



DESIGN REVIEW BOARD MINUTES – APPROVED

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

REGULAR MEETING

Tuesday, March 25, 2008

CONSENT CALENDAR

Scott Branch, Planning Staff

SIGN SUBCOMMITTEE – 1:30 P.M.

Members: Carl Schneider, Cecilia Brown, Thomas Smith

STREET TREE SUBCOMMITTEE – 2:00 P.M.

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:

Scott Branch (Architect), Chair

Bob Wignot (At-Large Member), Vice Chair

Cecilia Brown (At-Large Member)

Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)

Carl Schneider (Architect)

Thomas Smith (At-Large Member)

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 Branch at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

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

Board Members absent: None.

Staff present: Scott Kolwitz, Senior Planner; Shine Ling, Assistant Planner; Jonathan Leech, Contract Planner; and Linda Gregory, Recording Clerk.

Design Review Board Minutes – Approved

March 25, 2008

Page 2 of 16

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for March 11, 2008

MOTION: Brown moved, seconded by Schneider and carried by a 7 to 0 vote to approve the Design Review Board Minutes for March 11, 2008, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the subcommittee met today and that Bill Millar, Parks and Open Space Manager, was present. The discussion included ANSI and ISA specifications for tree pruning, the Tree City USA status, and the street tree and urban forest references in the General Plan. The next subcommittee meeting will be on April 22, 2008, at 2:00 p.m.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) applications for the DRB are due on April 3, 2008, to fill one licensed landscape professional position and one licensed architect position, both of which will be expiring; 2) staff encourages the DRB to consider that Item M-1 on today's agenda, the Haskell's Landing project, is a fairly large project and to spend time on the review that is proportionate to the size of the project in comparison to time spent reviewing smaller single-family additions; 3) the DRB Bylaws require that a Chair and Vice Chair be designated in April of each year; and 4) the members may wish to discuss the process that was previously considered regarding the Building Official attending the DRB meetings on a quarterly basis.

C. PUBLIC COMMENT:

No speakers.

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

Senior Planner Scott Kolwitz stated that the applicant for Item H-3, No. 08-028-DRB, 5730 Hollister Avenue, requested a continuance to April 8, 2008; and that the applicant for Item I-1, No. 08-018-DRB RV, 6056 Berkeley Road, requested a continuance to April 8, 2008.

MOTION: Schneider moved, seconded by Wignot and carried by a 7 to 0 vote to continue Item H-3, No. 08-028-DRB, 5730 Hollister Avenue, to April 8, 2008, per the request of the applicant; and to continue Item I-1, No. 08-018-DRB RV, 6056 Berkeley Road, to April 8, 2008, per the request of the applicant.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

No report.

F. CONSENT CALENDAR

- None

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the subcommittee met today and reviewed Items H-1, No. 08-013-DRB, 6860 Cortona Drive; and Item H-2, No. 08-024-DRB, 7408-7412 Hollister Avenue. He noted that Member Brown was not present.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 08-013-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. The applicant proposes to install a monument sign at the front of the building. The dimensions of the monument structure would be 8' long by 4'-6" tall with an area of approximately 36-square feet. The sign attached to each side of the monument would be approximately 6'-2" long by 2'-11" tall, with an area of approximately 18-square feet. The non-illuminated signs would have pin-mounted bronze color letters for the building address, pin-mounted bronze colored suite numbers, and pin-mounted aluminum plates with bronze colored vinyl for the tenant names. The CMU monument structure will have 8" by 8" patterns cut into it, and paint to match the building. The project was filed by Dan Michealsen, property owner. Related cases: 07-191-OSP, -DRB, -CUP, -DPAM. (Last heard on 3-11-08) (Brian Hiefield)

Sign Subcommittee Review and Action on March 25, 2008:

The plans were presented by staff Brian Hiefield on behalf of Dan Michealsen, property owner, who was not present. He stated that the applicant elected not to make any further changes to the plans with regard to the conditions of Preliminary Approval.

Comments:

1. The Sign Subcommittee recommended that Item H-1, No. 08-013-DRB, be continued to April 8, 2008, because the applicant did not incorporate the notes and conditions of Preliminary Approval into the plans, which need to be shown.

