



# DESIGN REVIEW BOARD MINUTES – APPROVED

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
(805) 961-7500

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## REGULAR MEETING

**Tuesday, July 8, 2008**

### **CONSENT CALENDAR – 2:30 P.M.**

Scott Branch, Planning Staff

### **SIGN SUBCOMMITTEE – 2:30 P.M.**

Members: Carl Schneider, Cecilia Brown, Thomas Smith

### **STREET TREE SUBCOMMITTEE**

Members: Chris Messner, Bob Wignot, Simon Herrera

### **ADMINISTRATIVE AGENDA – 3:00 P.M.**

### **REGULAR AGENDA – 3:15 P.M.**

**GOLETA CITY HALL – COUNCIL CHAMBERS  
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

#### **Members:**

Bob Wignot (At-Large Member), Chair	Simon Herrera (Landscape Contractor)
Thomas Smith (At-Large Member), Vice Chair	Chris Messner (Landscape Contractor)
Scott Branch (Architect)	Carl Schneider (Architect)
Cecilia Brown (At-Large Member)	

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#### **A. CALL MEETING TO ORDER AND ROLL CALL**

The regular meeting of the City of Goleta Design Review Board was called to order by Chair Wignot at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Bob Wignot, Chair; Thomas Smith, Vice Chair; Cecilia Brown; Scott Branch; Simon Herrera; Chris Messner; and Carl Schneider.

Board Members absent: None.

Staff present: Cindy Moore, Senior Planner; Shine Ling, Assistant Planner; and Linda Gregory, Recording Clerk.

## Design Review Board Minutes – Approved

July 8, 2008

Page 2 of 13

### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for June 10, 2008

**MOTION: Brown moved, seconded by Branch, and carried by a 6 to 0 vote (Abstain: Herrera) to approve the Design Review Board Minutes for June 10, 2008, as amended.**

B. Design Review Board Minutes for June 24, 2008

**MOTION: Brown moved, seconded by Messner, and carried by a 6 to 0 vote (Abstain: Smith) to approve the Design Review Board Minutes for June 24, 2008, as amended.**

#### B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee will meet on July 22, 2008, at 2:00 p.m.

#### B-3. PLANNING DIRECTOR REPORT

Senior Planner Cindy Moore reported: 1) There have been some power outages at the City offices due to the Gap Fire (one outage was earlier today); and if an outage occurs during the meeting staff recommends that the DRB call for a short recess for staff to set up some back-up lighting which is available; and 2) the County of Santa Barbara has set up a call center information telephone line with regard to the Gap Fire that will be in operation from 8:00 a.m. until 8:00 p.m., which is 805-681-5195.

### C. PUBLIC COMMENT:

No speakers.

### D. REVIEW OF AGENDA: A brief review of the agenda for requests for continuance.

Senior Planner Cindy Moore stated that the applicant for Item M-2, No. 07-102-DRB, Northwest corner of Hollister Avenue/Las Armas Road, has requested a continuance to July 22, 2008. In response to a question from Chair Wignot with regard to the availability of time on the agenda for July 22, 2008, Cindy Moore reported that the agenda is fairly full with scheduled items and that the next available date would be August 12, 2008, which is open for more items.

Member Brown requested that staff contact the applicant for Item M-2, No. 07-102-DRB, during today's meeting to ask whether continuing the item to August 12, 2008, would be acceptable.

There being no objections, Chair Wignot continued the request for continuation discussion to the Conceptual Calendar on today's agenda for Item M-2, No. 07-102-DRB.

## Design Review Board Minutes – Approved

July 8, 2008

Page 3 of 13

### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Member Branch reported that he reviewed Item F-1, No. 08-083-DRB, 5980 Hollister Avenue, today with the applicant's agent and Assistant Planner Shine Ling; and that he reviewed Item F-2, No. 08-088-DRB, 6860 Cortona Drive, with the applicant and Senior Planner Cindy Moore.

