



DESIGN REVIEW BOARD MINUTES - APPROVED

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

REGULAR MEETING

Tuesday, September 23, 2008

CONSENT CALENDAR – 2:30 P.M.

Scott Branch, Planning Staff

SIGN SUBCOMMITTEE

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:

Bob Wignot (At-Large Member), Chair

Thomas Smith (At-Large Member), Vice Chair

Scott Branch (Architect)

Cecilia Brown (At-Large Member)

Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)

Carl Schneider (Architect)

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; Scott Branch; Simon Herrera; Chris Messner; and Carl Schneider.

Board Members absent: Cecilia Brown.

Staff present: Cindy Moore, Senior Planner; Diana White, Assistant Engineer; Natasha Heifetz Campbell, Contract Planner; and Linda Gregory, Recording Clerk.

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B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for September 9, 2008

MOTION: Branch moved, seconded by Messner and carried by a 4 to 0 vote (Abstain: Herrera, Smith; Absent: Brown), to approve the Design Review Board Minutes for September 9, 2008, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Street Tree Subcommittee met today and discussed the Urban Forest Management Plan Update, which is an ongoing Information Item. The item regarding Nursery Standards was continued to the next Subcommittee meeting which will be held on October 28, 2008, at 2:00 p.m.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Cindy Moore reported: 1) Senior Planner Scott Kolwitz and Current Planning Manager Patricia Miller will not be attending the DRB meeting today.

C. PUBLIC COMMENT:

No speakers.

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

Senior Planner Cindy Moore reported: 1) staff recommends that Item F-2, No. 08-090-DRB, 7837 Langlo Ranch Road, be taken off calendar because an appeal to the DRB Preliminary Approval was received and a public hearing will be scheduled before the Planning Commission; 2) staff recommends continuance of Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to November 12, 2008; 3) the applicant for Item L-1, No. 07-045-DRB, 5484 Overpass Road, requests a continuance to October 14, 2008; 4) the applicant for Item L-3, No. 08-087-DRB, 266 Spruce Drive, requests a continuance to October 14, 2008; 5) the applicant for Item L-4, No. 08-145-DRB, 598 North Fairview Avenue, requests a continuance to October 28, 2008; 6) staff recommends that Item M-1, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, be continued to November 12, 2008; and 7) the applicant for Item M-3, No. 08-168-DRB, 598 North Fairview Avenue, requests a continuance to December 23, 2008.

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to: 1) take Item F-2, No. 08-090-DRB, 7837 Langlo Ranch Road, off calendar, per staff recommendation, because an appeal to the DRB Preliminary Approval was received and a public hearing will be scheduled before the Planning Commission; 2) continue Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to November 12, 2008, per staff recommendation; 3) continue Item L-1, No. 07-045-DRB, 5484 Overpass Road, to October 14, 2008, per the applicant's request; 4) continue Item L-3, No. 08-087-DRB, 266 Spruce Drive, October 14, 2008, per the applicant's

request; 5) continue Item L-4, No. 08-145-DRB, 598 North Fairview Avenue, to October 28, 2008, per the applicant's request; 6) continue Item M-1, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, to November 12, 2008, per staff recommendation; and 7) continue Item M-3, No. 08-168-DRB, 598 North Fairview Avenue, to December 23, 2008, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Member Branch reported that he and Senior Planner Cindy Moore met with the applicant today and reviewed the final plans for Item F-1, No. 05-059-DRB, 5575 Armitos Avenue, and that Final Approval was granted as submitted.

F. CONSENT CALENDAR

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

5575 Armitos Avenue (APN 071-090-085)

This is a request for *Final* 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 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 7-22-08*, 6-24-08*, 4-22-08, 3-25-08, 2-26-08, 9-18-07, 08-21-07) (Cindy Moore)

Consent Calendar Action on September 23, 2008:

ACTION: Consent Calendar Subcommittee Member Branch reported that he and Senior Planner Cindy Moore met with the applicant and reviewed today the final plans for Item F-1, No. 05-059-DRB, 5575 Armitos Avenue, and that Final Approval was granted as submitted.

F-2. DESIGN REVIEW BOARD PERMIT NO. 08-090-DRB

7837 Langlo Ranch Road (APN 079-600-030)

This is a request for *Final* review. The property includes a 3,086-square foot two-story residence and an attached 446-square foot 2-car garage on a 7,533-square foot lot in the DR-4 zone district. The applicant proposes to construct 174-square feet in additions on the first-floor, consisting of a 44-square foot bathroom, a 24-square foot

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living room, 53-square foot garage, and a 53-square foot attached utility shed. The applicant also proposes to convert 133 square feet of the existing garage into habitable square footage for a bathroom and laundry room. The resulting 2-story structure would be 3,260 square feet, consisting of a 2,814-square foot single-family dwelling and an attached 446-square foot 2-car garage. This proposed project exceeds the maximum allowable Floor Area Ratio Guidelines (FAR) for this property, which is 2,313.25 square feet plus an allocation of 440 square feet for a 2-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Lawrence Thompson on behalf of James Kirwan III, property owner. Related cases: 89-V-028 J; 90-LUS-136; 08-090-LUP. (Continued from 9-09-08, 8-12-08) (Brian Hiefield)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to take Item F-2, No. 08-090-DRB, 7837 Langlo Ranch Road, off calendar, per staff recommendation, because an appeal to the DRB Preliminary Approval was received and a public hearing will be scheduled before the Planning Commission.