MOTION: Schneider moved, seconded by Smith and carried by a 7 to 0 vote to continue Item H-1, No. 08-013-DRB, 6860 Cortona Drive, to April 8, 2008, for Final review, with the following conditions from Preliminary Approval to be incorporated into the plans: 1) the lamp should be mounted so there is no light spillage above or beyond the sides of the monument sign; and 2) the applicant shall add appropriate groundcover area to soften the sign.

H-2. DESIGN REVIEW BOARD PERMIT NO. 08-024-DRB

7408-7412 Hollister Avenue (APN 079-210-064)

This is a request for *Conceptual* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. The applicant requests a new Overall Sign Plan (OSP) for the Hollister Business Park. The proposed OSP provides for two (2) different types of signs: wall signs and directional/informational signs. The OSP specifies the maximum number of signs of each type and the maximum sign area for each permissible sign area. The project was filed by Steve Rice of RCI Builders, agent, on behalf of Hollister Business Park LTD, property owner, and Citrix Online, tenant. Related cases: 08-024-OSP; -CUP. (Last heard on 3-11-08) (Shine Ling)

Sign Subcommittee Review and Action on March 25, 2008:

The plans were presented by Steve Rice of RCI Builders, agent, and Andrew Brenner, on behalf of Hollister Business Park LTD, property owner, and Citrix Online, tenant. Steve Rice clarified that there are three Directory Signs that are established for the Overall Sign Program.

Assistant Planner Shine Ling stated that the text for the Overall Sign Plan will be presented at the next DRB hearing. He clarified that a hearing will then be scheduled before the Zoning Administrator after which the item would return to the DRB for Preliminary and Final reviews. He requested that the applicant provide mapping of existing signage and calculations of the square footage of the signage areas for all signage on the parcel.

Comments:

1. There does not appear to be a need for two signs on the activity center building which is a small building. The sign on Page 9 of the plans seems redundant.
2. Member Schneider clarified that the Overall Sign Plan (OSP) should address signs for all tenants on this parcel as well as the signs for Citrix Online. He recommended that the language in the text of the OSP propose that the existing signs for the other existing tenants remain in place, and that there would be some criteria for signs should the other existing tenants change.
3. The Sign Subcommittee recommended that Item H-2, No-08-024-DRB, be continued to April 8, 2008, with the following conditions: a) one of the activity center signs shall be omitted which is the sign on Page 9; b) the text for the OSP shall be provided; c) the OSP text shall propose that the existing signs for the other existing tenants remain in place and include language with criteria for the signs should the tenants change; and d) the applicant shall provide additional pictures and mapping of existing signage, and calculations of the square footage of the signage areas.

MOTION: Schneider moved, seconded by Smith and carried by a 7 to 0 vote to continue Item H-2, No. 08-024-DRB, 7408-7412 Hollister Avenue, to April 8, 2008, with the following conditions: 1) one of the activity center signs on the building

shall be omitted, which is the sign on Page 9; 2) the text for the Overall Sign Plan (OSP) shall be provided; 3) the OSP text shall propose that the existing signs for the other existing tenants on the parcel remain in place and include language with criteria for the signs should the tenants change; and 4) the applicant shall provide pictures and mapping of existing signage and also provide calculations of the signage areas.

H-3. DESIGN REVIEW BOARD PERMIT NO. 08-028-DRB

5730 Hollister Avenue (APN 071-063-006)

This is a request for *Conceptual* review. The property consists of a commercial property for multiple retail tenants on an approximately 8,500-square foot lot in the C-2 zone district (Retail Commercial). The applicant requests a new Overall Sign Plan for the building. The proposed Overall Sign Plan (OSP) provides for wall signs for individual tenants and for the shopping center. The OSP specifies the maximum number of signs of each type and the maximum sign area for each permissible sign area. The project was filed by David Lemmons of Central Coast Signs, agent, on behalf of Jerry Anderson, property owner. Related cases: 08-028-OSP. (Last heard on 3-11-08) (Shine Ling)

MOTION: Schneider moved, seconded by Wignot and carried by a 7 to 0 vote to continue Item H-3, No. 08-028-DRB, 5730 Hollister Avenue, to April 8, 2008, per the request of the applicant.