### F. CONSENT CALENDAR

#### F-1. DESIGN REVIEW BOARD PERMIT NO. 08-083-DRB

5980 Hollister Avenue (APN 071-051-024)

This is a request for *Final* review. The property includes a 1,260-square foot commercial building on an approximately 7,800-square foot lot in the C-2 zone district. The applicant proposes to change the colors of the existing Taco Bell building to a new color palette, with a dark brown color as the dominant color for the exterior walls (Sherwin Williams SW2823 "Rockwood Clay"). No changes in building height, building coverage, signage, or floor area are proposed. A new landscape plan is also proposed, with new plantings consisting of *Phoenix robelinii*, *Arctostaphylos hookerii*, and other plant species. The project was filed by Tim Friedrich of T. L. Friedrich, Inc., agent, on behalf of Robert M. Coe, property owner, and Taco Bell of Lompoc, tenant. Related cases: 08-083-LUP. (Shine Ling)

**CONSENT CALENDAR SUBCOMMITTEE ACTION:** Consent Calendar Subcommittee Member Branch stated that he met with Tim Friedrich of T.L. Friedrich, Inc., agent, on behalf of Robert M. Coe, property owner, and reviewed Item F-1, No. 08-083-DRB, 5980 Hollister Avenue, with Assistant Planner Shine Ling. The agent expressed concern that the cost of the palm trees for the 36" brown trunk height size recommended by the DRB was much more expensive and requested substituting the palms for other species that are less expensive which were reviewed by Member Branch with Member Schneider and found unacceptable. Member Branch reported that Final Approval was granted with the following conditions: 1) the parapet cap color shall be changed back to "Camelback" from "Rockwood Clay" on the plans; 2) the "Iron Ore" and "Amber Wave" colors shall be eliminated; and 3) the size of the three *Phoenix robelinii* palm trees shall be changed from 36" brown trunk height back to a minimum 24" brown trunk height (if the tree is multi-trunk, at least one trunk must be at least 24" brown trunk height).

#### F-2. DESIGN REVIEW BOARD PERMIT NO. 08-088-DRB

6860 Cortona Drive (APN 073-140-015)

This is a request for *Final* review. The property includes three buildings totaling approximately 31,800 square feet of industrial building, warehouse, and chemical storage space on a 4.4-acre parcel in the M-RP (Industrial Research Park) zone district. Tenant spaces A and B occupy the front industrial building, totaling approximately 25,000 square feet. Tenant space C occupies the warehouse building on the northern property line totaling approximately 5,000 square feet of warehouse space. A Chemical Storage Building in the rear of the property comprises the final 1,800 square feet of development.

## Design Review Board Minutes – Approved

July 8, 2008

Page 4 of 13

The applicant proposes to construct a new façade around the existing entry. The 18'-6" high by 19'-9" wide curved plaster façade will be painted Frazee color "Wise Crack" green to contrast the color on the remaining front façade. The existing accent lighting adjacent to the entry will be reused on the new façade, and there will be new down lighting added to the overhang above the entry. The existing steel sculpture and storefront doors are to remain. There will be pathway lighting added adjacent to the existing steel sculpture. There is no new square footage proposed. The project was filed by Dan Michealsen, property owner. Related cases: 04-229-LUP, -DRB; 03-073-DP, -DRB. (Brian Hiefield)

**CONSENT CALENDAR SUBCOMMITTEE ACTION:** Consent Calendar Subcommittee Member Branch stated that he met with Dan Michealsen, property owner, and Rex Ruskauff, project architect, and reviewed Item F-2, No. 08-088-DRB, 6860 Cortona Drive, with Senior Planner Cindy Moore. He reported that the photometrics and the illumination details with the cone bollard were acceptable, and that the sample of a deeper green color provided by the applicant was acceptable; therefore, Final Approval was granted as submitted.

### G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Sign Subcommittee reviewed today Item H-1, No. 08-089-DRB, 5801 Calle Real.

