



**80 N. Patterson**

Development Plan Approval – Appeal to Board of Supervisors

# Project Team

Owner: Patterson Avenue Holdings LLC  
Architect: DMHA Architecture  
Landscape Architect: Common Ground Landscape Architecture  
Civil: Windward Engineering



RESIDENTIAL

RESIDENTIAL

AGRICULTURAL

COMMERCIAL STORAGE

COMMERCIAL STORAGE

101 FREEWAY

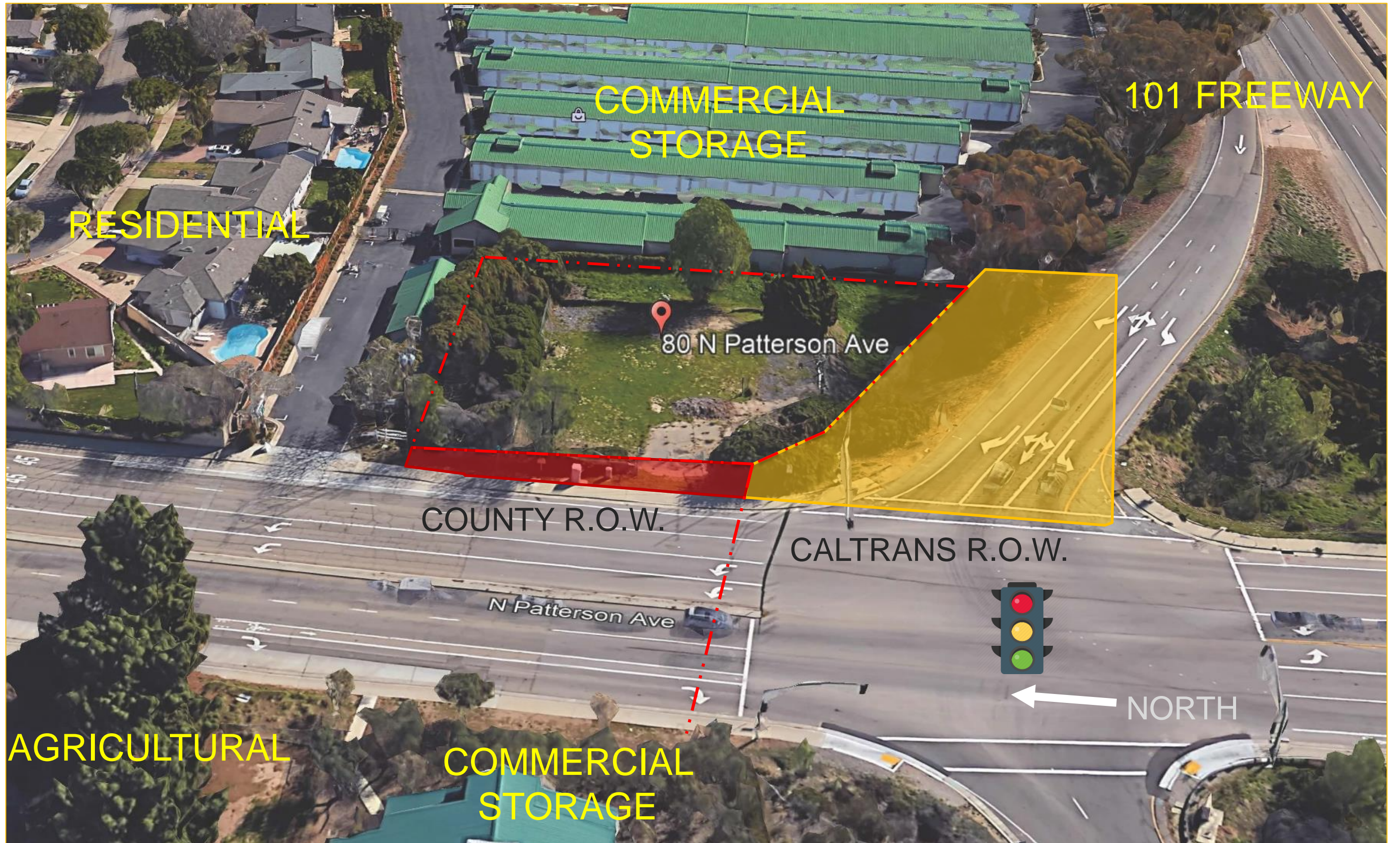
80 North Patterson Avenue

NORTH

Google

Location  
80 N. Patterson

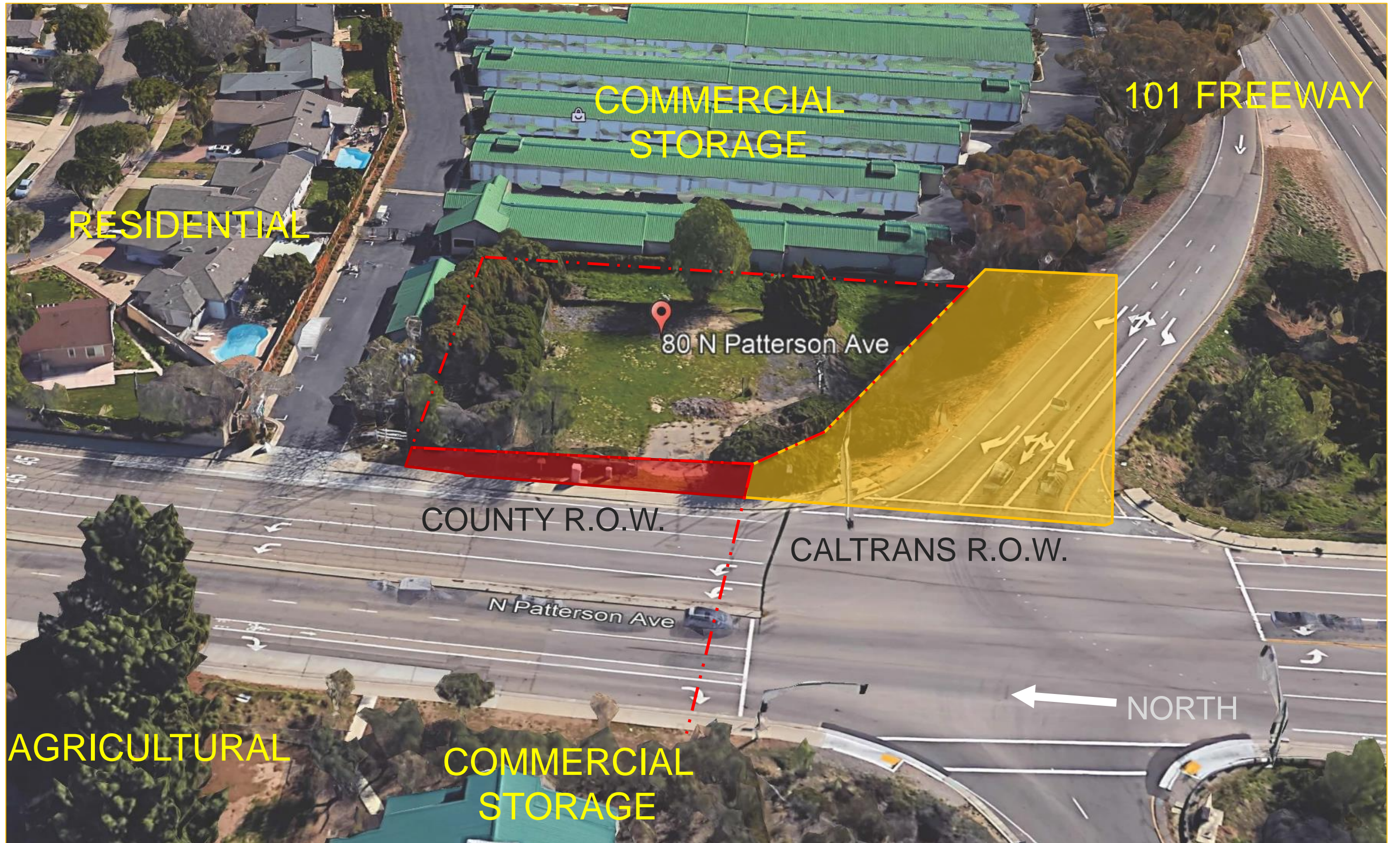




**Location**  
80 N. Patterson

## Property Highlights:

- Clean brownfield site – Previous Gas Station
- Commercial hub at important gateway to North Patterson
- C-2 Zone – Variety of allowed uses
- Site Constraints:
  - Proximity to freeway offramp intersection and Calle Real traffic signal for ingress and egress, traffic flow challenges.
  - Topography, site drops 6 feet from driveway entrance towards eastern boundary
- Protection of mountain views
- Previous proposed higher traffic projects also appealed, but never moved ahead.



**Location**  
80 N. Patterson

## Proposed Project:

- Highest and best use of constrained site – Office use; balances parking requirements, building size, traffic impacts (low intensity)
- Single story 6,723 SF
- 22'-6" high, below height limit of 35'
- Building sited away from intersection to preserve public views of mountains towards lower portion of site, as directed by SBAR 10-16-2015
- Pre-fabricated metal building, very flexible interior space for various tenant opportunities
- Pedestrian scale building features, Agrarian design style
- Provides Owners future flexibility of commercial tenant uses over 75-100 year lifespan – critical for vibrant sustainable communities.

## Director and SBAR **Preliminary Approval** February 16, 2018:

- Appealed by Friends of Eastern Goleta Valley
  - *“is inconsistent with policies in the EGVCP pertaining to scale, compatibility, community character, and visual resources.”*
  - *“SBAR made up its own standards for project review”*

## Planning Commission **Continuance** - April 25, 2018

- PC could support project with height reduction
- PC had concern with traffic flow

**Applicant redesigned the project to address  
Planning Commission concerns and issues raised  
by Friends of Eastern Goleta Valley**



# Planning Commission **Approval** - December 5, 2018

Received de novo approval by Planning Commission

- SBAR supported reduced height project
- Original Appellant supported project -  
*“...well-designed building is a plus for this strategic location and for our community... a better project for the neighborhood.”*

## **Project Appeal of by new appellant 12-17-2018:**

- Landscape Buffer Inadequacy
- Landscape Buffer primarily built on CalTrans and County ROW areas
- Site Design – Locate building along Patterson
- Structure Design – Lower plate height
- Intensity of Office use – restrict other uses due to traffic impacts

## **SBAR 9 visits:**

- October 16, 2015 – Conceptual Review
- September 2, 2016 – Conceptual Review
- November 18, 2016 – Further Conceptual Review
- January 6, 2017 – Further Conceptual Review
- June 16, 2017 – 1<sup>st</sup> Story poles. Further Conceptual Review
- August 18, 2017 – Further Conceptual Review
- November 3, 2017 – 2<sup>nd</sup> Story poles. Further Conceptual Review
  
- **February 16, 2018 – Preliminary approval granted**
- **September 7, 2018 - Further Conceptual review**

## **SBAR 9-7-2018 comments:**

- Support project changes.
- Removal of trellis is an improvement.
- Architectural style is appropriate and compatible.
- Project shields the neighboring storage units and provides a nice buffer with semi-agricultural architectural elements.
- Reduced scale is supportable.
- Reduced grading is a positive change – less bunkering improves the site plan.

# Project changes:

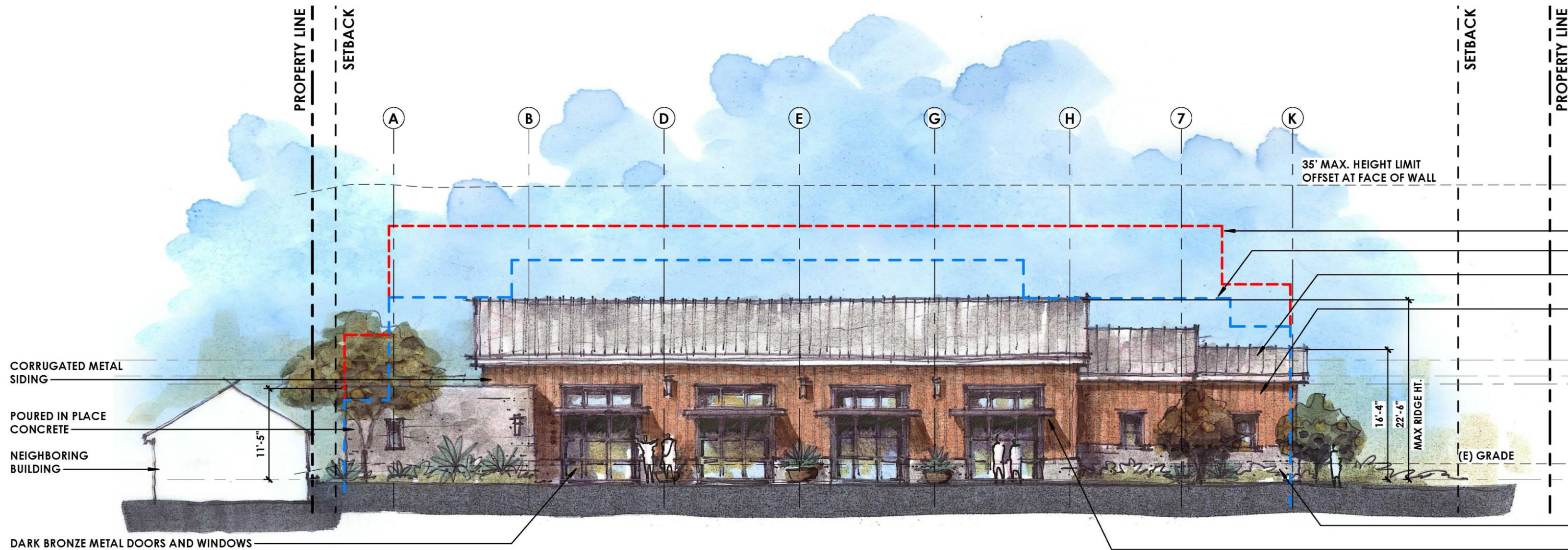
- Reduced plate height from 24' to 15'
- Reduced building height from 27' to 22'-6"
- Reduced building size from 7,134 sf to 6,723 sf (gross)
- Reduced grading from 4,108 cuyd to 1,213 cuyd cut and export from 4,088 cuyd to 364 cuyd
- Exterior Architecture:
  - Maintained all approved materials
  - Simplified design with height and footprint reductions
  - Unanimous support from SBAR on proposed exterior
  - Replaced large entry canopy and structural posts with individual window awnings.
- Site Design:
  - Removed carport
  - Maintained all parking and site features
  - Minor revisions to hardscape and landscape around the perimeter of the building

