map would allow division of the existing 10.71-acre parcel, APN 073-050-020, into two separate, legal parcels: 6.90 acres (Parcel 1) and 3.81 acres (Parcel 2). Frontage improvements, including a 6-foot sidewalk and curb/gutter, are required as part of the subdivision on La Patera Lane, Hollister Avenue, and Robin Hill Road (Figures 2-15, 2-22, and 2-23).

2.3.2 Development Plan

A Development Plan is requested for an 80,945-square-foot, 118-room, extended-stay Marriott Residence Inn hotel on Parcel 2 (Figures 2-5, 2-6, 2-6a). Additional improvements associated with the Development Plan would include a swimming pool; 122 parking spaces; landscaping; extension, relocation, and under-grounding of utilities; a new driveway on Hollister Avenue along the new common property line betweenParcel 1 and Parcel 2; relocation of the existing Robin Hill Road driveway to the north; and infrastructure improvements along Hollister Avenue and Robin Hill Road. These infrastructure improvements would include upgrades to the existing bus stop/new bus pull out area on Hollister Avenue, installation of a meandering sidewalk on Hollister Avenue between the existing short segment near La Patera Lane and Robin Hill Road and along the Robin Hill Road project frontage, installation of lighting, installation of landscaping on both sides of the new sidewalk including numerous trees, and installation of three landscaped medians in the center of Hollister Avenue to improve traffic safety and circulation and aesthetics. The bus pull-out and the center medians would be located within the City of Santa Barbara’s jurisdiction. The other frontage improvements would be located within the jurisdiction of the City of Goleta. Modifications are requested to the Inland Zoning Ordinance standards for off-street parking area setbacks to allow encroachments into front yard setbacks for seven parking spaces along Hollister Avenue and 29 parking spaces and one loading space along Robin Hill Road (§35-262.a) and to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (§35-233.9.1.a).

The hotel building would have a floor area ratio (FAR) of 0.49 and lot coverage ratio of 19.5%. The hotel design is a U-shape configuration around a patio/pool area, framed by three building wings, each wing between two and three stories in height. The main entrance would be oriented toward Hollister Avenue with access from both Hollister Avenue and Robin Hill Road and reciprocal access with Parcel 1, allowing additional access from La Patera Lane and the existing Hollister Avenue driveway. The architecture is characterized as Spanish with emphasis on smooth stucco finish, accent awnings, wood trellis, cornice moldings, and concrete roof tile.
Typical parapet height would be 34 feet with peak heights ranging from 35 to 37 feet at the top of certain roof ridges (Figure 2-11).

A total of 122 off-street, surface parking spaces are planned on Parcel 2. Parcel 2 would include landscaping on approximately 57,000 square feet, or 34.3% of the overall site area. The landscape plan includes drought-tolerant and native, or native in character, Mediterranean landscaping, and low intensity lighting. The plan includes trees along project frontages, at entry ways, in parking lots, and throughout the site. It also includes medium-height screening shrubs, smaller shrubs, groundcover, vines, and biofiltration plants in onsite bioswales (Figure 2-15).

Preliminary raw\(^1\) earthwork volumes are estimated at 700 cubic yards of cut and 17,800 cubic yards of fill (R. Schmidt 6/16/10 memo and Grading and Drainage Plan dated 7/26/11). The existing elevation on the property ranges from approximately 12 to 14 feet above mean sea level. The finished floor of the hotel structure would be at an elevation of approximately 18 feet (finished grading results in a minimum of 2 feet of fill and average of 4.5 feet of fill on site).

The project would include a sewer lateral connection from the property to the north, through the site and continuing to Hollister Avenue to connect to existing Goleta Sanitary District (GSD) lines. The lift station previously located in front of the project site along Hollister Avenue has been relocated to the south side of Hollister Avenue, although the new lift station is still served by the power pole on the north side of Hollister Avenue. A new electric box with landscape screening would be provided to address the power demand. Water service would be provided by the Goleta Water District.