### H. SIGN CALENDAR

#### H-1. DESIGN REVIEW BOARD PERMIT NO. 08-089-DRB

5801 Calle Real (APN 069-110-097)

This is a request for *Final* review. The property includes a 55,669-square foot shopping center on a 1.28-acre lot in the SC zone district. The applicant proposes to construct a new freestanding monument sign using elements from the existing monument sign. New façade elements of the sign would consist of new off-white stucco top cap, pole covers, and bases. The applicant proposes to re-use the existing 100-square foot sign panel. The sign would be an internally illuminated cabinet sign. The height of the sign structure would be 21'-6". The project was filed by Kelli Ingber of Lighting Contract Service, agent, on behalf of Jack Jakosky, property owner, and Albertsons, store owner. Related cases: 08-089-SCC. (Continued from 6-24-08) (Shine Ling)

*Sign Subcommittee Review and Action on July 8, 2008:*

The final plans were presented by Assistant Planner Shine Ling and reviewed by the Sign Subcommittee.

**SIGN SUBCOMMITTEE MOTION:** Schneider moved, seconded by Brown and carried by a 3 to 0 vote to grant Final Approval of Item H-1, No. 089-DRB, 5801 Calle Real, as submitted.

## Design Review Board Minutes – Approved

July 8, 2008

Page 5 of 13

### I. REVISED FINAL CALENDAR

- NONE

### J. FINAL CALENDAR

- NONE

### K. PRELIMINARY CALENDAR

- NONE

### L. CONCEPTUAL/PRELIMINARY CALENDAR

#### L-1. DESIGN REVIEW BOARD PERMIT NO. 08-082-DRB

7526 Calle Real (APN 079-121-005)

This is a request for *Conceptual/Preliminary* review. The property includes a 5,300-square foot church on a 74,052-square foot lot in the 7-R-1 zone district. The applicant proposes to construct a 177-square foot covered entry and demolish an existing 247-square foot carport roof. The existing mansard roof parapet on the front facade will be replaced with a new sloped roof to tie in with the proposed covered entry. The existing windows will be replaced with new wood windows. A new colored concrete patio is proposed beneath the new covered entry, and minor repairs will be done to existing concrete walkways to improve accessibility. New lighting will consist of three (3) wall sconces along the front façade and two (2) hanging pendant lights beneath the proposed covered entry. There is no new habitable square footage proposed. The project was filed by agent Thomas Hashbarger on behalf of El Camino Presbyterian Church, property owner. Related cases: 68-CP-43; 08-082-LUP. (Brian Hiefield)

Site visits: Made by all members except Branch and Schneider.

Ex-parte conversations: None.

The plans were presented by agent Thomas Hashbarger, architect, on behalf of El Camino Presbyterian Church, property owner.

#### SPEAKER:

Gary Vandeman, Goleta, stated that he believes the project is a big improvement for the existing blank face on the church building. He suggested that the DRB request that the applicant find a different light fixture because he viewed the website for the manufacturer of the proposed light fixture cut sheet and did not find that the manufacturer addressed light trespass or dark sky principles.

#### Comments:

1. Member Brown commented: a) requested the applicant restudy the lighting issues; b) consider using solar powered lights if sufficient to meet the lighting needs, and if not, restudy the wall lighting; c) suggested that bollards would be

## Design Review Board Minutes – Approved

July 8, 2008

Page 6 of 13

more appropriate if the intent is to provide lighting for the walkway; and d) the proposed placement of the lighting does not appear to effectively illuminate the pathway and would light the shrubbery because it is not very directional and is diffused.

2. Chair Wignot commented: a) the proposed lighting plan needs clarification with regard to the placement of the wall sconces, for example, there are existing shrubs along the walkway; and b) the plans need to be show that the colors, finishes and roof materials shall match existing.
3. Member Branch commented: a) the plans need to show how the roof resolves and ties into the existing building; and b) requested that the applicant provide details with regard to the kind of tile that will be applied to the concrete piers.
4. Vice Chair Smith commented that overall the project is an improvement for the front of the building and will provide an entry that announces itself.
5. Member Schneider commented: a) agreed with Member Brown's comments requesting that the applicant restudy the lighting; b) agreed with Member Branch's request that the applicant provide tile details; and c) the project will be a nice addition to the building.