I. REVISED FINAL CALENDAR

I-1. DESIGN REVIEW BOARD PERMIT NO. 08-018-DRB RV

6056 Berkeley Road (APN 077-510-040 & 077-500-056)

This is a request for *Revised Final* review. The property includes a 112-unit Planned Unit Development in the DR-4.6 zone district. The applicant proposes to revise their lighting plan on the HOA owned grounds of the subdivision. The project was filed by Robert Young on behalf of The Meadows HOA, property owner. (Last heard on 2-12-08) (Brian Hiefield)

MOTION: Schneider moved, seconded by Wignot and carried by a 7 to 0 vote to continue Item I-1, No. 08-018-DRB RV, 6056 Berkeley Road, to April 8, 2008, per the request of the applicant.

J. FINAL CALENDAR

- None

K. PRELIMINARY CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 05-059-DRB

5575 Armitos Avenue (APN 071-090-085)

This is a request for *Preliminary* review. The property includes 14 Housing Authority apartments known as Grossman Homes, as well as management and maintenance offices on a 2.43 acre lot in the Design Residential (DR-20) zone district. The

Design Review Board Minutes – Approved

March 25, 2008

Page 6 of 16

applicant requests a two lot subdivision to subdivide the parcel into two parcels of 2.19 acres (Parcel 1) and .24 acres (Parcel 2), and an amendment to a previously approved Development Plan which would allow the construction of a community center for the residents of the Grossman Homes on Parcel 1, the Miller Community Center, and an additional single-family dwelling, The Braddock House, on Parcel 2. The community center would be 16'3" tall and total 1,536 square feet. The Braddock House would be 16'5" tall and total 2,755 square feet and would be used as a Special Care Facility to provide semi-independent living for up to four (4) developmentally disabled adults. Access is provided via an existing 25' wide driveway from Armitos Avenue. The Goleta Water District and Goleta Sanitary District would continue to provide water and sewer service to the site. Modifications from the requirements of the zoning ordinance are being requested for the number of parking spaces, parking areas setbacks, and landscaping. The project was filed by the County of Santa Barbara Housing Authority, property owner. Related cases: 83-DP-014. (Continued from 2-26-08, 9-18-07, 08-21-07) (Cindy Moore)

The plans were presented by Jason Rojas, Project Coordinator, County Housing Authority, and John Polanskey, Director of Housing Development, County of Santa Barbara Housing Authority. Jason Rojas reviewed the conditions of approval from the DRB motion at the March 25, 2008, meeting. He stated that the windows will be fixed on the side of the building facing Kellogg Ranch and also provided a copy of the landscape plans with the plant counts which were added by the project landscape architect. He provided a photometrics study with cut sheets showing bollards placed along pathways and in front of the Braddock House, a color chart and a photograph of the existing colors.

Comments:

1. The plans do not document that the windows on the side of the building facing the Kellogg Ranch are fixed windows.
2. The proposed colors do not seem to match existing which is the intent.
3. There is concern that the bollard lighting is shining sideways.
4. Member Brown expressed concern that the lighting around the bollards is very uneven with some light trespass and recommended that the lighting be directed downward and that the foot-candle numbers be reevaluated in another lighting study.
5. Member Brown and Member Wignot expressed concern that there would be a glow above the fence on the southern side facing the Kellogg Ranch project with the proposed lighting plan and that it would not be fair to impose this additional type of lighting particularly with all-night lighting.
6. Member Schneider agreed with the concept of using bollards and keeping the level of the lighting low; however a different bollard fixture needs to be selected with the lighting shielded downward.

MOTION: Schneider moved, seconded by Smith and carried by a 7 to 0 vote to continue Item K-1, No. 05-059-DRB, 5575 Armitos Avenue, to April 22, 2008, with the following comments: 1) the applicant shall provide a color chip for the doors that matches the color of the existing doors; 2) a notation shall be added

to the plans to document that the two windows shall be fixed that are facing the adjacent Kellogg Ranch adjacent to the southern property line; and 3) a new bollard type light shall be selected that shields the light downward and the applicant shall provide an updated photometric plan showing the light dispersal.