# Approved Site Plan:



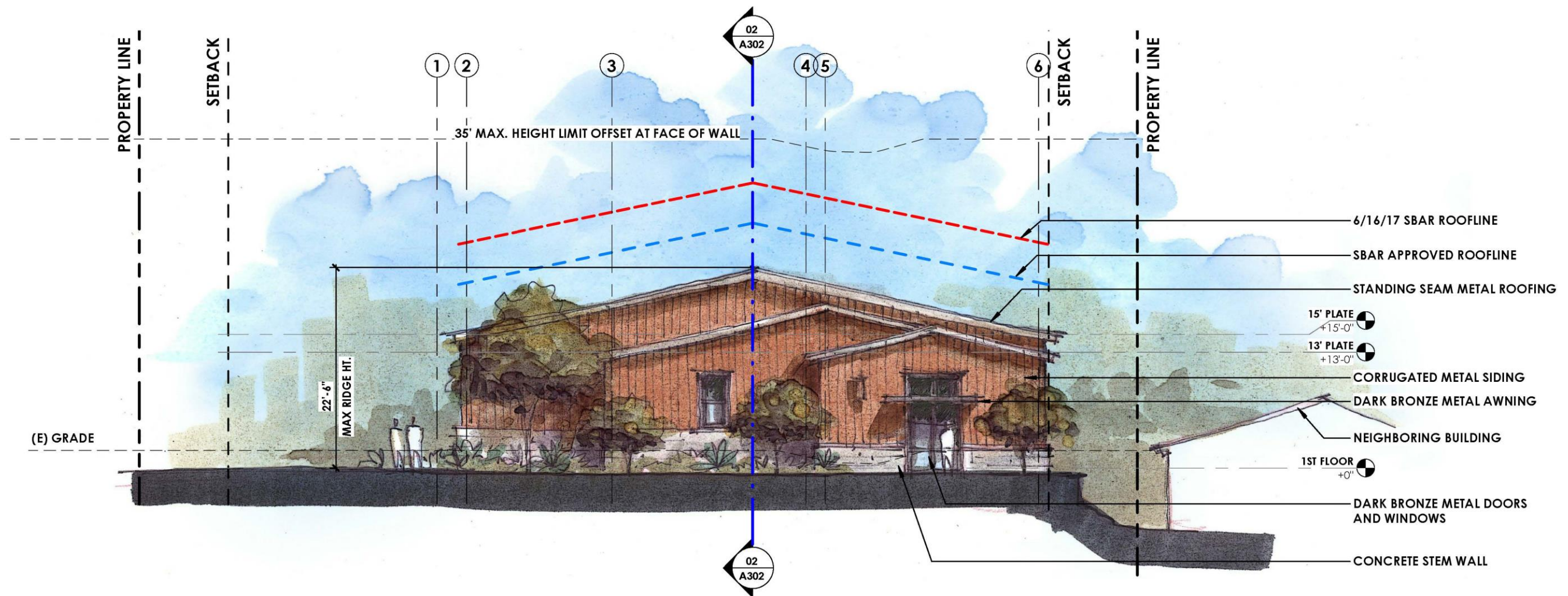
# Approved Elevations:

- Reduced plate height from 24' to 15'
- Reduced building height from 27' to 22'-6"



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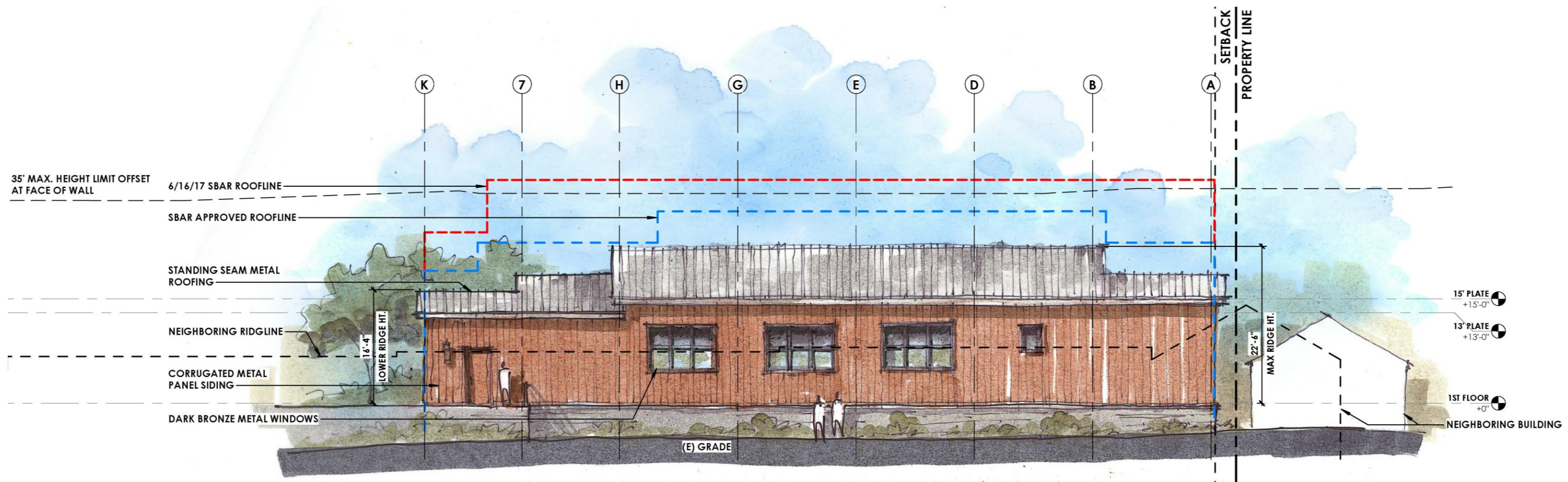
NEIGHBORING PROPERTY

South Elevation  
80 N. Patterson



# Approved Elevations:

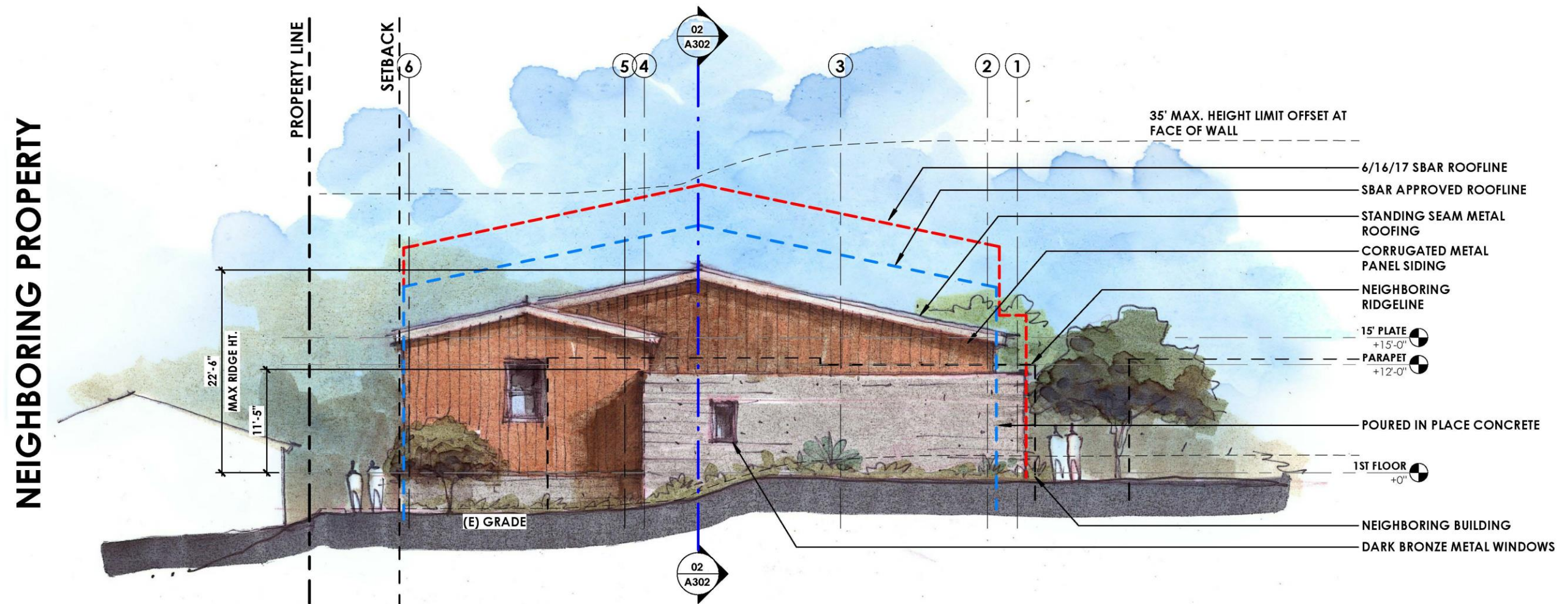
- Reduced plate height from 24' to 15'
- Reduced building height from 27' to 22'-6"



East Elevation  
80 N. Patterson

# Approved Elevations:

- Reduced plate height from 24' to 15'
- Reduced building height from 27' to 22'-6"



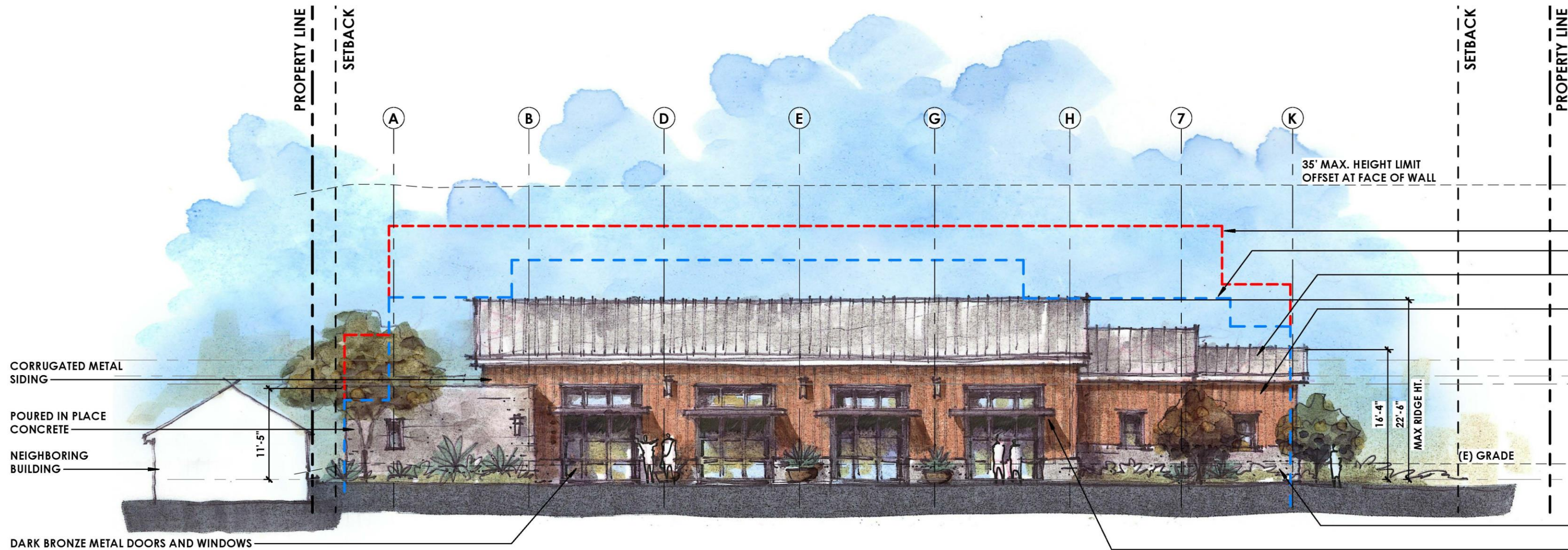
North Elevation  
80 N. Patterson

# Story Poles 2 2017-11-03: Simulation requested at SBAR by Cecelia Brown



# Approved Elevations:

- Reduced plate height from 24' to 15'
- Reduced building height from 27' to 22'-6"