**MOTION: Smith moved, seconded by Brown and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-1, No. 08-082-DRB, 7526 Calle Real, with the following conditions: 1) the plans shall show that the exterior colors, finishes, and the roofing materials shall match existing; 2) the applicant shall restudy the lighting issues; 3) the plans shall show the details for the kind of tiles to be applied to the concrete piers; and 4) the plans shall show the resolution of the main roof; and to continue to August 12, 2008, for Final review by the full DRB on the Final Calendar.**

## M. CONCEPTUAL CALENDAR

### M-1. DESIGN REVIEW BOARD PERMIT NO. 04-226-DRB

7388 Calle Real (APN 077-490-043)

This is a request for *Conceptual* review. The revised project has been reduced by two units and includes a final development plan for nine condominium units totaling 19,949 square feet, associated infrastructure, and common open space. Two residential unit types are proposed within four two-story structures arranged along a central drive aisle. The buildings would have a maximum height of 30 feet. Buildings A, C, and D would each contain two three-bedroom attached units (2,205 and 2,223 square feet, with an approximately 400 square foot two-car garage each). Building B would contain three three-bedroom units (two @ 2,223 square feet and one @ 2,205 square feet with an approximately 400 square foot two-car garage each). Access to the site would be via Calle Real. Parking would include 18 garage parking spaces and seven visitor spaces, for a total of 25 spaces. The proposed project site includes approximately .94 acres in the Design Residential zone district. The project was filed by Detlev Peikert, representing 7388 Calle Real, LLC, property owner. Related cases 04-226-TM, - DP (Continued from 5-2-06, 3-21-06) (Cindy Moore)

The plans were presented by Lisa Plowman, Peikert Group Architects; and Detlev Peikert, project architect, representing 7388 Calle Real, LLC, property owner. Lisa

## Design Review Board Minutes – Approved

July 8, 2008

Page 7 of 13

Plowman presented background information regarding the project. She stated that it became apparent in the last few months that the project as designed may have issues with respect to some General Plan policies, and possible new Affordable Housing policies, although some flexibility has been built into the project. She said that the applicant has decided to remove the two moderately-priced units from the project, bringing the number of units down from eleven units to nine market rate units, and that in-lieu fees will be paid by the applicant.

Detlev Peikert, project architect, discussed the changes in the site plan, stating that with nine units the project density is significantly below the allowed density. He presented the proposed landscape plan and clarified that the project has no plans for a retaining wall. He stated that the applicant will revert the right-of-way on Calle Real back to the City of Goleta.

Senior Planner Cindy Moore clarified that the parking is consistent with ordinance requirements and the building height is below the City's height requirements. She stated that there are a few setback modifications that will be required with regard to the DR-12.3 zone district that would need to be approved by the decision-maker.

### SPEAKER:

Gary Vandeman, Goleta, expressed the following concerns regarding the project: a) the next set of plans need to show the location of all of the utility meters so that that utilities will not show up in unexpected places on the plans (when driving by the site today, he saw a massive electric panel on the west side that he does not recall being shown on the drawings); b) requested that plans for the drainage system be addressed by the DRB with regard to rain gutters to prevent flooding in the driveway; c) suggested that space for some parking may be created by turning the sidewalk along the right-of-way on Calle Real into a type of bus pull-out area, noting that there is a need for parking; d) each garage is on a different level, approximately six inches higher, so stepping up on the porch will be somewhat awkward; e) recommended that the width of the garage doors be 18-feet, which is extra wide, to help facilitate turning in the tight driveway situation; f) the water meters are shown in the right-of-way which he believes need to be shown inboard on the property; and g) it appears that the backyards for these units are totally enclosed by block walls although there is discussion regarding a bioswale, which does not seem to match.