G. SIGN SUBCOMMITTEE REPORT

No report.

H. SIGN CALENDAR

- NONE

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

J-1. DESIGN REVIEW BOARD PERMIT NO. 37-SB-DRB

6767 Hollister Avenue (APN 073-450-005)

This is a request for *Final review*. The property includes two screened storage areas and nine buildings totaling 326,490 square feet on a 92.25-acre lot in the Manufacturing Research Park (M-RP) and Service Industrial-Goleta (M-S-GOL) zone districts. The applicant proposes to construct Buildings 1, 2, 4 and associated improvements, improvements for the private internal drive, and street and frontage improvements to Hollister Avenue and Los Carneros Road as part of the phased build out of the previously approved Cabrillo Business Park project. Building 1 would be a two-story, 80,000-square foot structure and Buildings 2 and 4 would both be two-story, 60,000-square foot structures. Associated improvements for each building include onsite sidewalks, asphalt, curb and gutters, landscaping, and parking. New materials consist of concrete, accent stone, and glazing. At full build out, the Cabrillo Business Park would total 946,282 square feet, including 704,600 square feet of new buildings and 241,682 square feet of the existing retained buildings. The project was filed by agent Dudek on behalf of Santa Barbara Realty Holding Company, LLC.,

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property owner. Related cases: 37-SB-RZ, -OA, -TM, -DP, -RN. (Continued from 7-22-08, 6-10-08*, 4-22-08, 4-20-04, 3-16-04, 2-17-04*, 1-6-04, 12-2-03) (Cindy Moore)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to November 12, 2008, per staff recommendation.

J-2. DESIGN REVIEW BOARD PERMIT NO. 06-054-DRB

7295 Butte Drive (APN 077-103-003)

This is a request for *Final* review. The property includes a 1,663-square foot residence and an attached 473-square foot 2-car garage on an 8,035-square foot lot in the 7-R-1 zone district. The applicant proposes to construct 741-square feet in additions, consisting of a 264-square foot 1st floor addition, and a new 477-square foot second story. This proposal also includes a 186-square foot porch on the first floor. The resulting 2-story structure would be 2,877 square feet, consisting of a 2,404-square foot single-family dwelling and an attached 473-square foot 2-car garage. This proposal meets the maximum allowable floor area guideline for this property, which is 2,437.7 square feet plus an allocation of 440 square feet for a 2-car garage. New materials consist of sepia brown wood fascia and beams, paint colors swiss coffee, salsa, and autumn wheat, and presidential, shadow grey, 40-year, composition shingles. The project was filed by agent R. Brian Nelson on behalf of Jeff and Michelle Liephardt, property owners. Related cases: 06-054-LUP; 07-143-APP; 07-198-APP. (Continued from 07-03-07, 06-05-07) (Laura Vlk)

The plans were presented by agent R. Brian Nelson on behalf of Jeff and Michelle Liephardt, property owners; and by Jeff Liephardt, property owner. Brian Nelson stated that the colors and exterior architecture have not been changed since Preliminary Approval was granted. He said that an electrical plan is included that shows the location of the light fixtures. He clarified that the shaded area on the second floor plan are the flat ceiling in the bathroom and closets for mechanical items.

Senior Planner Cindy Moore stated that the Planning Commission denied an appeal of the DRB Preliminary approval of the project and that the City Council thereafter denied an appeal of the Planning Commission's denial of the appeal.

Speakers:

Lou Izzo, Goleta, stated that he believes that the counts for the bedrooms and the bathrooms should be labeled on the floor plans and the section views. He questioned the significance of the shading for the closet and bathroom shown on the second level floor plan. He noted that the DRB minutes for Preliminary Approval on July 3, 2007, indicate that the applicant shall submit a lighting plan at Final review that specifies the use of light fixtures that adhere to "Dark Sky" principles, which he did not see with the plans submitted for Final review.

Eric Scharf, neighbor, whose backyard is adjacent to the project site, stated that he is of the opinion that this area needs some revitalization and he agrees with the proposed project plans.

* Indicates request for continuance to a future date.