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 08-030-DRB

7357 Elmhurst Place (APN 073-224-002)

This is a request for *Conceptual/Preliminary* review. The property includes a 1,080-square foot residence and an attached 480-square foot two-car garage on a 5,775-square foot lot in the DR-10 zone district. The applicant proposes to construct a 100-square foot sunroom addition to the rear of the building. The resulting one-story structure would be 1,660 square feet, consisting of a 1,180-square foot single-family dwelling and an attached 480-square foot two-car garage. The project was filed by Ed Martin of Ace Awning, agent, on behalf of Mary Medberry, property owner. Related cases: 08-030-DPAM and 08-030-LUP. (Shine Ling)

Site visits: Made by all members except Brown, Herrera and Schneider.

Ex-parte conversations: None.

The plans were presented by Ed Martin of Ace Awning, agent, on behalf of Mary Medberry, property owner. Mary Medberry, property owner, stated that there is an existing outside light at the site of the proposed addition and that it is well below the fence level.

Comments:

1. Member Wignot expressed concerns that the proposed addition places the occupancy area closer to the adjacent neighbor, and requested that the applicant provide cut sheets showing that the doorway lamp and the interior lighting are downward-lit so there will not be light shining at night across the fence.

MOTION: Brown moved, seconded by Messner and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-1, No. 08-030-DRB, 7357 Elmhurst Place, as submitted, with the condition that the applicant provide cut sheets showing that the ceiling fan lights and the door light will be downward lit; and to continue to April 8, 2008, for Final review on the Consent Calendar.

M. CONCEPTUAL CALENDAR

M-1. 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 currently vacant. The approximately 14.46-acre property is located in western Goleta extending west of the Hollister Avenue/Las Armas Road intersection. The property has a land use designation of Planned Residential, 8 units per acre, and is in the DR-8 zone district.

Design Review Board Minutes – Approved

March 25, 2008

Page 8 of 16

The applicant is requesting approval of a vesting tentative tract map, general plan amendments, and final development plan as described below.

Vesting Tentative Tract Map (32,032; 07-102-VTM)

The applicant requests a one lot subdivision of the 14.46-acre parcel for airspace condominium purposes to provide for 102 residential units, associated infrastructure, and common open space.

Final Development Plan (07-102-DP)

The Final Development Plan is a request to allow the construction of a 102-unit residential condominium project totaling 126,376 square feet of building coverage.

General Plan Amendments (07-102-GP)

The project proposes amendments to 10 Goleta General Plan policies and tables. These amendments address issues including: facilitating construction of a new fire station; allowing for a 50-foot development setback from Devereux Creek top of bank; visual resource view corridors; timing implementation of regional traffic mitigations; residential exterior development within areas subject to noise levels of 65 dBA CNEL on Hollister Avenue; and affordable housing inclusionary standards.

Unit and Building Design

Seven residential two-story building types are proposed, arranged around two loop road configurations, accessed from Hollister Avenue on the west, and Las Armas Road on the east. Single family residence (SFR detached) units would have a maximum height from finished floor to roof ridgeline of 24 feet, and Townhouse (T.H., attached) units would have a maximum height of 22 feet. The 2- and 3-bedroom T.H. floor plan to be offered at the market sales category provides for an extra optional bedroom. Building sizes would vary as follows:

Unit Type	Number	Area (square feet)
Single-Family Residence (Three-Bedroom)	47	2,466 - 2,872
Townhouse (Three-Bedroom/Option for Four)	15	2,324
Townhouse (Two-Bedroom/Option for Three)	14	1,492-1,820
Townhouse (Two-Bedroom)	14	1,364
Townhouse (One-Bedroom)	6	774
Studio	6	566

A total of 66 buildings would be constructed in the following configuration:

* Indicates applicant request for continuance to a future date.

Design Review Board Minutes – Approved

March 25, 2008

Page 9 of 16

Unit Type	Number of Buildings
Single-Family Residence	47
Townhouse (Two-Bedroom)	4
(1) Townhouse (Three-Bedroom) and (2) Townhouse (Two-Bedroom)	9
(1) Townhouse (Three-Bedroom) (1) Townhouse (Two-Bedroom) (1) Townhouse (One-Bedroom) and (1) Studio	6

Architecture and Landscaping

The proposed architecture proposed for both detached and attached units is described as a mix of Spanish, Ranch, and Monterey styles.