### Comments:

1. Member Brown commented: a) the location and screening of the utility meters need to be shown on the plans and reviewed; b) requested that the applicant provide lighting plans and cut sheets; c) suggested the applicant discuss with the owner of the adjacent property the possibility of landscaping the western elevation facing the commercial property, at the appropriate time; d) noted that the western elevation faces a commercial site which has an ample amount of night lighting, and suggested that the applicant may want to address this consideration with window design and/or screening; e) suggested consideration of any opportunity for additional parking on the site; and f) recommended that staff direct the applicant to work with Community Services staff regarding the stormwater runoff issues.

## Design Review Board Minutes – Approved

July 8, 2008

Page 8 of 13

2. Member Branch commented: a) the elimination of the two units in the rear helps the project; b) the project is quite handsome; c) it seems like there needs to be additional guest parking; d) suggested restudying the chimney (on Sheet 8) that does not come down to the ground which seems like there is a lot of mass floating; e) suggested consideration that the dormer vents could be larger, or eliminated ; and f) the applicant's decision not to install a gate between the project and the adjacent commercial property is understandable since there is a sidewalk.
3. Member Schneider commented: a) the elimination of the two units is an improvement; b) the project is nice; c) there are some unfortunate constraints on the site, for example, the right-of-way in the front, and the two different slopes at the rear property line; d) agreed with Member Branch that the floating chimney seems odd and also the chimney with a section cut out seems odd (on Sheet 8); e) his preference would be for the dormer vents to be eliminated or minimized; f) overall, the architecture is fine and the project is reasonable; g) the comment from speaker Gary Vandeman will need to be resolved at some time with regard to the western bioswale; h) the suggestion from speaker Gary Vandeman to provide for parking in the right-of-way on Calle Real sounds interesting but would need the City's approval; and i) in his opinion, he would support the concept of reducing the open space requirement for a smaller project based upon private space being provided that is not given credit for open space, to allow for additional parking.
4. Member Messner commented: a) he still has the same concerns from the previous review regarding drainage, noting that there will be a lot of underground water especially in the raised area in the back; b) the concept of the drain located down the center is appreciated; c) there needs to be gutters that will connect into the drains because he is concerned with heavy overflows from the rain; d) the concept of pavers is appreciated to allow some water into the soil; e) the bioswale plans are appreciated; f) the project is nicely landscaped, especially towards the parking lot; g) the plans need to define who is responsible for the landscaping; and h) the landscape plans call out for small and medium trees, however, he believes there needs to be much larger trees, such as the *Brisbane Box* species, to provide more privacy for the second story from the parking lot.
5. Member Herrera commented: a) agreed with the above DRB comments that the design is fine; and b) recommended using as much permeable pavers as possible, especially towards the entrance of the project before the water enters the street.
6. Chair Wignot commented: a) agreed with the above comments regarding the building architecture; b) the building design is fine (and the internal floor plans are good); c) there seems to be a constraint with the size of this parcel and the layout seems very tight; d) expressed concern that the drive aisle could become congested or blocked when there are service vehicles or movers; e) the parking requirement does not seem adequate particularly in this area where available parking is limited; f) suggested consideration that if the handicapped parking space were located near the tot lot, there could be possibly four or five regular parking spaces where there are presently three spaces; g) suggested that if there is a request for an amendment to the General Plan, consideration be given to requesting a small reduction in the open space requirement for the project to provide for more guest parking; h) the footprint of the project is shown on the aerial photograph as somewhat larger than the actual scale, making the project appear more spacious, and suggested that the photograph be adjusted to show



how the project would fit in; and i) recommended that a solid six-foot cinder block wall on the western property line would be of benefit to provide further privacy for the residents in the project from the adjacent commercial center.

**MOTION: Brown moved, seconded by Branch and carried by a 7 to 0 vote that Conceptual review of Item M-1, No. 04-226-DRB, 7388 Calle Real, has been completed with comments to be forwarded to the Planning Commission including, as a recommendation, support for an applicant request to the Planning Commission with regard to the concept of giving credit for common open space on smaller projects based upon private space being provided by ordinance that is not given credit as common open space, so as to be able to fit more parking on the site; and to take Item M-1, No. 04-226-DRB, off calendar for review by the Planning Commission.**

**M-2. DESIGN REVIEW BOARD PERMIT NO. 07-102-DRB**

Northwest corner of Hollister Avenue/Las Armas Road (APN 079-210-049)

This is a request for *Conceptual* review. The property is a vacant 14.46-acre property in the DR-8 zone district, located in western Goleta on a parcel extending west of the Hollister Avenue/Las Armas Road intersection.