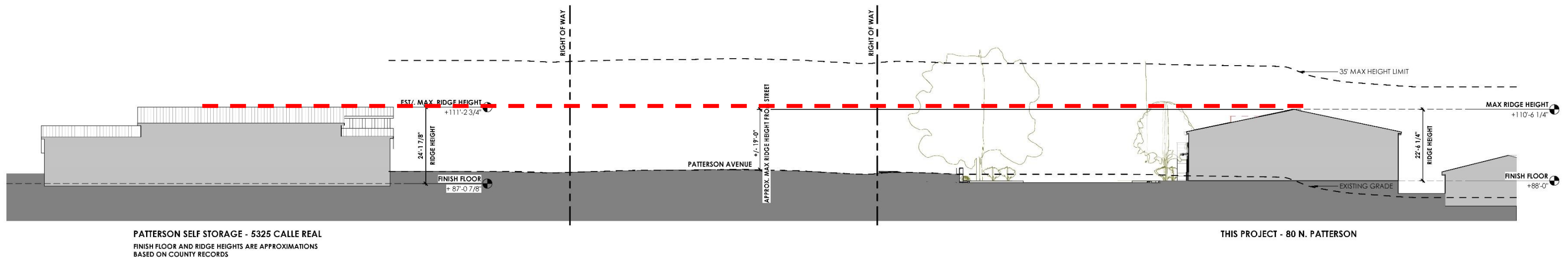
Approved Project  
80 N. Patterson





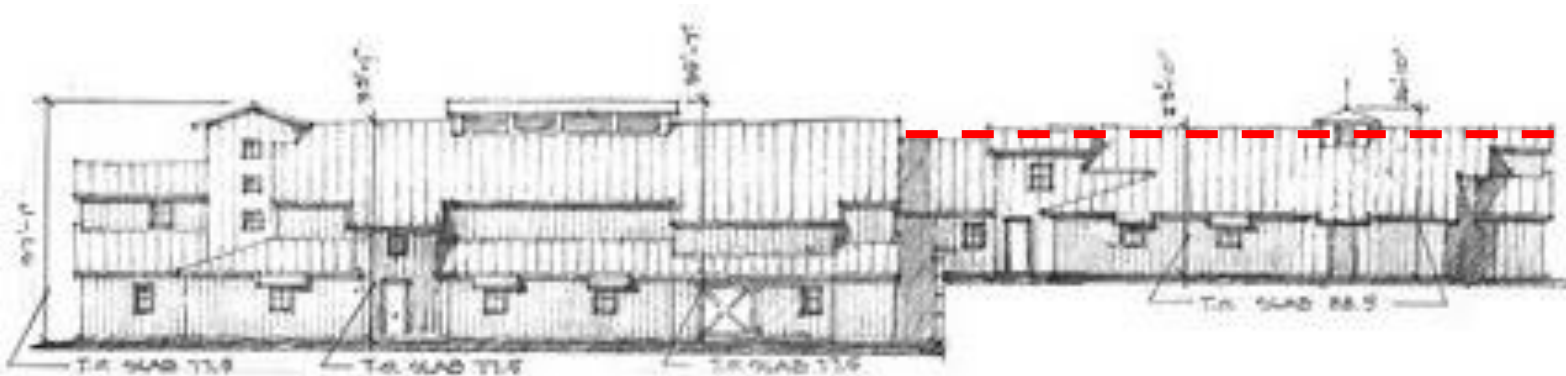
**Policy Consistency**  
80 N. Patterson

# Consistency with Policies

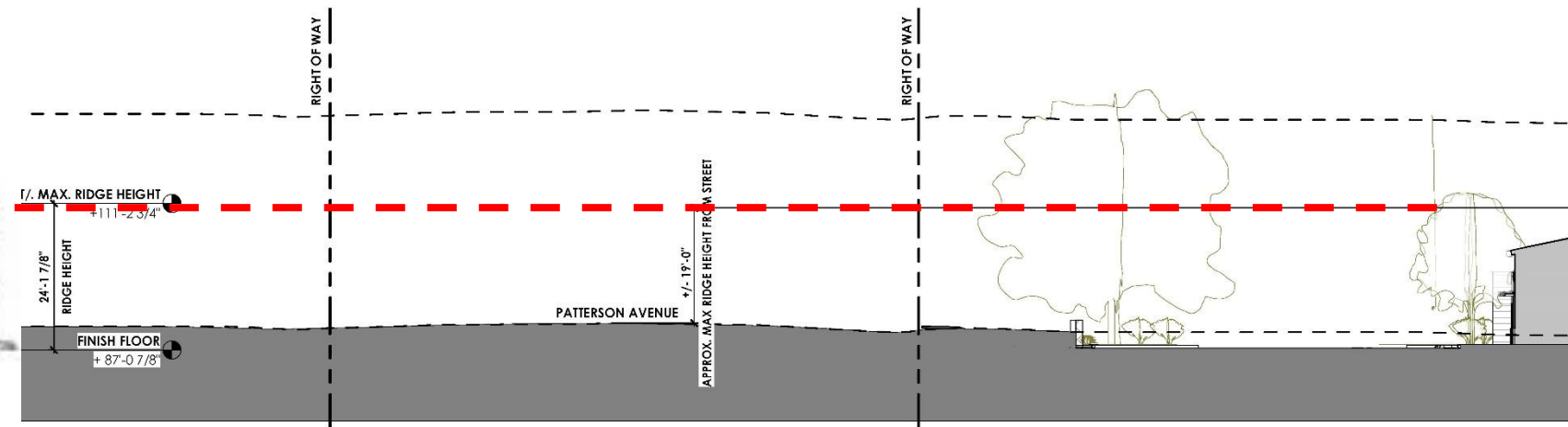


# Consistency with Policies

## Over 35' – 3 story

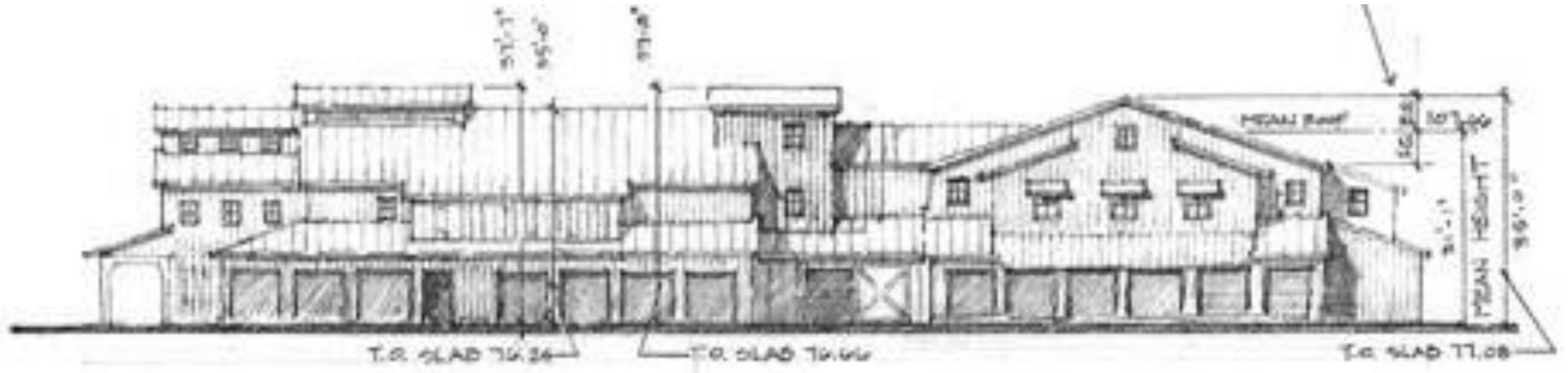


FINISH FLOOR AND RIDGE HEIGHTS ARE APPROXIMATIONS  
BASED ON COUNTY RECORDS



# Consistency with Policies

Over 39' – 3 story





# Consistency with Policies



**Patterson Plus – West Building**  
80 N. Patterson



## **Project Appeal of by new appellant 12-17-2018:**

- **Landscape Buffer Inadequacy**
- **Landscape Buffer primarily built on CalTrans and County ROW areas**
- **Site Design – Locate building along Patterson**
- **Structure Design – Lower plate height**
- **Intensity of Office use – restrict other uses due to traffic impacts**

# Approved Site Plan:



**Landscape Buffer**  
80 N. Patterson



## **SBLUDC 35.34.100C:**

**Screening requirements** Screening shall be provided adjacent to all lot lines consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, **or a solid fence or wall not less than four feet in height.**

# Approved Site Plan:

Min. 4 foot wall provided  
at perimeter of parking as  
required per 35.34.100.C



**Landscape Buffer**  
80 N. Patterson



# Approved Site Plan:

County ROW plantings and CalTrans ROW plantings are in addition to the County of SB requirements. Private developer entering into encroachment permits to improve both frontage buffers