Comments:

1. The cut sheets for the proposed light fixtures are not included with the submittal for Final review.
2. Member Schneider clarified, in response to a question from speaker Lou Izzo, that the standard practice in the architecture field is to label the master bedroom as the master, and not to have a number count; and that the plans submitted by the applicant follow normal labeling procedures.

MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Brown) to continue Item J-2, No. 06-054-DRB, 7295 Butte Drive, to October 14, 2008, for Final review on the Consent Calendar, with the following comment: 1) the applicant shall submit the cut sheets for proposed lighting fixtures that adhere to "Dark Sky" principles.

K. PRELIMINARY CALENDAR

- NONE

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 07-045-DRB

5484 Overpass Road (APN 071-220-033)

This is a request for *Conceptual/Preliminary* review. The property includes a 5,780-square foot shop building, a 1,362-square foot office building, a 18,835-square feet of unenclosed materials storage (a portion of which – in the southwest corner of the property – is as-built), an as-built 640-square foot storage unit, and two unused fuel pumps and associated underground fuel tanks on a 84,070-square foot lot in the Light Industry M-1 zone district. The applicant proposes to construct a 2,961-square foot, two story office addition, and a new trash enclosure. This application also includes a proposal to permit the aforementioned as-built outdoor material storage area and storage unit, and to re-configure the site's parking areas. All materials used for this addition are to match the existing office building with the exception of the proposed lighting, which would be the Capri Mini by The Plaza Family. The project was filed by agent Joseph H. Moticha on behalf of Randy Douglas, Tierra Contracting, Inc., property owner. Related cases: 07-045-DP AM01, 07-045-LUP. (Continued from 09-09-08) (Laura Vik)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-1, No. 07-045-DRB, 5484 Overpass Road, to October 14, 2008, per the applicant's request.

L-2. DESIGN REVIEW BOARD PERMIT NO. 08-075-DRB

7090 Marketplace Drive (APN 073-440-013)

This is a request for *Conceptual/Preliminary* review. The development includes 475,487 square feet of commercial development with 2,490 parking spaces on approximately 49 acres over 7 parcels in the SC (Shopping Center) zone district. The

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applicant proposes to construct a 7,770-square foot addition to an existing 24,017-square foot building previously occupied by CompUSA and to eliminate 31 parking spaces. The entry would be relocated from the east elevations' northern end to the center of the building, and a car stereo installation bay would be created on the southern elevation. The resulting total onsite development would include 483,257 square feet, and the 1-story structure would be 31,787 square feet. Available parking throughout the entire shopping center would be reduced from 2,490 to 2,459 parking spaces with a reduction from 177 to 146 parking spaces located on this parcel. Parking stall sizes are proposed to remain in their current modified configuration. A total of 12 Bradford Pear trees, 3 Brisbane Box trees, and 1 Tipu tree are proposed to be removed, but 17 comparable trees are proposed to be planted. Minor alterations to drive aisles and lighting are also proposed. New materials include a storefront/entry with a kynar finish/clear anodized aluminum, "Solar Gray" glazing, new metal doors to be painted to match the adjacent surfaces and new bollards with either an unspecified finish or to be painted Ben Morre #343 "Bright Yellow." All other materials (including lighting and landscaping) for this project are to match the existing commercial property. The project was filed by Kimberly A. Schizas on behalf of Camino Real III, LLC, property owner. Related cases: 95-SP-001, 95-DP-026, 96-EIR-3, & 08-075-DP AM. (Continued from 9-09-08, 8-12-08) (Natasha Heifetz Campbell & Scott Kolwitz)

The plans were presented by Abdul Salehi, project architect, and Kimberly Schizas on behalf of Camino Real III, LLC, property owner. Abdul Salehi discussed the final lighting plan, stating that it includes elevations showing the locations of the external lighting fixtures and the direction of the light. He also provided lighting cut sheets. Kimberly Schizas stated that the parking lights will be relocated and reused, and that the existing lighting fixtures will remain on the building with the exception that the two fixtures in the front will be replaced with new fixtures. Abdul Salehi stated that the manufacturer has discontinued the existing lighting fixtures that are on the building; therefore, a different fixture style was selected for the two fixtures in the front of the building which are fairly similar to the existing fixtures.

Contract planner Natasha Heifetz Campbell stated that since the last hearing no additional public comments have been received, and the Director of Planning and Environmental Services has taken action on the Amendment to the Final Development Plan.

Comments:

1. Member Schneider requested that the applicant research to find a light fixture with a flat bulb that is similar to the bulb in the existing fixtures, which is preferred, rather than the bulb that drops down in the proposed lighting fixtures, for the front of the building.

MOTION: Smith moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Brown), to grant Preliminary Approval of Item L-2, No. 08-075-DRB, 7090 Marketplace Drive, with the condition that the applicant is requested to research to find a lighting fixture that has a flat bulb, similar to the existing

fixtures, which is preferred, rather than a bulb that drops down, and to submit further lighting details for Final review; and to continue to October 14, 2008, for Final review.