The following modifications are requested as part of the Development Plan:

- A modification from the required off-street parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill Road (Section 35-262.a). The front yard setback for the M-RP zone district is 50 feet from the road right-of-way (Section 35.233.9.1.a). Along Hollister Avenue, seven parking spaces are identified at 44 feet, 5 inches from the road right-of-way. Along Robin Hill Road, 19 parking spaces would be located 13 feet, 10 inches from the road right-of-way and 10 parking spaces and a loading space at 18 feet, 4 inches from the road right-of-way.

- A modification to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (Section 35-233.9.1.a). The trash enclosure would be located 18 feet, 4 inches from the Robin Hill Road right-of-way.

**2.3.3 Amendment to Development Plan for Hollister Center**

An amendment to the Development Plan for the existing Hollister Center is requested to replace the existing entitlements granted under 79-DP-22. The Development Plan Amendment reflects maintenance of the 106,500-square-foot office and research/development building on proposed Parcel 1. This also includes re-approving modifications to the Inland Zoning Ordinance required for existing (previously approved) off-street parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and La Patera Lane (§35-262.a) and modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (§35-233.13.1). The Development Plan Amendment also updates the existing Development Plan to reflect new property boundaries representing Parcel 1 of the Vesting Tentative Map, as well as

\(^1\) “Raw” earthwork volumes are based on in place volumes calculated from existing grade to finished grade, not taking into account shrinkage, utility trench spoilings, etc.
the related changes to parking areas and the overall circulation system that result from the subdivision, a new driveway, and public improvements along Hollister Avenue (e.g., installation of new lighting, sidewalk, bus stop improvements, three landscaped traffic medians in Hollister Avenue), enhanced landscaping along Hollister Avenue, additional landscaping (specifically 17 trees) in the rear parking lot, and public improvements along La Patera Lane (e.g., sidewalk adjacent to curb between Hollister Avenue and northeast entrance drive).

2.4 SITE INFORMATION

<table>
<thead>
<tr>
<th>TABLE 2-1</th>
<th>SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing General Plan Land Use Designation</td>
<td>Business Park with Hotel Overlay – No Change Proposed</td>
</tr>
<tr>
<td>Zoning Ordinance, Existing Zone District</td>
<td>Article III, Inland Zoning Ordinance, Zoned Industrial Research Park (M-RP) with Hotel Overlay – No Change Proposed</td>
</tr>
<tr>
<td>Site Size</td>
<td>10.71 acres</td>
</tr>
<tr>
<td>Present Use and Development</td>
<td>106,500 square foot office research and development building (Hollister Center) and associated improvements, including paved parking, driveways on La Patera, Hollister Avenue and Robin Hill Road, ornamental landscaping, utility infrastructure and signage</td>
</tr>
<tr>
<td>Surrounding Uses/Zoning</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>Office/Industrial Research Park Developments, Zoning: Industrial – Research Park (M-RP)</td>
</tr>
<tr>
<td>South</td>
<td>City of Santa Barbara: Hollister Avenue, Santa Barbara Municipal Airport, Zoning: Airport Facilities (AF), Airport Approach and Operations (A-A-0)</td>
</tr>
<tr>
<td>East</td>
<td>La Patera Lane; City of Santa Barbara, Zoning: Airport Industrial (A-I-1)</td>
</tr>
<tr>
<td>West</td>
<td>Robin Hill Road; Office/Industrial Research Park Developments, Zoned M-RP</td>
</tr>
<tr>
<td>Access</td>
<td></td>
</tr>
<tr>
<td>Existing Driveways</td>
<td>La Patera Ln (2), Robin Hill Rd (1), Hollister Avenue (1)</td>
</tr>
<tr>
<td>Proposed Driveways</td>
<td>La Patera Ln (2), Robin Hill Rd (1), relocated north, Hollister Ave (2) one existing, one new</td>
</tr>
<tr>
<td>Utilities and Public Services</td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td>Goleta Water District</td>
</tr>
<tr>
<td>Sewage</td>
<td>Goleta Sanitary District</td>
</tr>
<tr>
<td>Power</td>
<td>Southern California Edison</td>
</tr>
<tr>
<td>Natural Gas</td>
<td>Southern California Gas Co.</td>
</tr>
<tr>
<td>Fire</td>
<td>Santa Barbara County Fire Department Stations #14 and #17</td>
</tr>
<tr>
<td>School Districts</td>
<td>Goleta Union and Santa Barbara High School Districts</td>
</tr>
</tbody>
</table>
Figure 2-3
Zoning Map
City of Goleta Marriott EIR