Proposed structural development includes 102 single family residences and townhouses, including 20 affordable units. Individual units would range in size between 566 and 2,872 square feet. The single-family residences would have a maximum height of 24 feet. The townhouses would have a maximum height of 22 feet. The proposed architecture proposed for both detached and attached units is described as a mix of Spanish, Ranch, and Monterey styles. All units would have private outdoor areas. A total of 258 parking spaces would be provided.

Common open space would total approximately 302,282 square feet (48%) exclusive of the right-of-way area to be dedicated to the City of Goleta, and includes a children's play area and trail, with benches throughout the proposed Devereux Creek restoration area. A conceptual landscape plan includes restoration of the Devereux Creek corridor. The 87 eucalyptus and 8 cypress trees to be removed would be replaced with a total of 282 drought tolerant Mediterranean and native tree species, both ornamental (e.g., Melaluca, London Plane Tree, etc.) and indigenous to the area (e.g., coast live oak and sycamore).

Access to and from the condominiums would be provided from Hollister Avenue and Las Armas Road. A minimum 28-foot wide interior loop is provided on each side of Devereux Creek.

The site would require approximately 105,610-cubic yards of cut and 75,126-cubic yards of fill. A retaining wall on the northern project boundary would have a maximum 6-foot height.

The applicant seeks General Plan amendments to development setbacks from top of bank and visual resource view corridor policies.

## Design Review Board Minutes – Approved

July 8, 2008

Page 10 of 13

The project was submitted on May 8, 2007 by agent Mary Meaney Reichel, Lucon Inc., on behalf of the Oly Chadmar Sandpiper General Partnership, property owner. Related cases: 07-102-GP, 07-102-DP, 07-102-VTM. (Last heard on 6-10-08, 4-22-08, 3-25-08) (Cindy Moore & David Stone)

Senior Planner Cindy Moore stated that she was not able to make contact with the applicant today regarding the applicant's request to continue the item to July 22, 2008, to ask if the August 12, 2008, meeting would be acceptable because there are a number of items scheduled on the July 22, 2008, agenda.

**MOTION: Schneider moved, seconded by Brown, and carried by a 7 to 0 vote to continue Item M-2, No. 07-102-DRB, Northwest corner of Hollister Avenue/Las Armas Road, to July 22, 2008, per the applicant's request.**

**RECESS HELD 4:35 P.M. TO 4:45 P.M.**

### **M-3. DESIGN REVIEW BOARD PERMIT NO. 07-171-DRB**

351 S. Patterson Avenue/Hollister Avenue (APNs 065-090-022, -023, -028)

This is a request for *Conceptual* review of a new application for the Goleta Valley Cottage Hospital which proposes to improve its existing facilities in order to comply with State Senate Bill 1953, a law requiring the seismic retrofit and/or upgrading of all acute care facilities. Existing development consists of a 93,090-square foot hospital and a 41,224-square foot Medical Office Building (MOB).

The applicant proposes to replace the hospital with an entirely new facility and demolishing the old hospital building, resulting in a total of 152,658 square feet, a net increase of approximately 59,568 square feet. The existing MOB located north of the hospital is also proposed to be replaced and will be demolished, resulting in a total of 55,668 square feet, a net increase of approximately 14,444 square feet.

Parking to serve both the hospital and MOB uses will be redeveloped on both sites and a temporary construction parking area including 377 spaces is proposed across South Patterson Avenue in the northwestern portion of the parcel known as the "Hollipat" site.

Phased construction is planned through 2011 in a manner that will continue to provide all existing medical services to the community.