**Landscape Buffer**  
80 N. Patterson



# Proposed project 2017-11-03:



# Approved Site Plan:

Building placed on site to preserve public mountain views



Building Siting  
80 N. Patterson



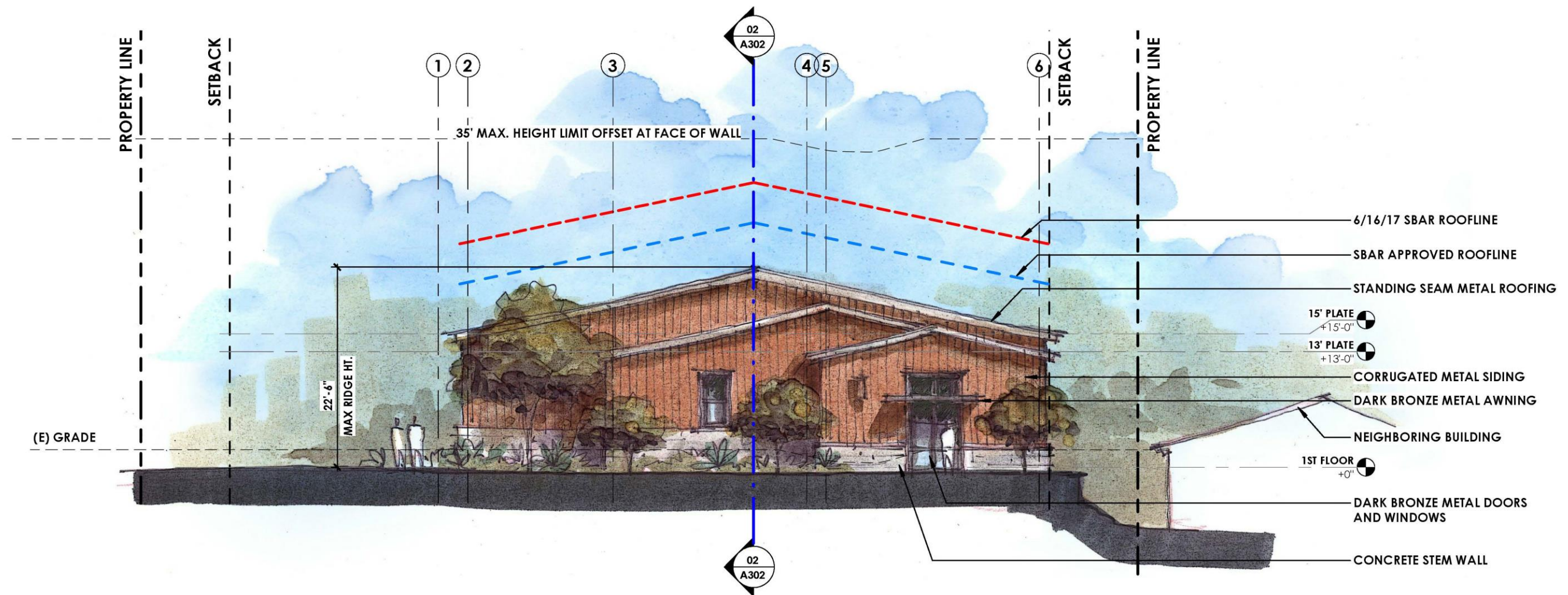


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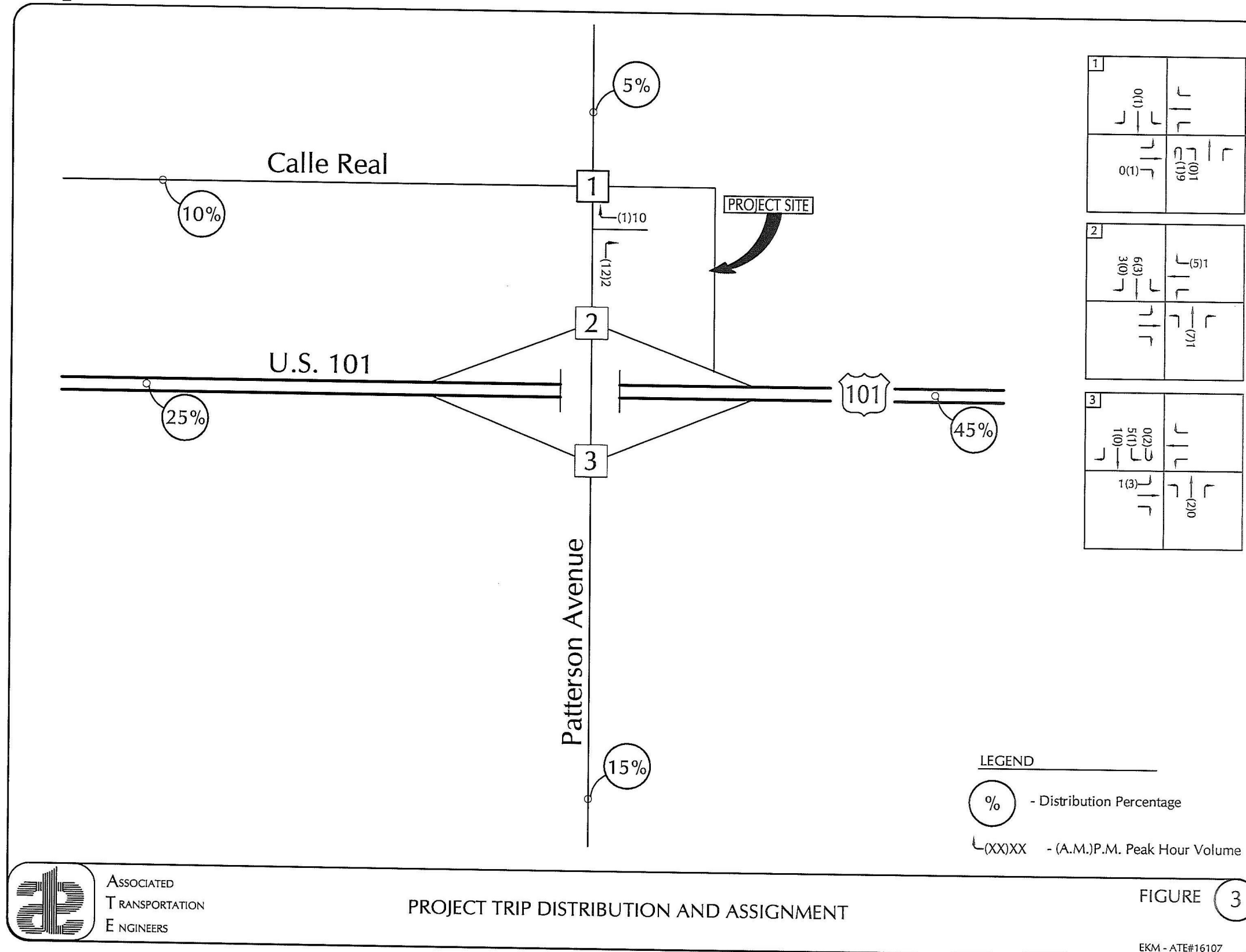
NEIGHBORING PROPERTY

South Elevation  
80 N. Patterson

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- Site Design – Locate building along Patterson
- Structure Design – Lower plate height
- **Intensity of Office use – restrict other uses due to traffic impacts**

# Traffic Map:



# Traffic Table:

**Table 3**  
Existing and Future A.M. Peak Hour Levels of Service

Intersection	Existing LOS	Future LOS	Project Trips	Impact?
U.S. 101 NB Ramps/ Patterson Avenue	0.74/LOS C	0.76/LOS C	15	NO
U.S. 101 SB Ramps/ Patterson Avenue	0.55/LOS A	0.57/LOS A	8	NO
Patterson Avenue/ Calle Real	0.66/LOS B	0.68/LOS B	3	NO

**Table 4**  
Existing and Future P.M. Peak Hour Levels of Service

Intersection	Existing LOS	Future LOS	Project Trips	Impact?
U.S. 101 NB Ramps/ Patterson Avenue	0.78/LOS C	0.80/LOS C	11	NO
U.S. 101 SB Ramps/ Patterson Avenue	0.78/LOS C	<b>0.81/LOS D</b>	7	NO
Patterson Avenue/ Calle Real	0.67/LOS B	0.69/LOS B	10	NO

## Proposed Project:

- Highest and best use of constrained site – Office use; balances parking requirements, building size, traffic impacts (low intensity)
- As staff stated, any revised project would be reviewed for conformance to the approved development plan or require and amendment or new development plan.
- Any proposed project would have the same site constraints.
- Conditions of Approval from Transportation to provide additional mitigations (signage, striping, etc.) required for zoning clearance

# Request Board of Supervisors deny the appeal...

- Owner and the Project team has worked closely with staff and all departments throughout the process.
- Project conforms to all County Zoning and Policy requirements
- Collaborated with SBAR to get the project right on this constrained site, including 2 sets story poles and 9 meetings.
- Applicant redesigned the project per Community and PC input.

The process has resulted in a project that meets zoning requirements, the EGVCP Policies, SBAR approval, addressed public and Planning Commission concerns.

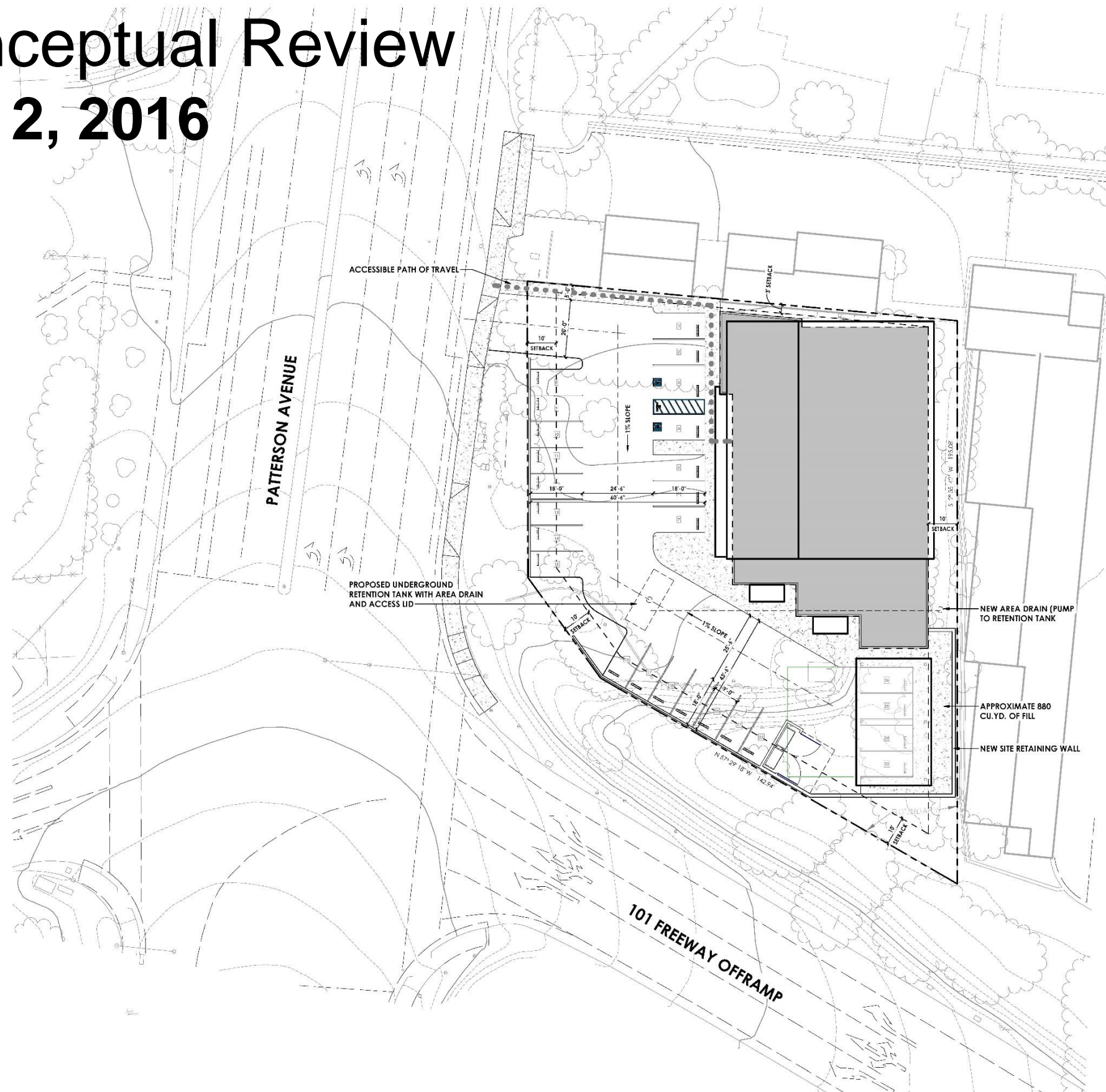
# Questions?





# SBAR Conceptual Review

## September 2, 2016



**Proposed Site Plan**  
80 N. Patterson

# SBAR Conceptual Review

## September 2, 2016



**Proposed West Elevation**  
80 N. Patterson



# SBAR Conceptual Review

## September 2, 2016



Proposed South Elevation  
80 N. Patterson

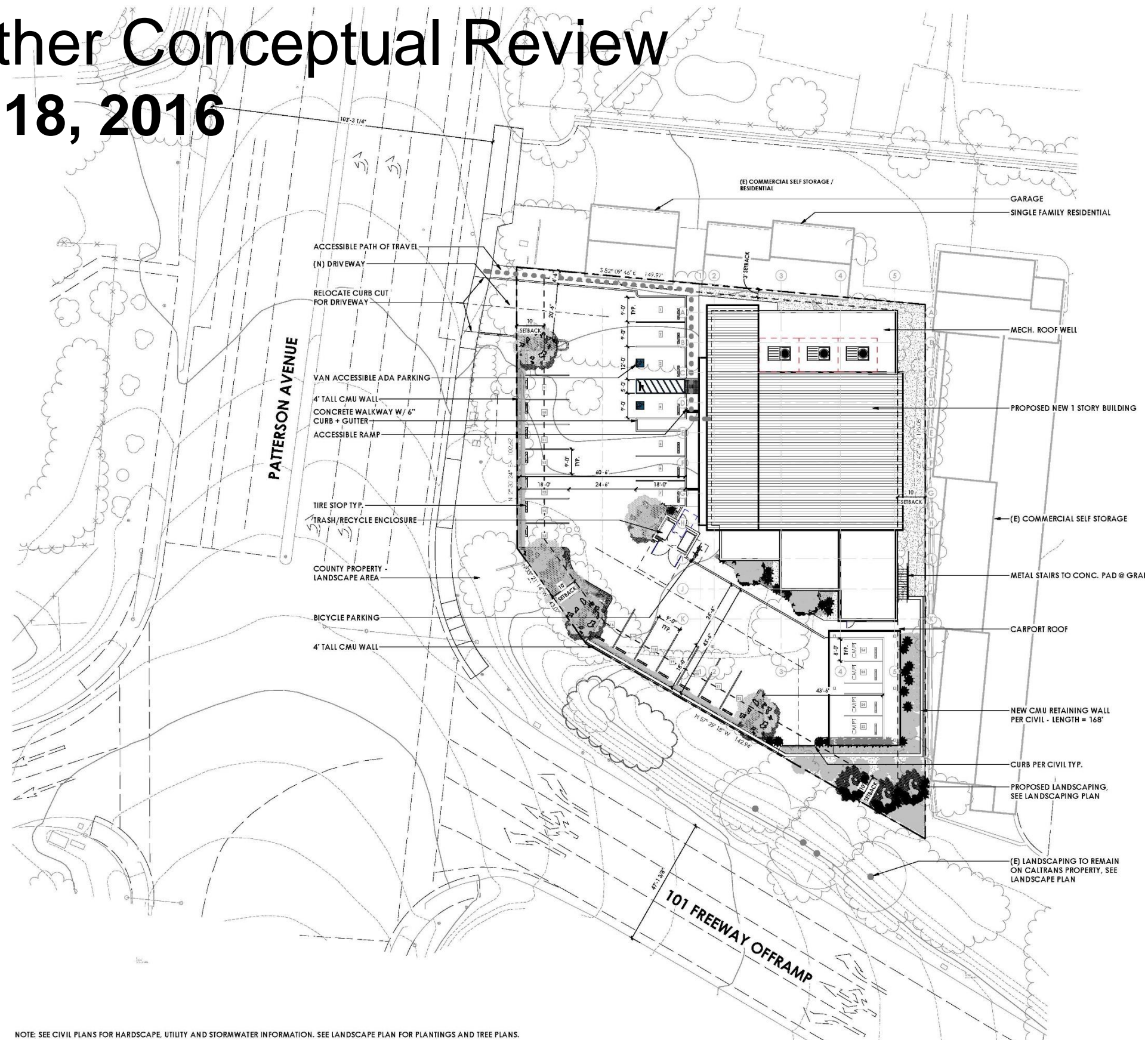
# SBAR Conceptual Review

**September 2, 2016**

- This is a gateway project seen from the freeway, with a mountain backdrop.
- The project is located on a prominent corner; a nice piece of architecture could add to the quality of a gateway entry to Goleta.
- Consider the overall composition of the mountains and the proposed building.
- Make the building more exciting, go beyond the adjacent old storage buildings.
- Restudy the mass/bulk/scale and style of the building.
- View corridor issues are important-provide documentation at the next meeting.
- Concerned about views from Patterson Ave. looking north
- Consider different materials that tie into the agricultural history of the area.

# SBAR Further Conceptual Review

## November 18, 2016



NOTE: SEE CIVIL PLANS FOR HARDSCAPE, UTILITY AND STORMWATER INFORMATION. SEE LANDSCAPE PLAN FOR PLANTINGS AND TREE PLANS.