Legend
- Project Site
- City Boundary
- Hotel Overlay

Zoning
8-R-1, Single Family/Minimum Parcel Size- 8,000 sq. feet
AG-I-40, Agriculture I/Minimum Parcel Size- 40 Acres
C-2, Retail Commercial
C-3, General Commercial
CH, Highway Commercial
CN, Neighborhood Commercial
CS, Service Commercial

DR-20, Design Residential 20 units/acre
M-1, Light Industry
M-RP, Industrial Research Park
M-S-GOL, Service Industry Goleta
PI, Professional and Institutional
PRD, Planned Residential Development (No minimum lot size)
PRD-275, Planned Residential Development
REC, Recreation
RES-40, Resource Management/Minimum Parcel Size-40 Acres
SC, Shopping Center
UCSB, University of California Santa Barbara

Source: City of Goleta, JDL Mapping
Figure 2-4
Project Site
City of Goleta Marriott EIR
RESIDENCE INN BY MARRIOTT
GOLETA, CALIFORNIA

PROJECT SUMMARY

HOTEL

LANDSCAPE

SHEETS

DIEP & SMITH ENGINEERS
111 E. VICTORIA STREET
P.O. BOX 98
SANTA BARBARA, CA 93101
(805) 966-9801
FAX: (805) 966-9801
CONTACT: DON E. DONALDSON

SOILS ENGINEERS
MUSHANG ASSOCIATES, INC.
200 SEDGERS
IRVINE, CA 92618
(949) 777-1279
(949) 777-1278 FAX
CONTACT: AU BASTIAN

KITCHEN CONSULTANT
R.W. SMITH & CO
3196 AIRWAY AVENUE
COSTA MESA, CA 92626
(714) 540-6633
(714) 540-9523 FAX

FIRE NOTE

VICINITY MAP

A-0.1 COVER SHEET
A-1.1 OVERALL SITE PLAN
A-1.2 SITE PLAN
A-2.1 GROUND FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-3.3 THIRD FLOOR PLAN
A-2.4 ROOF PLAN
A-3.1 EXTERIOR ELEVATIONS
A-5.1 TYPICAL ROOM TYPES

Source: Gene Fong Associates, August 2011

Figure 2-5
Project Summary
City of Goleta Marriott EIR
Figure 2-6
Overall Site Plan
City of Goleta Marriott EIR

Source: Gene Fong Associates, March 2010
Figure 2-8
Second Floor Plan
City of Goleta Marriott EIR
Source: Gene Fong Associates, March 2010
Figure 2-9
Third Floor Plan
City of Goleta Marriott EIR
Source: Gene Fong Associates, March 2010
Figure 2-13
Piles and Pile Caps Layout Plan
City of Goleta Marriott EIR

Source: Gene Fong Associates, March 2010

SCALE: 3/32"=1'-0"
Figure 2-14
Pile Sections and Details
City of Goleta Marriott EIR

Source: Gene Fong Associates, March 2010
Figure 2-20
Existing Topographic Map
City of Goleta Marriott EIR

Source: Penfield & Smith, August 2011
Figure 2-22
Hollister Avenue Utility Improvement Exhibit (sheet 1 of 2)
City of Goleta Marriott EIR

Source: Penfield & Smith, September 2010

LEGEND

- E: Electrical conduit for street lights (max depth of trench is 36")
- U: Utility trench per utility relocation plans (max. depth of trench is 4'-2")
- IRR: Proposed irrigation for planted median (max. depth of trench is 36")
- P: Public street light per city of Santa Barbara standard type A-08 with modified foundation (depth of light foundation is 3')
- M: Landscaped median
- N: Widening for bus pocket
- R: Proposed sidewalk, surface to be cleared and grubbed only.