Perimeter units would be oriented toward Hollister Avenue; no sound wall along the roadway is proposed. Units adjacent to Devereux Creek will be oriented to take advantage of proposed restoration of this biologically sensitive area. All units would have private outdoor areas. Private open space would equal 74,402 square feet (12%), such that total project open space would be 60% of all the project area. 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 and a pesticide- and herbicide-free maintenance program. The 87 eucalyptus and 8 cypress trees over 6-inches in diameter measured at breast height 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 and Parking

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. Decorative paving (2-feet wide on each side) would provide a visual sense of narrowing of paving width to 24-feet, intended to provide a traffic calming effect. A portion of the eastern interior loop adjacent to the proposed open space landscape restoration area would incorporate a "grass-crete" type substructure material that would allow for natural dispersal of native grass seed. This paving material, in addition to interior road width and turning radius, was determined in consultation with the Santa Barbara County Fire Department.

A total of 258 parking spaces would be provided, exceeding the 228 spaces required. All market-rate units would include a private 2-car garage, while affordable-rate units would include a private 1-car garage. Additional uncovered parking would be provided within 200-feet of the affordable units as required by ordinance.

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Design Review Board Minutes – Approved

March 25, 2008

Page 10 of 16

Site Preparation

The site would require approximately 105,610-cubic yards of cut and 75,126-cubic yards of fill. Maximum vertical height of cut and fill slopes would be 4 feet. A retaining wall on the northern project boundary would have a maximum 6-foot height.

Utilities

The Goleta Water District and Goleta West Sanitary District would provide water and Sewer service to the site. (Cindy Moore & David Stone)

Site visits: Made by all members.

Ex-parte conversations. None.

The plans were presented by Mary Meaney Reichel, project planner, on behalf of Oly Chadmar Sandpiper General Partnership, applicant; Katie O'Reilly Rogers, project landscape architect; Mark Scheurer, project architect; and Michael Caccese, with MAC Design Associates, project civil engineer. Mark Scheurer discussed the proposed architecture and site plan stating that the intent is to integrate the multi-family units into a scale and massing that resembles houses rather than bigger block-style buildings, and to design a project that is both neighborhood and pedestrian friendly. Michael Caccese stated that they worked closely with the Fire Department to limit the widths of the road and noted that there is a portion of the road that is only for emergency access and that there is also a secondary access road for emergency use only. He said that permeable pavers are proposed for parking areas and a grasscrete material for the emergency and secondary access roads. Michael Caccese also discussed drainage and water treatment plans that include the use of biofilters and ribbon gutters, stating that the site will continue to drain to the creek. Mary Meaney Reichel stated that the project has satisfied the requirements of the Goleta Water District.

Chuck Lande, project team member, stated that the plans were changed, after meeting with staff and the Fire Department, to add full driveways for many of the units which will provide for additional parking that is not included in the parking count sheet. He said that the CC&Rs will be used to control where the parking occurs and to require parking in garages.

Katie O-Reilly Rogers, project landscape architect, stated that it is important to note that the open space on the project is approximately 60 percent. She presented the proposed plans for landscaping and noted that all of the plants on the plant list were checked against the California Native Plant Society's list of non-invasive plants. She stated that the project will install landscaping in all of the front and back yard areas which will be maintained by the Homeowners Association and that each homeowner will be responsible individually for landscaping the private side yards. She stated that a project-specific acoustic noise study was conducted.

SPEAKERS:

Design Review Board Minutes – Approved

March 25, 2008

Page 11 of 16

Barbara Massey, Goleta, stated that she believes the project does not meet the following two DRB Goals: 1) Goal #1 because it does not ensure that development and building design is consistent with adopted community design standards; and 2) Goal #11 because it does not provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way. She commented regarding the following concerns: a) this project is the same as a project on the site that was denied in 2001 and the changes do not solve the problems (she had a copy of the previous project site plan; b) most of the units do not have driveways and the cars back into the street which is dangerous and reduces the area for residents to park their cars (she noted similar issues in the Winchester Commons development); c) additional parking will be needed on the street; d) most of the streets are not wide enough to park on but people will park in the street which creates a safety problem; e) there is only one entrance in one half of the project; f) there is a noise problem with some of the units too close to the railroad tracks; g) the units are too close to Devereux Creek and should be removed away from the creek by the applicant rather than requesting an exception; h) setbacks are not adequate for the project; i) there are a number of environmental considerations as part of a legal settlement with the Environmental Defense Center (EDC); and j) the project can be viewed from Winchester Commons so views may become an issue.