**Proposed Site Plan**  
80 N. Patterson



# SBAR Further Conceptual Review

## November 18, 2016

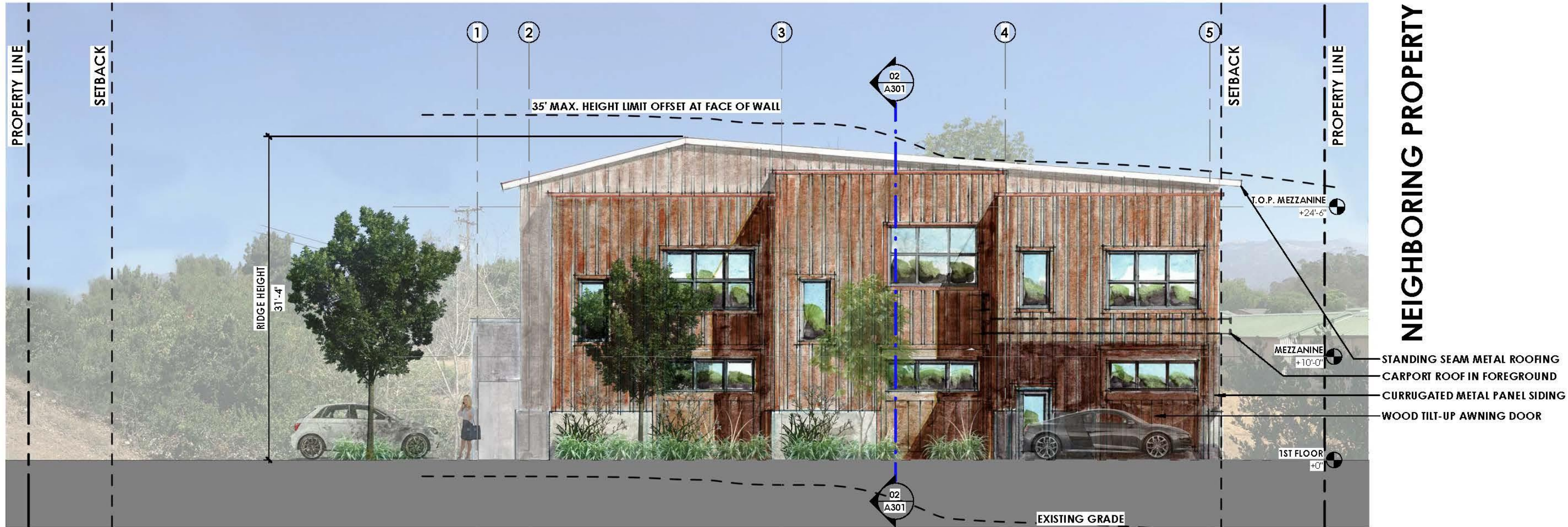


101 FREEWAY OFFRAMP

Proposed West Elevation  
80 N. Patterson

# SBAR Further Conceptual Review

## November 18, 2016



Proposed South Elevation  
80 N. Patterson

# SBAR Further Conceptual Review

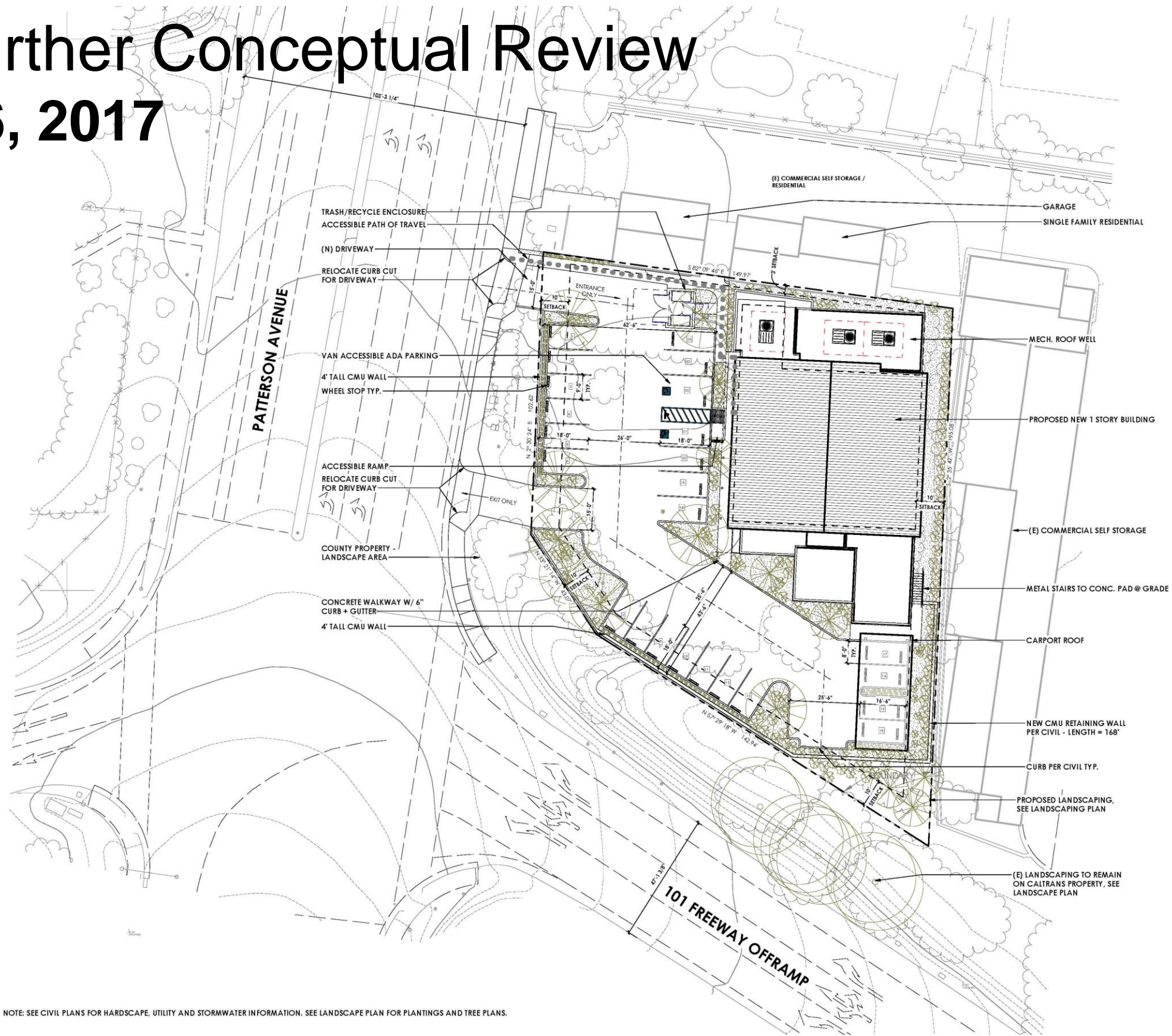
**November 18, 2016**

- Project is unacceptable as proposed.
- Massive structure for high profile corner. Very exposed and prominent. Contrasting against single story storage structures.
- Building is too large with not enough room for landscaping. Restudy site plan.
- Interior height is excessive. Question height and resulting massiveness. Reduce from 28'. This is a two story building with one story parking.
- Footprint can shrink dramatically if project with proposed square footage were redesigned into a two story building. Would allow for more landscaping and a better presentation to the street.



# SBAR Further Conceptual Review

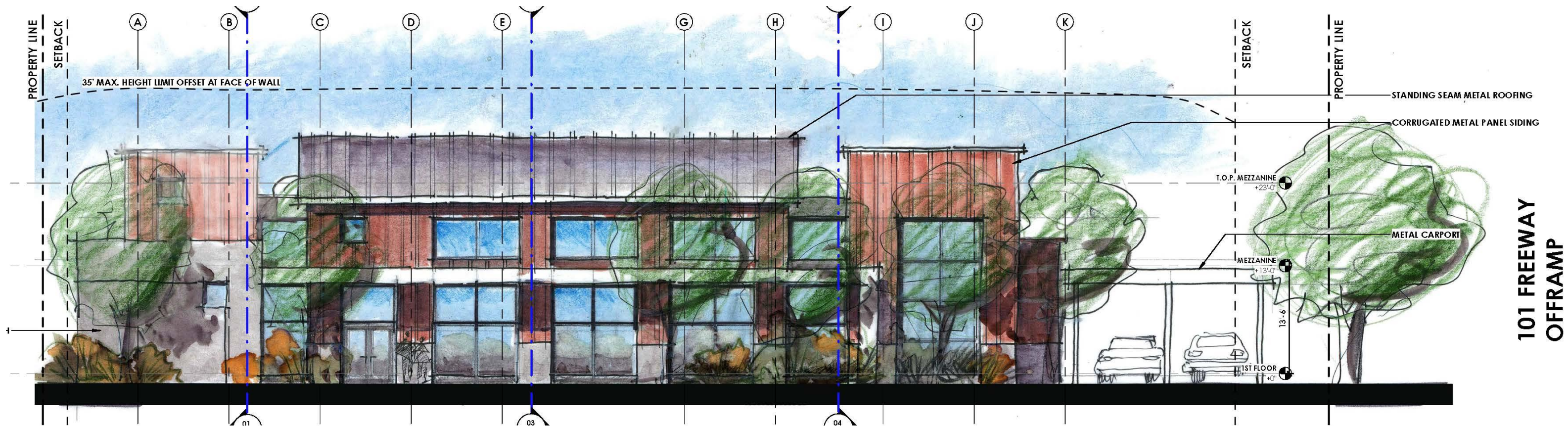
## January 6, 2017



NOTE: SEE CIVIL PLANS FOR HARDSCAPE, UTILITY AND STORMWATER INFORMATION. SEE LANDSCAPE PLAN FOR PLANTINGS AND TREE PLANS.