The hospital, MOB, and a portion of the Hollipat parcels have a General Plan Land Use Designation of Office & Institutional. The hospital parcel has a Hospital Overlay. The remaining portion of the Hollipat parcel has split land use designations of medium and high density residential. The zoning for the hospital, MOB, and a portion of the Hollipat parcel is Professional & Institutional (PI). The remaining portion of the Hollipat parcel has split zoning of Design Residential, 20 and 25 units per acre. The MOB parcel and a portion of the Hollipat parcel have a Design Control Overlay and the southern portion of the hospital parcel has the Approach Zone Overlay. The project was filed by agent Suzanne Elledge on behalf of the Goleta Valley Cottage Hospital, property owner. Related cases: 07-171-OA, 07-171-DP. (Continued from 6-24-08, 5-28-08, 5-13-08\*, 2-12-08, 01-23-08, 12-18-07, 11-06-07) (Cindy Moore)

\* Indicates request for continuance to a future date.

## Design Review Board Minutes – Approved

July 8, 2008

Page 11 of 13

Ex-parte conversations: Member Schneider reported that he attended a meeting yesterday with the applicant, Planning staff and Community Services staff.

The plans were presented by Tom Thompson, project manager for Cottage Hospital; Fernando Ablaza, project architect; Martha Degasis, project landscape architect; Bruce Bartlett, project architect; and agent Suzanne Elledge, on behalf of the Goleta Valley Cottage Hospital, property owner.

Fernando Ablaza, project architect, SWA Architects, presented the changes that were made by the applicant to the Medical Office Building (MOB) in response to DRB comments from the last meeting, stating that he believes all of the concerns were addressed. He thanked the DRB for their efforts.

Martha Degasis, project landscape architect, presented an overview of the existing and proposed landscaping for the project. She said that the plans include the DRB recommendation to provide a pedestrian path through the orchard. The palette is based on avoiding allergenic plants and trees. Martha Degasis clarified that the only change in the plans submitted for the temporary parking lot is that the proposed fruitless olive trees along Hollister Avenue will be removed from the plans.

Senior Planner Cindy Moore provided an update of the meeting that was held yesterday with the applicant, DRB Member Schneider, and staff from the City's Planning and Community Services Departments. She said that because the City's permanent plans are not known at this time for improvements along Hollister Avenue near the temporary parking lot, the Community Services staff recommended that the temporary parking lot be vegetated with lower shrubs and hedges that could be easily removed, and would not allow the planting of any trees or any permanent construction. She said that there are also other items that need to be discussed by the applicant and Community Services staff with regard to the temporary parking lot.

Member Schneider stated that he understands from attending the meeting yesterday that there are some curb alignment and right-of-way issues along the Hollister Avenue that will need to be addressed at some time in the future. Therefore, the Community Services staff would only allow temporary vegetation on the parking lot and no trees.

Tom Thompson, project manager, Cottage Hospital, stated that there are some current issues with regard to permeability and stormwater runoff that need to be discussed with Community Services staff. He also said that the discussion at the meeting yesterday indicated that when the permit for the temporary parking lot expires, there will be consideration by City staff with regard to a demolition permit for the temporary parking lot and restoration of the site.

### **Comments:**

#### Comments Regarding the Medical Office Building (MOB):

1. Member Brown requested that the plans show the location and screening for all of the utilities. (Currently only the transformer is shown on the plans.)

## Design Review Board Minutes – Approved

July 8, 2008

Page 12 of 13

2. Member Branch commented: a) requested that the applicant add two vertical bays of glass, instead of one bay, where the design wraps around from the front on the east and west elevations in lieu of what is shown on the drawings; and b) the MOB changes are appreciated and the plans have come a long way.
- 3 Member Schneider commented: a) the applicant's willingness to work with the DRB is appreciated; and b) the MOB plans have come a long way and seem ready to move to the next step.
- 4 Vice Chair Smith commented: a) agreed with Member Branch that there should be two vertical glass panels where the design wraps around on the east and west elevations; b) it is appreciated that the MOB architecture fits with the feel of the hospital; and c) the design is fine.
- 5 Member Herrera commented that the MOB design is great and will be appreciated in the future.
- 6 Member Messner commented that the MOB design is good and will be a great addition to the City .
7. Chair Wignot agreed with the DRB members' comments, stating that the MOB design is well done.