Senior Planner Scott Kolwitz reviewed the staff report and pointed out issues that the DRB members need to consider.

Overall General Comments of DRB Members:

1. The 60 percent open space area is appreciated.
2. The project seems dense and the site plan is too tight. Suggestions to address the density concerns included: consider deleting one or more units on the west end; consider different groupings of units; consider integrating single-family units with multi-family units; and consider more clusters of multi-family units rather than single-family homes.
3. Concerns were expressed with regard to the homes with east-west orientation that included solar access and landscaping issues. The western edge of the project seems tight on the site plan.
4. A pedestrian path is needed to provide access through the meadow area.
5. Other considerations included drainage, parking, landscaping, pedestrian paths, possible bike paths, circulation regarding trash pick-up, and how to address architecturally the impacts from Highway 101 and passing trains.
6. The architecture can be reviewed after further review of the site plan.
7. The applicant was requested to provide the following items: acoustic study, bio-study, drainage plan, locations of permeable pavers, updated landscape plan, designation of pedestrian paths, irrigation plan, placement and screening plan for check valves, streetscape showing the relationship of buildings to each other, a lighting plan showing street lights along the interior of the project and Hollister Avenue, and solar studies.

Comments of Individual DRB Members:

1. Member Schneider commented: a) the 60 percent open space area needs to be understood and appreciated but some areas in the project seem too tight; b) he has some concerns regarding the orientation of the east-west homes; c) the western edge of the project seems tight with regard to the front of the units and the wall; d) consider pushing back the row of houses along Hollister Avenue, increasing the setback, perhaps removing one or more units (noting that Hollister Avenue is not particularly pedestrian-friendly); e) the northwestern edge seems tight but this may be an issue with the plans; f) consider tree pockets, or other landscape solutions, in addition to the vines that cover the sound wall; g) the conceptual plans to soften the connection with the open space is appreciated but from a functional standpoint consider an option to add a raised walkway through the center of the meadow; h) on the east side, the individual parking spaces do not seem like they are available for general public parking and additional parking needs to be considered, possibly in some groupings; i) the applicant is requested to consider whether bike paths can be accommodated along Hollister Avenue, for example with regard to the highway overpass project; j) reconsider the meandering walkway with regard to the feeling that it is jammed against the curb and provide a feeling of safety for the pedestrians, possibly adding trees or moving the path a few feet away from the curb; k) conceptually, the intent and function of the drainage plan seem appropriate; l) the focus should continue on the site plan at this point; however, the architecture detailing will need to be addressed; m) it would seem logical to create a crosswalk to allow pedestrians to walk to the trail at the Sperling Preserve; n) the applicant is requested to study the circulation regarding trash pick-up.
2. Chair Branch commented: a) overall, the project seems dense; b) the cluster units, particularly against the back of the site, do not seem to have much space and there may be parking problems; c) the design concept of placing the parking strips on the side of the buildings is creative but will probably not be perceived as a place to park for the general public; d) the site density seems tight for the units with the east-west orientation and he has concerns whether landscaping can grow in the east-west side yards; e) the open space area is appreciated; f) a pedestrian path across the meadow would be a key design feature now, otherwise a path will be created by residents; g) the architectural detailing which can be reviewed later should include concerns that some of the balconies seem to be too close and are facing neighbors; and h) in his opinion, it seems like there would be more room on the site for parking and things would not have to be so close together if there were more clusters of multi-family units rather than single-family homes.
3. Member Messner commented: a) the applicant is requested to provide a lighting plan showing the street lights on the interior of the project and along Hollister Avenue; b) a path for access through the meadow needs to be provided; c) expressed concern that there are so few public parking spots available, and those that are available are in isolated areas, that homeowners close by who need more parking will be using these spaces for their own personal use; d) a drip irrigation system is preferred, rather than spray, because the landscaped areas are more narrow, so there won't be too much overflow; e) the applicant is requested to