# SBAR Further Conceptual Review

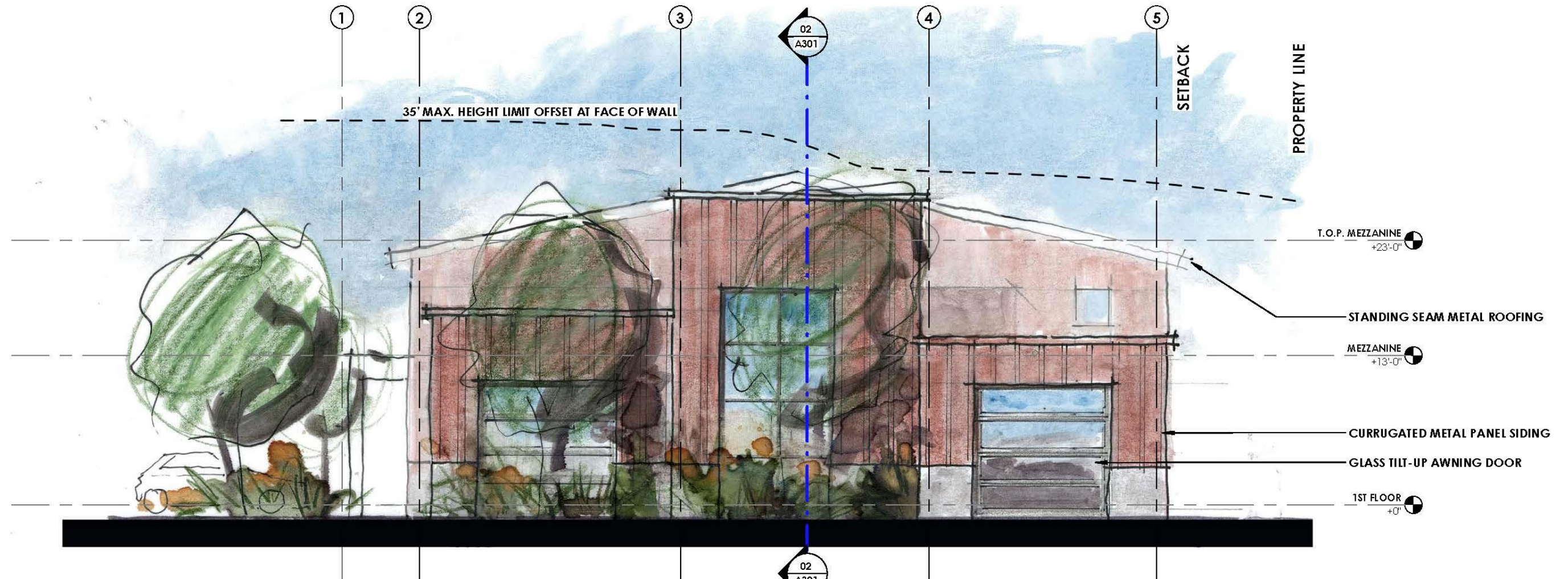
## January 6, 2017



Proposed West Elevation  
80 N. Patterson

# SBAR Further Conceptual Review

## January 6, 2017



Proposed South Elevation  
80 N. Patterson

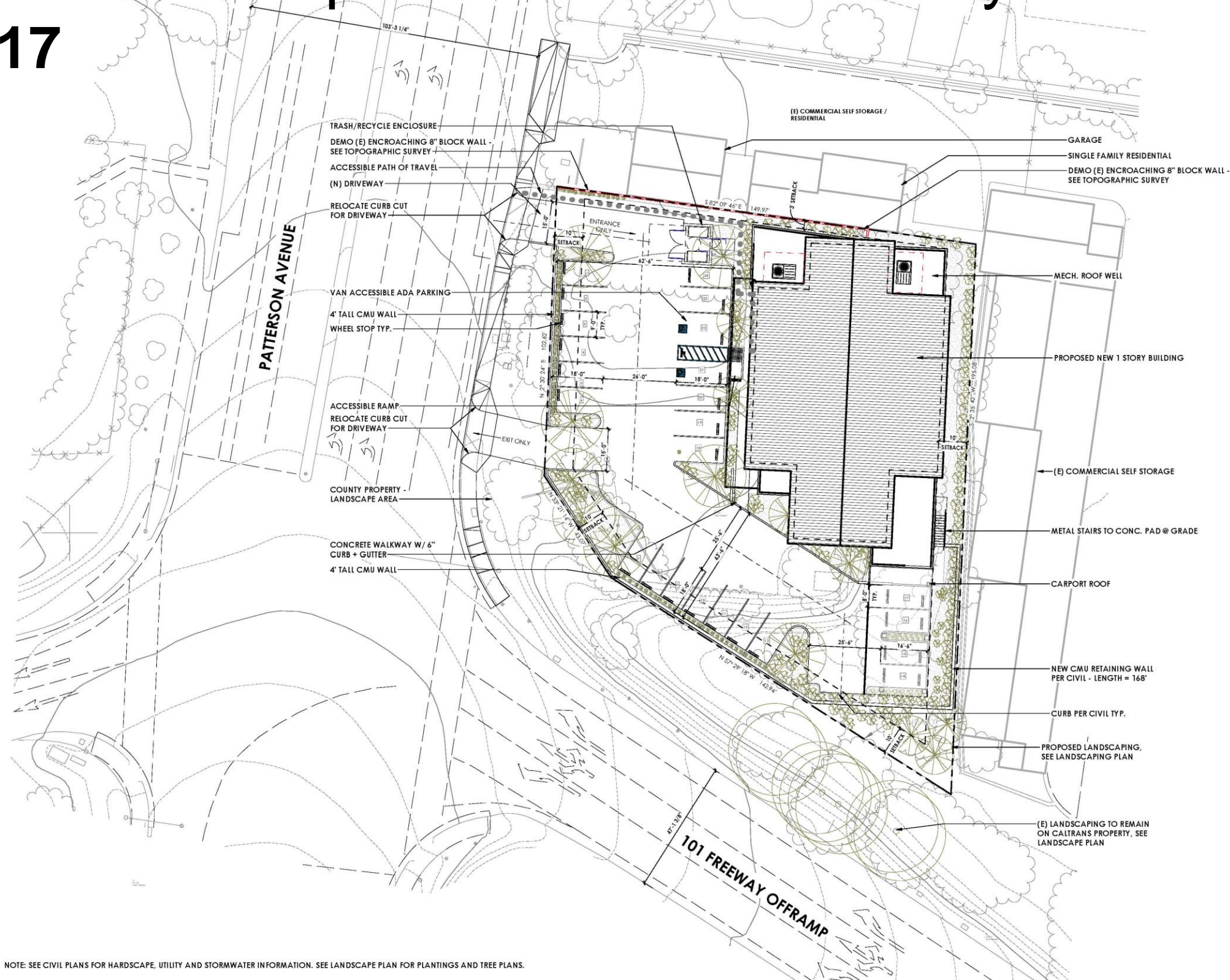
# SBAR Further Conceptual Review

**January 6, 2017**

- Add more landscaping; the more than can be done, the better
- Add larger trees
- Use concrete (or darker color) at southwest element. The currently proposed concrete element provides a good contrast
- Support corten or board and bat (not all metal)
- Restudy proportions between first and second floors

# SBAR Further Conceptual Review – 1<sup>st</sup> Story Poles

## June 6, 2017



**Proposed Site Plan**  
80 N. Patterson

# SBAR Further Conceptual Review – 1<sup>st</sup> Story Poles

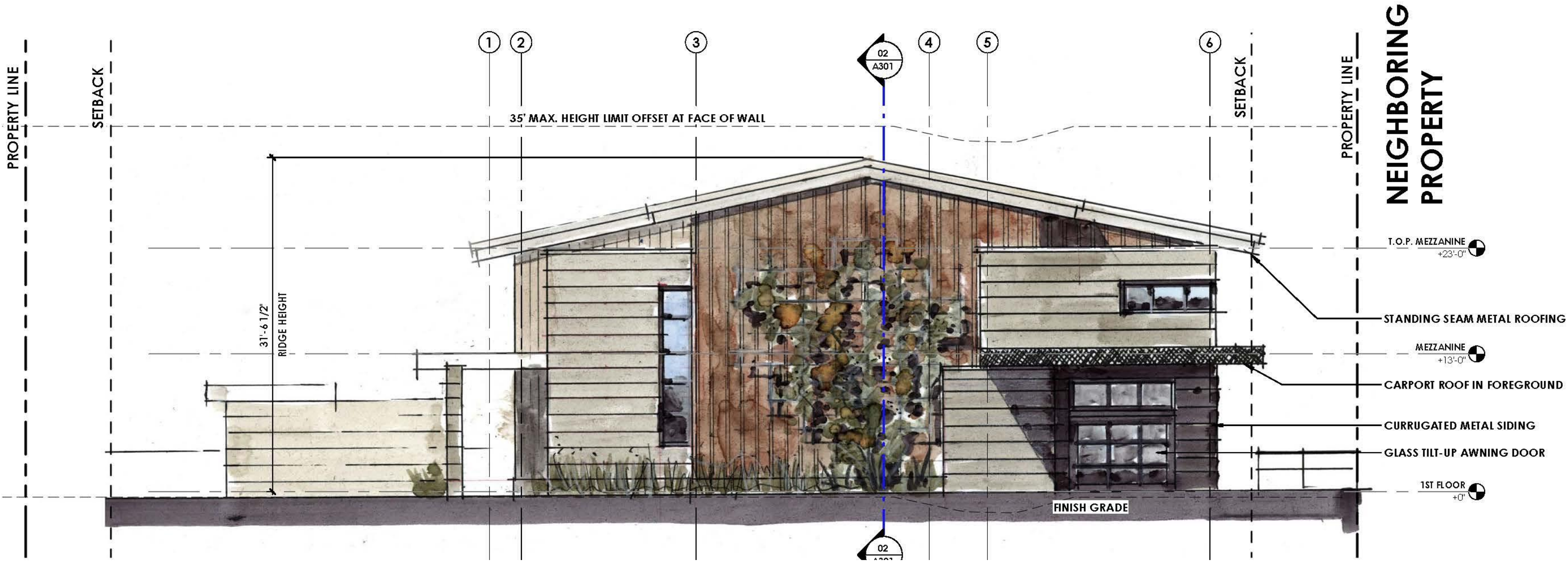
## June 6, 2017



Proposed West Elevation  
80 N. Patterson

# SBAR Further Conceptual Review – 1<sup>st</sup> Story Poles

## June 6, 2017



Proposed South Elevation  
80 N. Patterson

# SBAR Further Conceptual Review

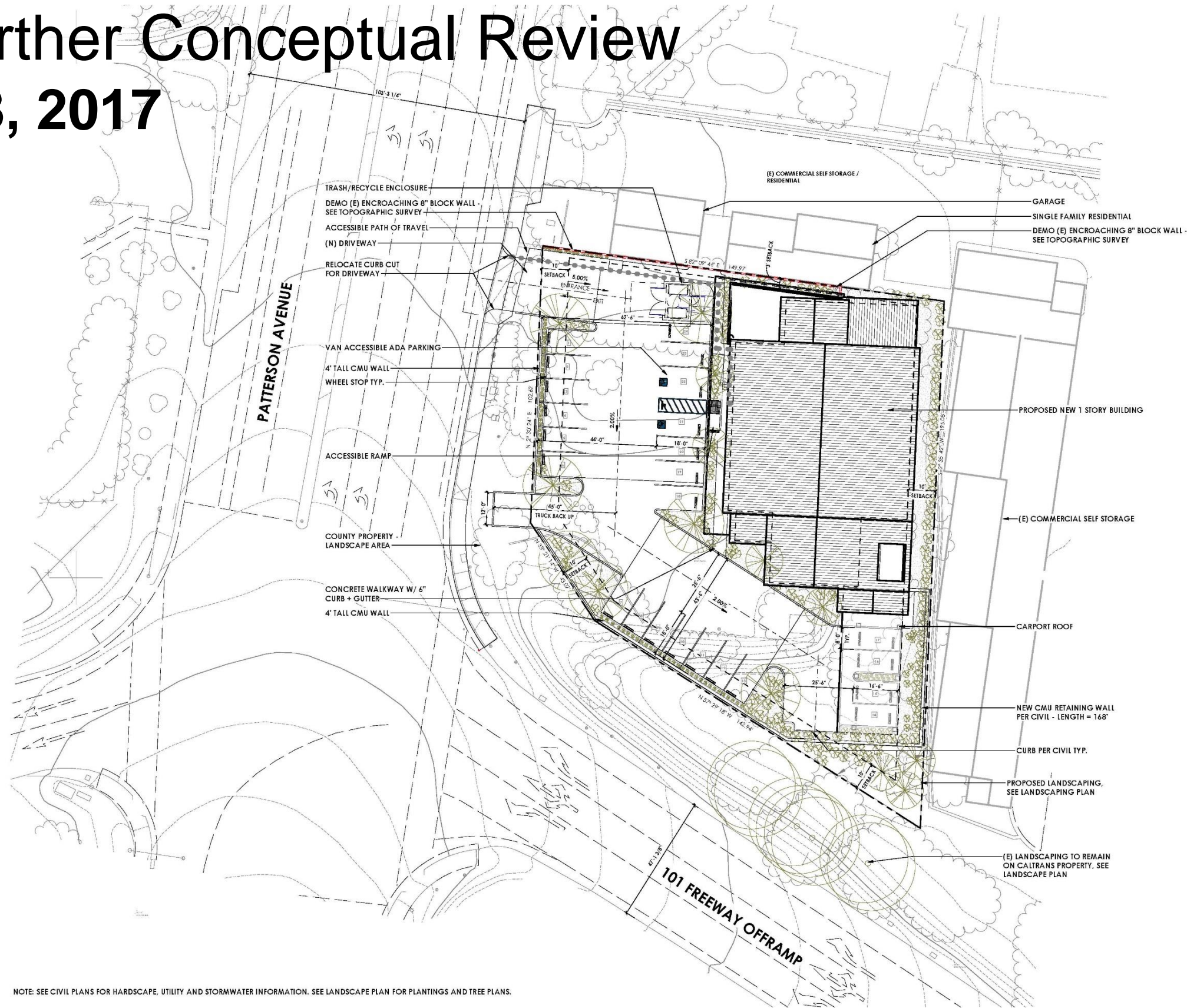
**June 6, 2017**

- Project is unacceptable as proposed.
- Size/bulk/scale not compatible with neighborhood.
- Height is not acceptable.
- Strong visual impact from freeway off ramps: Break down building massing from north and south views in.
- Reduce footprint to allow for more open space/landscaping.
- Restudy lowering the grade.