### Comments Regarding the Landscape Plan:

1. Member Schneider commented: a) the addition of the pedestrian path through the orchard and the addition of the center island in the entry driveway are appreciated; b) it appears that a sidewalk will be needed for pedestrians coming from the temporary parking lot across Patterson Avenue to walk to the front of the hospital without having to walk across the area for vehicles;
2. Member Messner commented: a) the *Canary Island Pine* species, which is a skyline tree, fits well at the proposed location but he has some concern that the species has a lot of droppings and pine cones, however, there will probably be full-time garden maintenance; b) the addition of the center divider at the entryway is appreciated; c) the placement of the palm trees in the entryway is appropriate and appreciated since the trees are old and have been on the property for a long period of time; d) the location of the center divider needs to be set back enough to provide room for traffic to make the turn to enter the driveway, and there needs to be consideration that vehicles may be moving fast if there is an emergency; e) the addition of the pedestrian pathway in the orchard area is appreciated; f) recommended a wishbone design for the pedestrian path which would provide more walkways, and the addition of benches, or other types of seating; and g) the landscape plans are done very well.
3. Member Herrera commented: a) agreed with Member Messner's recommendation to add a wishbone design for the pathway through the orchard area; and b) suggested that adding benches for seating and a water fountain feature would make the orchard area more usable.
4. Member Brown commented: a) requested adding some openings in the curbs in the parking lots with regard to stormwater issues; b) requested coordination of lighting standard concepts if there will be trees in tree wells; c) the location and screening of the trash enclosure will need to be addressed in the future; and d) requested consideration of the concept of increasing permeability in the parking lots and any other appropriate areas, such as adjacent to grassy areas.

## Design Review Board Minutes – Approved

July 8, 2008

Page 13 of 13

5. Chair Wignot commented that the plan to relocate the existing palm trees in front of the existing Medical Office Building is appreciated.

### Comments Regarding the Landscape Plan for the Temporary Parking Lot:

1. Member Brown commented: a) the applicant has done a good job with the landscape plan to try to make the temporary parking lot attractive, considering the constraints with regard to the temporary parking lot site; and b) the planting materials will provide a nice robust “hedge” to help soften the temporary parking lot.
2. Member Schneider commented: a) there are some constraints at this time, however, it is understood that this parking lot is a temporary situation and that the real improvements will need to happen when this site is developed or at some other point in the future; and b) there are some other issues, which include the bioswale being in the right-of-way along Patterson Avenue, that will need to be worked out by the applicant with Community Services staff as the project progresses.

**MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote that Conceptual review of Item M-3, No. 07-171-DRB, 351 S. Patterson Avenue/Hollister Avenue, has been completed with comments, and the item will be taken off calendar to continue with further processing.**

## **N. ADVISORY CALENDAR**

- NONE

## **O. DISCUSSION ITEMS**

### **O-1. SEPARATE SIGN COMMITTEE LETTER REVIEW/DISCUSSION**

Member Schneider stated that he is in the processing preparing a draft letter to the City Council for review by the DRB that supports changing the appeal point for signs from preliminary approval to final approval.

There being no objections, Chair Wignot stated that Item O-1, Separate Sign Committee Letter Review/Discussion, will be continued to the next DRB meeting on July 22, 2008.

### **O-2. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS**

Member Brown requested a future agenda item for August 12, 2008, for discussion regarding Sign Compliance Items. She stated that applicants are expected to comply when there is a DRB condition for a sign permit that all unpermitted and non-compliant signs shall be removed. She requested that staff provide an update with regard to the signs at 5730 Hollister Avenue (La Placita de Goleta Overall Sign Plan).

### **O-3. ANNOUNCEMENTS BY MEMBERS**

No announcements.

## **P. ADJOURNMENT: 5:30 P.M.**

Minutes approved on July 22, 2008.