Design Review Board Minutes – Approved

March 25, 2008

Page 13 of 16

provide an irrigation plan; f) the applicant is requested to consider the creative placement of check valves and provide the plans showing the locations; g) recommended deleting the Creeping Fig vine because it is very invasive and requires a lot of maintenance; deleting the Blue Cape Plumbago because in a small area it would need to be trimmed more which would result in a large thick plant without seeing the flowers; deleting the Melaleuca tree species because of water usage concerns, deleting the Ceanothus Yankee Point species because it does not live very long, deleting the Dwarf Coyote Brush groundcover because it is prone to rot and mildew, and deleting the Eucalyptus tree species; h) agreed with the recommendation to delete the London Plane Tree; i) the Brisbane Box species is fine but I highly recommend the Monterey Cypress tree species. The Monterey Cypress tree flows well with the trees at the golf course across the street. The Monterey Cypress trees will do well in our coastal environment; j) recommended using those species of plants whose roots will act as filters in the drainage areas; k) the City's current Recommended Street Tree Planting List and planting standards will need to be consulted regarding street trees and planting guidelines along Hollister and Las Armas roads; l) the plans will need to reflect root barriers for street trees and sizes for the plantings in new developments. The plans and drawings will need to reflect the current approved planting guidelines for root barriers, street trees, and planting guidelines for new developments; and m) suggested consideration, with regard to vehicular circulation, of a possibly raised low wood bridge above the wetlands and grasslands to allow wildlife and water to move freely below.

4. Member Brown commented: a) agreed with the comments from the DRB members; b) pedestrian paths should be established to direct people and protect landscaping and open space; c) the applicant is requested to provide a streetscape to help understand the relationship of houses to the street and the relationship of each house to one another; d) the project density seems very tight; e) suggested that there may be a way to integrate some of the multi-family units with some of the single-family units to make better use of the space; f) expressed concerns regarding the garage doors opening to the front of the street and the front doors that are located against the fence; g) the front patios facing the street seem awkward; h) expressed concern that there will be noise from the railroad; i) there needs to be a better understanding regarding whether there is personal space for the multi-family units and how it can be accessed; j) there needs to be trees along the back fence and more trees on the site, particularly at the entrance way off of Hollister Avenue; k) the applicant is requested to provide the bio-study and acoustic study; l) the plant list needs to identify the plant species in the native meadow area; m) requested that the centralized mail area be beautified because typically centralized mail delivery points appear too industrial; n) she noted, from her experience living near developments with short driveways, that cars tend to hang off into the street because the driveway lengths are not long enough; o) the applicant is requested to delineate and articulate the pedestrian paths more clearly; p) requested that the applicant provide solar access studies for some of the multi-family homes and for the side yards of some single-family homes; q) suggested that carports might be a solution to some of the car issues which would encourage people to park their cars rather than use the space for storage; r) the landscape plan should include landscaping to screen utilities and address

Design Review Board Minutes – Approved

March 25, 2008

Page 14 of 16

- potential uses such as trash containers and “Mutt Mit” containers for dogs; and s) the architecture is fine but some of the massing will need to be addressed because some of the two-story dwellings are fairly massive and concentrated.
5. Member Herrera commented: a) there needs to be a pedestrian path to connect the east and west which would protect the new plants; b) consider expanding the pedestrian area on the west end, possibly removing one or two units; c) suggested adding a couple of trash cans in the meadows area; d) requested that the applicant show where the permeable pavers will be located; e) anything that can be done to decrease the run-off levels, such as catch basins or pavers, would be helpful because historically there has been flooding from the creek downstream from the site; and e) with regard to drainage, filtering and cleaning the water will be appreciated.
 6. Member Smith commented: a) the concept of separating the front door entry and the vehicle entry is appreciated; b) the architecture is appreciated; c) the density, or scale, seems too tight, as though there is a lot trying to be done; d) the project would feel more comfortable if there were less units; and e) suggested that grouping the units together as duplexes instead of triplexes, particularly for the east-west oriented homes, would allow for sunlight to be reflected into yards and would also create a smoother transition from the multi-family units to the multi-family homes.
 7. Vice Chair Wignot commented: a) it would be useful to know the comments from the previous proposal for the site and what has changed; b) it is important that the drainage not generate any more run-off from the site than what is existing now because it would exacerbate the current situation downstream; c) the site plan seems very tight; d) expressed concern that the architectural plans show windows looking across into a neighbor’s window; e) fewer units would alleviate some of the architectural constraints; f) the units that provide parking space for only one car may not work well and could increase the burden on parking allocated for visitors; g) the path across the open space is a good addition; for an example, consider the boardwalk at the Lake Los Carneros Preserve across an area of wetlands; h) the other paths should remain for public use; i) expressed support for leaving the Eucalyptus trees in the open space; j) agreed with Member Messner that the Melaleuca species is not appropriate for this site; k) expressed concern that there will be impacts on the site from noise and pollutants generated by Highway 101 and the passing trains; l) suggested that that the homes would need to be well engineered to address the potential for a vibration problem from the trains; and m) suggested consideration of design elements that would tie the project with the Ellwood School and with the Barnsdall gas station, which is part of the gateway to Goleta concept and may be restored.