# SBAR Further Conceptual Review

## August 18, 2017



**Proposed Site Plan**  
 80 N. Patterson

# SBAR Further Conceptual Review

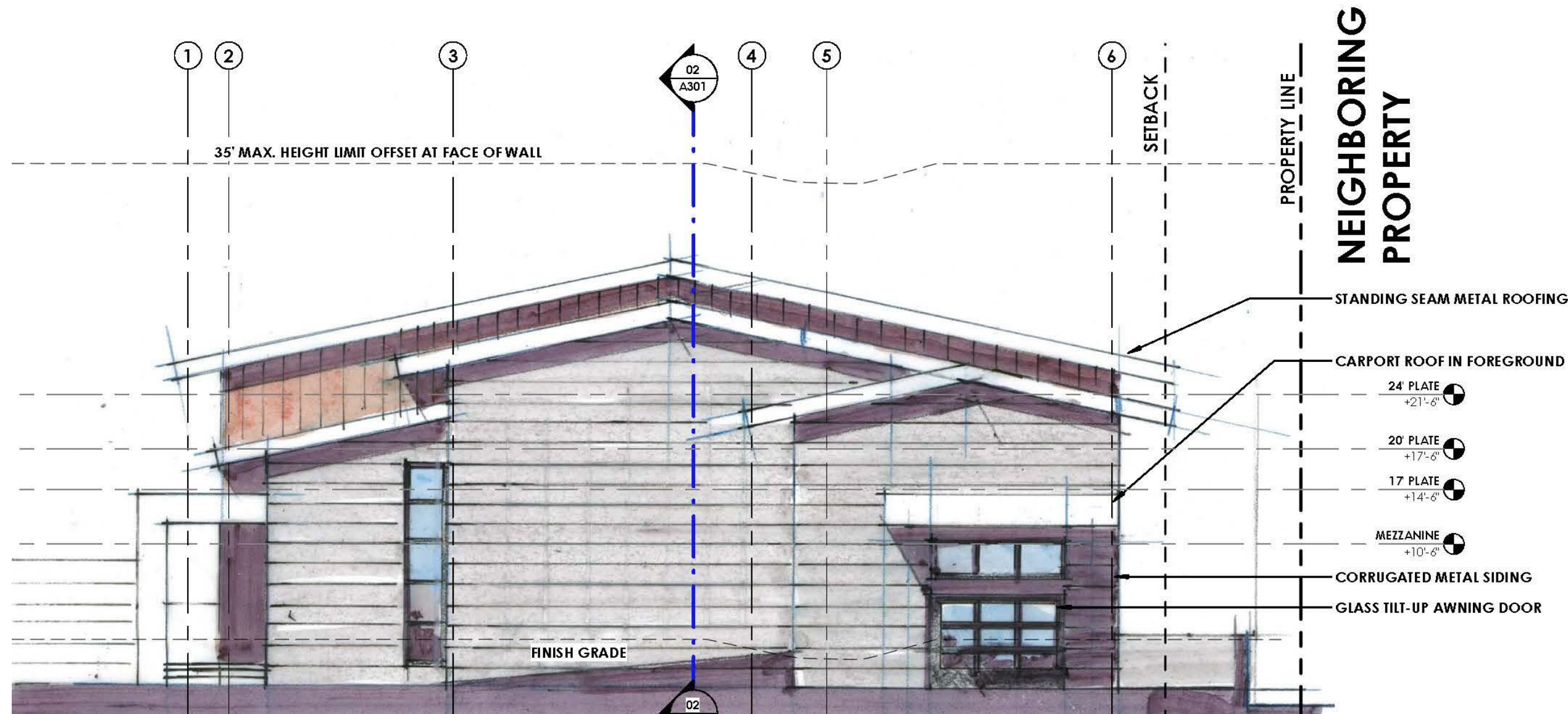
## August 18, 2017



Proposed West Elevation  
80 N. Patterson

# SBAR Further Conceptual Review

## August 18, 2017



Proposed South Elevation  
80 N. Patterson

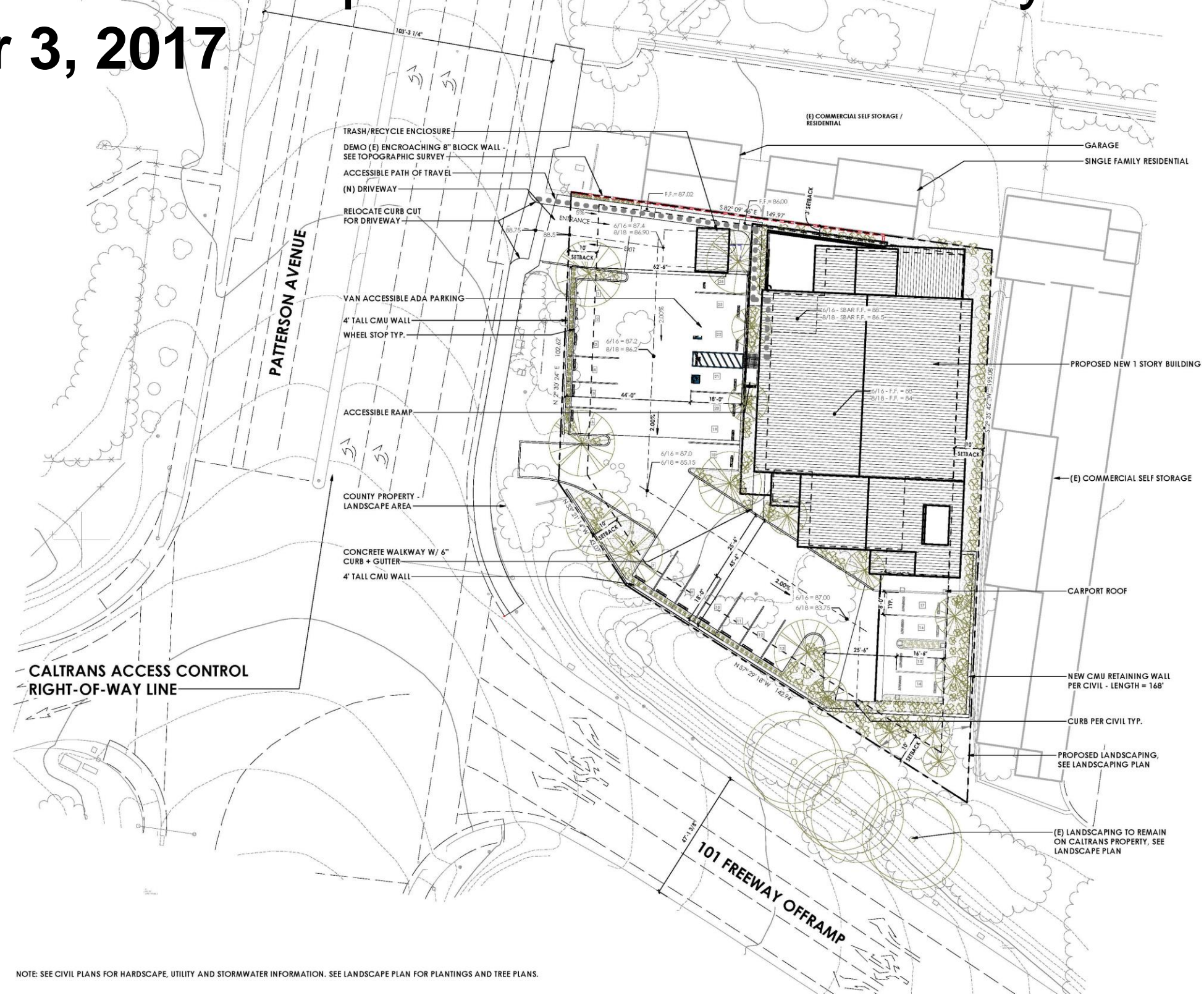
# SBAR Further Conceptual Review

**August 18, 2017**

- Very nice project. The site is not part of the neighborhood that sits beyond the site and intersection. Rather, the site is part of the intersection. Proposed building holds the corner well and screens the existing storage buildings. Good gateway solution.
- One member feels the 24' plate height is acceptable for flexibility.
- Lowering building was very important to the site. At least one member would like to see roofline come down further.
- Add fenestration.
- Breaking down the building's roofs was good for the neighborhood.
- Materials are acceptable.
- Restudy south elevation facing freeway to reduce mass; reduce roof height.

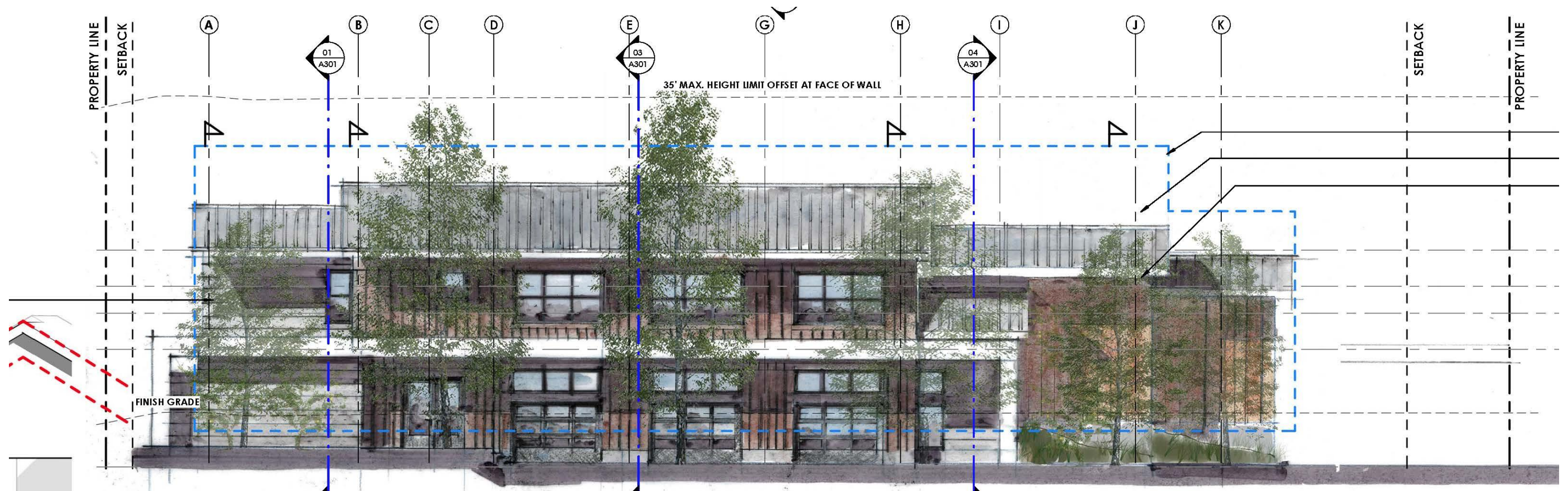
# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

## November 3, 2017



# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

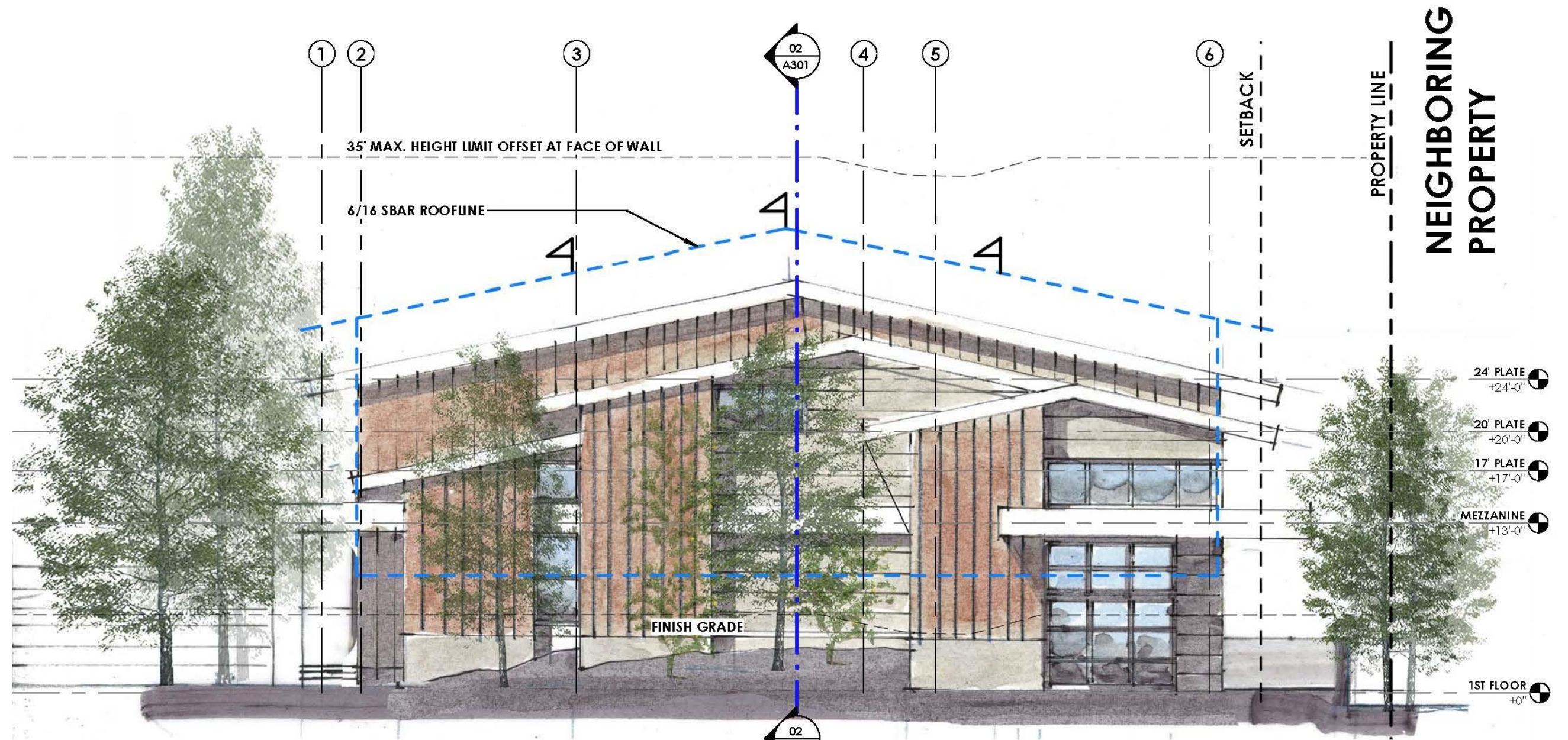
## November 3, 2017



Proposed West Elevation  
80 N. Patterson

# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

## November 3, 2017



Proposed South Elevation  
80 N. Patterson

# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

## November 3, 2017



Proposed View Simulation  
80 N. Patterson





# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

**November 3, 2017**

- SBAR is in support of the design as presented and is prepared to grant preliminary approval. Applicant has worked through the process to address the unique site constraints and arrive at an acceptable solution.
- SBAR appreciates story poles, lowering of roof height, and applicant's efforts to reduce the size bulk, mass, and height of building.
- Size, bulk, scale, height and style are all acceptable. A two story building would be acceptable at this location.
- Siting is acceptable.
- Site is at the intersection of a Highway 101 overpass intersection with a main urban arterial (Patterson Avenue) and is separated from residential uses by warehouse facility. Site needs high quality architecture with a design statement to upgrade the intersection.
- Architectural style is appropriate to this Gateway Project.

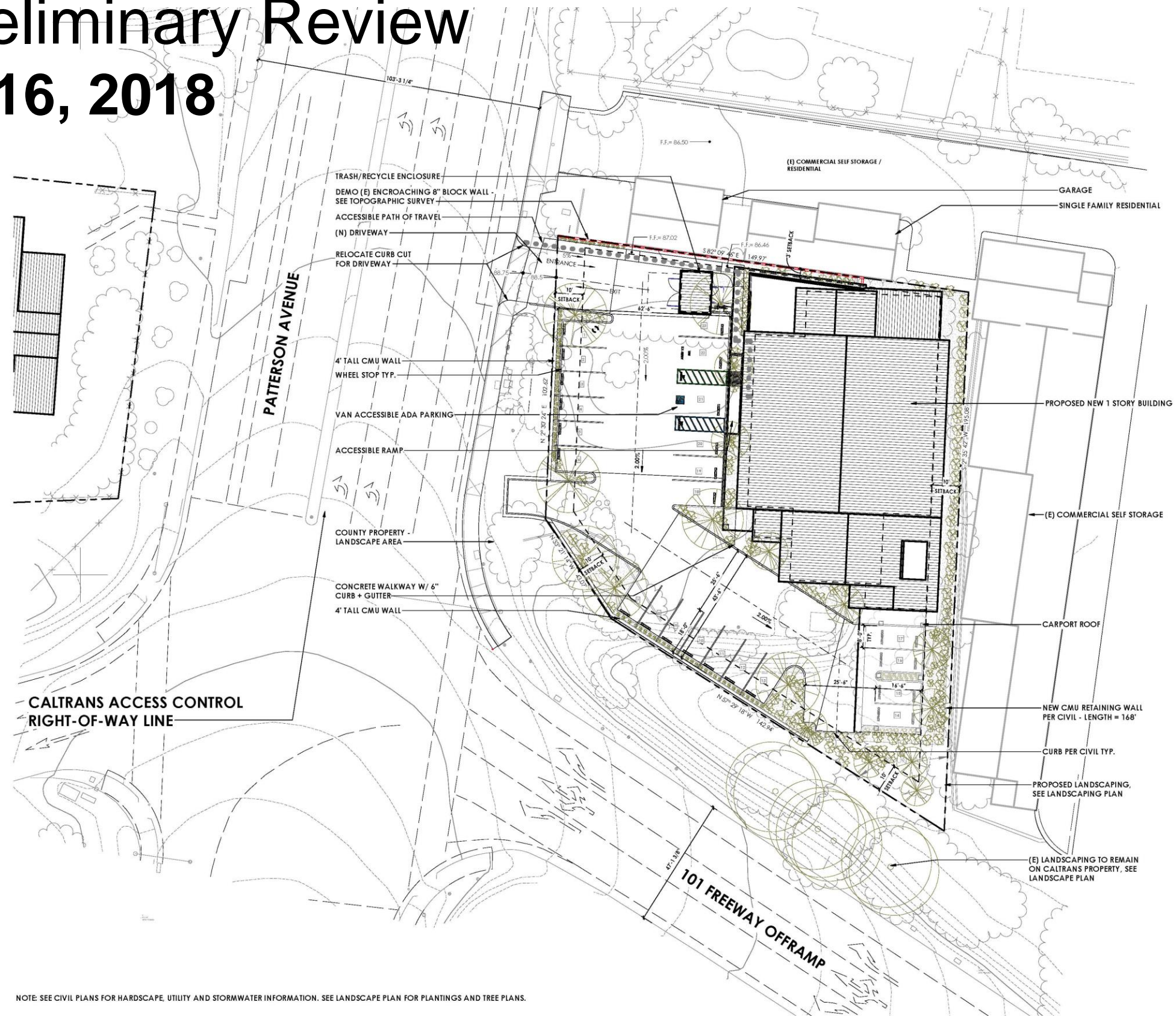
# SBAR Further Conceptual Review – 2<sup>nd</sup> Story Poles

## November 3, 2017 – Cont.

- Mountain views are preserved over the building as evidenced by the story poles.
- Building is appropriate in scale by virtue of the articulation of the facades. North elevation is broken up.
- Project complies with acceptable community standards.
- Project may return for preliminary review.

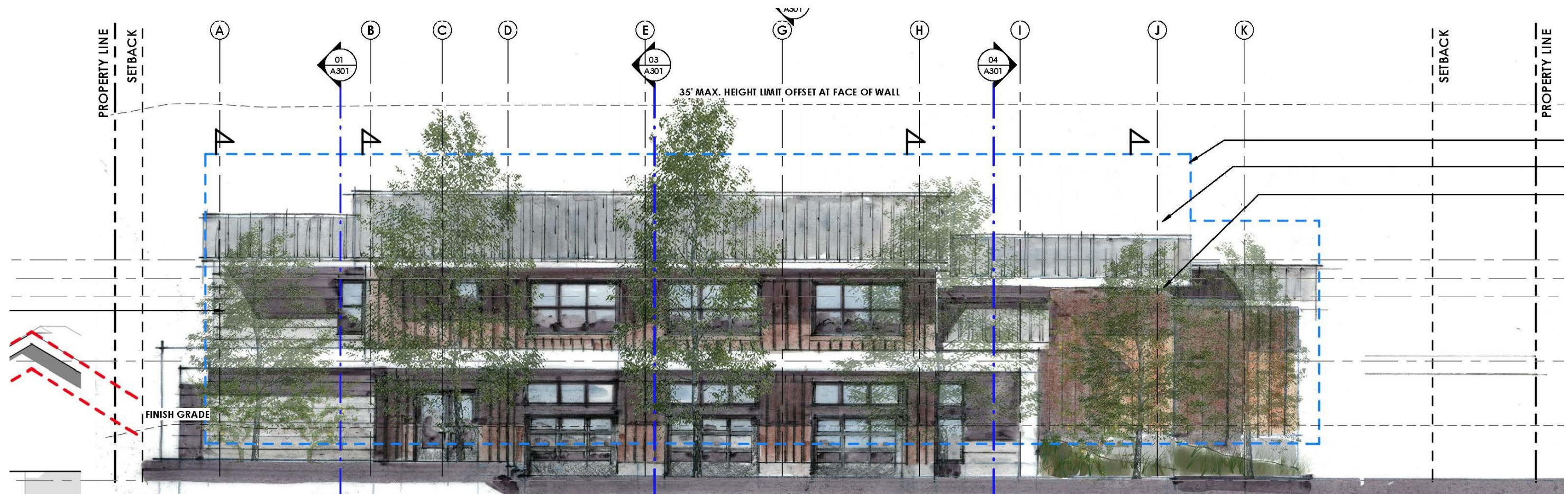
# SBAR Preliminary Review

## February 16, 2018



# SBAR Preliminary Review

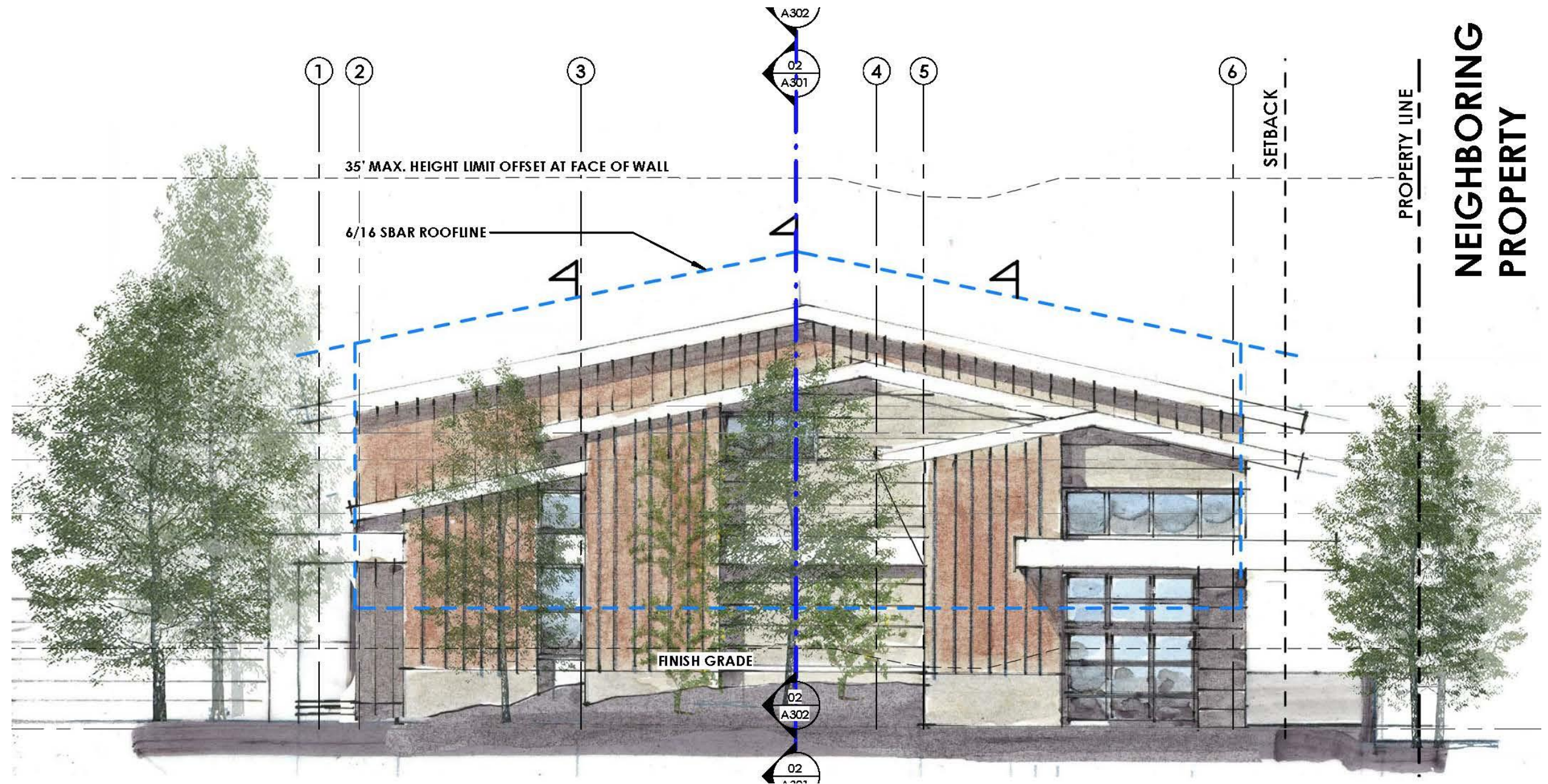
## February 16, 2018



Proposed West Elevation  
80 N. Patterson

# SBAR Preliminary Review

## February 16, 2018



Proposed South Elevation  
80 N. Patterson

# SBAR Preliminary Review

**February 16, 2018**

- The site is not part of the single family dwelling neighborhood that sits beyond the mini storage site located immediately north, east, and west, across Patterson, of the subject lot. The manager's unit, which is of an industrial style, is not a SFD with which this building needs to be compatible. Otherwise, the proposed building holds the corner well and screens the existing storage buildings. It also visually balances the mini storage facility west of the site across Patterson Avenue creating a good gateway solution.
- Electrical and mechanical equipment is not visible as it is located inside the building for the most part and is otherwise hidden from view in a roof well.
- Sheet A201 demonstrates a balanced composition and an appropriate use of material on all sides of the building.

# SBAR Preliminary Review

## February 16, 2018 – Cont.

- This building is human scale with its varied rooflines and entry porch but also has some industrial aspects that are compatible with the storage building complex to the north, east, and west. Good transition between the industrial character of the immediate neighbor (mini storage) and SFDs in neighborhoods beyond.
- The siting, layout and grading of the project are appropriate and well designed to address the value of the site. The architects have sunk building into the site to reduce its size, bulk and scale and to preserve most of the public views over the site of the mountains from the intersection.
- There is no significant vegetation to be removed. The myoporum is invasive. The landscape looks sufficient and works with architecture. Setback and landscaping is appropriate to ensure building does not dominate corner. In addition the site benefits from Caltrans' wide landscape buffer.

If Planning Commission upholds the appeal...

- Owner and the Project team worked closely with staff and all departments throughout the process.
- Collaborated with SBAR to get the project right, including 2 sets story poles and 7 meetings.

Has Staff, SBAR, and the Director been wrong for on a fully conforming project for 17 months?





## 80 N. Patterson

Development Plan Approval – Appeal to Planning Commission



# Consistency with Policies



## Consistency with Policies:

- Patterson Plus was approved in 2003
- Larger building, maxed out the 35' height limit with higher projections
- Similar findings with Policy Conformity were made, " *design features have been incorporated into the project in an attempt to reduce the visual mass of the proposed structures and to create visual interest.* "
- Grading: 2,700 CY cut, 5,600 CY fill was approved
- Approved with Modifications



## 80 N. Patterson

Development Plan Approval – Appeal to Planning Commission

# Office demand – Hayes Commercial 1<sup>st</sup> Qtr. 2018 report

OFFICE LEASING				
	Santa Barbara	Goleta	Carpinteria	All
Vacancy:	5.7%	4.6%	6.5%	6.6%
Available Space:	- 2%	- 13%	+ 7%	- 7%
Transactions:	+ 0%	+ 3%	- 43%	- 1%
Achieved Rents:	- 9%	+ 3%	- 9%	- 6%
Gross Absorption:	- 19%	+ 13%	- 78%	- 7%

\* Percent change since 12/31/17. Other change percentages are annualized against 2017.

*“Tenant demand for small and medium spaces is driving most of the activity and should keep transaction volume healthy in coming quarters.”*

# Sustainable Commercial development is resilient:

- Can support a variety of uses to meet the dynamic commercial needs of our communities
- Techtopia – Emerging technologies from the South Coast create demand
- Technology is changing how we live, work and use transportation.
- Additional uses allowed in the C-2 zone that is supported by the site parking:
  - Research and Development
  - Small Manufacturing
  - Equipment/Appliance repair
  - Trade/Business School
  - Fitness/Health Club



**Site Plan – Traffic/Driveway**  
80 N. Patterson

## **Driveway location:**

- Coordinated with Transportation, County Fire, and CalTrans
- Tricky site, previously a Service Station
- Most appropriately placed ingress/egress location
- Precedent – adjacent neighbor ingress/egress approved and in place