MOTION: Messner moved, seconded by Smith and carried by a 7 to 0 vote to continue Item M-1, No. 07-102-DRB, Northwest corner of Hollister Avenue/Las Armas Road, to April 22, 2008, with comments.

N. ADVISORY CALENDAR

- None

RECESS HELD: 5:54 P.M. TO 5:50 P.M.

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

The DRB members discussed the concept of the Building Official attending the DRB meetings on a quarterly basis and agreed that there should be an agenda with one or more specific discussion items when the Building Official meets with the DRB, either submitted by the DRB or the Building Official.

O-2. ANNOUNCEMENTS BY MEMBERS

Member Messner announced that he will not be present at the next DRB meeting on April 8, 2008.

O-3. PROJECT APPROVAL v. BUILT SLIDESHOW

Senior Planner Scott Kolwitz presented the Project Approval v. Built Slideshow and stated that the intent of the discussion is for the DRB to review the elevations to compare the project after construction with the DRB's vision when approving the project.

DRB COMMENTS:

Signage:

1. Dioji signs
2. Ellwood Mesa monument sign: Member Schneider stated that the sign was constructed very close to the approved plans but the material chosen had a lot of copper in it and has deteriorated making it difficult to read the sign. The signs in the parking lot have been vandalized.
3. Pattaya Restaurant sign: The sign is great. The light intensity is not too bright. The sign is nice and colorful during the day.

Residential Projects:

1. Comstock Homes: The lighting fixtures seem to be placed high. It may be appropriate to request color renderings for review and also include downspouts on the plans. Some features appear different when constructed than shown on the renderings. Member Brown commented: a) the landscaping seems sparse; b) some of the driveways are very short; and c) it would be useful to consider windows and balconies overlooking backyards when reviewing projects. Chair Branch commented that overall this is a handsome project.
2. Willow Creek: The placement of some of the lighting fixtures does not seem appropriate; for example, the light on the left side of the front door, and the fixture over the garage which is too large. The transformers may need better

Design Review Board Minutes – Approved

March 25, 2008

Page 16 of 16

screening. Concerns were expressed regarding the size and placement of check valves.

3. 5610 Cielo
4. 7563 Palos Verdes
5. 612 Rossmore
6. 5740 Alondra
7. 320 N. La Patera Lane: still in construction.

Commercial Projects:

1. Hampton Inn: The color and architectural articulation are good. Member Schneider commented that the yellow is somewhat bright. Member Brown commented that the parking lot on the south side turned out very well.
2. Happy Harry's: The color seems somewhat light. Chair Branch commented that the design seems somewhat symmetrical but is okay.

Landscape Plans:

1. Hampton Inn: There needs to be more consideration regarding placement and screening of check valves. Member Brown commented that the grasslands appear sparse in the San Jose Creek area and suggested using native plants that are more vigorous and bigger. Member Herrera stated that the soil needs to be checked for salt and sodium content which can affect the success of the landscaping.
2. Dioji: Member Messner expressed concern that there needs to be verification that the size of the plantings follow the planting guidelines for all landscape plans.

Lighting Plans:

1. Hampton Inn: The lights on the signs that were installed are different than what was approved.
2. Hollister Center: The lighting plan is successful. The fixture is not very attractive but it is effective.
3. Willow Creek: The lighting details need to be included on the plans.

P. ADJOURNMENT: 7:17 P.M.

Minutes approved on April 8, 2008.

Design Review Board Agenda

March 25, 2008

Page 17 of 17