L-3. DESIGN REVIEW BOARD PERMIT NO. 08-087-DRB

266 Spruce Drive (APN 079-530-027)

This is a request for *Conceptual/Preliminary* review. The property includes a 2,061-square foot residence and an attached 450-square foot 2-car garage on an 8,968-square foot lot in the 8-R-1 zone district. The applicant proposes to construct 1,734 square feet in additions, consisting of a 159-square foot first floor addition, a 325-square foot new second story, and a 1,250-square foot basement. The resulting 2-story structure with basement would be 4,245 square feet, consisting of a 3,795-square foot single-family dwelling with basement and an attached 450-square foot 2-car garage. As the proposed project exceeds 3,000 square feet of habitable square footage, a third enclosed parking space would be required per Ordinance No. 03-05. When the basement is included, the proposed habitable square footage would be 3,795 square feet which exceeds the maximum allowable floor area (FAR) guidelines for this property, which is 2,642 square feet plus an allocation of 440 square feet for a 2-car garage. When the basement square footage is removed, the proposed habitable square footage would be 2,545square feet, which is within the maximum allowable FAR guidelines for this property. A total of 629 cubic yards of cut for grading is proposed for construction of the basement. All materials used for this project are to match the existing residence aside from new doors, windows, and exterior lighting as shown on plans. The project was filed by agent Brian Nelson on behalf of Robert Cambron, property owner. Related cases: 08-087-LUP. (Continued from 9-09-08*, 8-12-08) (Brian Hiefield)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-3, No. 08-087-DRB, 266 Spruce Drive, October 14, 2008, per the applicant's request.

L-4. DESIGN REVIEW BOARD PERMIT NO. 08-145-DRB

598 North Fairview Avenue (APN 069-090-052)

This is a request for *Conceptual/Preliminary* review. The subject property consists of 12.29 net acres and includes agricultural operations, an existing farmhouse, a produce stand, and a bathhouse/restroom in the AG-I-5 zone district. Vehicular ingress/egress is provided by a 16-foot (to be upgraded to 20-foot) wide gravel driveway from Stow Canyon Road, and through the City's adjacent library parking lot. A modification was granted to require a total of 19 designated parking spaces on the property. Minor amounts of grading would be required to facilitate building pads and the installation of utilities.

To be in compliance with 08-111-CUP, the applicant proposes to move the existing farm labor camp from its present location near the avocado orchard to a development envelope along the existing driveway near the farmhouse in Phase 4 as follows:

* Indicates request for continuance to a future date.

Phase 4 – (To be completed by July 1, 2009):

- Terminate use of existing farm labor camp site and remove all structures; relocate occupants to temporary or permanent residential units in approved building envelope.
 - Temporary units would consist of up to five (5) yurts meeting code requirements and Design Review Board review for precise location and landscaping, with an option to substitute mobile homes. Cooking and sanitary facilities would consist of a mobile kitchen, restroom, and shower units and/or individual built-in kitchens and bathrooms, all connected to the Goleta Sanitary District system.
 - Permanent housing would consist of up to five (5) modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Review Board.
- Construct access improvements as required by the Fire Department.
- Provide additional on-site parking.
- Construct the sewer line.

The project was filed by agent Steve Welton of Suzanne Elledge Planning & Permitting Services on behalf of Center for Urban Agriculture at Fairview Gardens, property owner. Related cases: 08-111-CUP; 08-145-LUP. (Continued from 08-26-08) (Scott Kolwitz)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-4, No. 08-145-DRB, 598 North Fairview Avenue, to October 28, 2008, per the applicant's request.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 03-051-DRB

Northeast Corner of Los Carneros/Calle Real (APN 077-160-035)

This is a request for *Conceptual* review. The project site is undeveloped. The applicant proposes a new 8,184-square foot, three-story Islamic Center. The proposed center would include a 3,468-square foot first floor, 3,792-square foot second floor, and 468-square foot third floor, and a 456-square foot mechanical dome. The first floor would include a 635-square foot prayer area, 646-square foot meeting room, 574-square foot restrooms, 433-square foot entry/foyer/vestibule, 192 square feet kitchen and 988-square foot of additional storage and circulation areas. Additionally, a 1,046-square foot entry court, 414 square foot loggia and 1,107 square foot play area would be available for non-habitable exterior use. The second floor would include a 1,431-square foot dining room, 537-square foot lecture room, 303-square foot office, 270-square foot storage area, 393-square foot of circulation, and a 858-square foot residence. The third floor would include the final 468-square foot residence with 456-square foot of additional mechanical areas above.

A total of 42 parking spaces are proposed, although a parking modification to reduce this number to 38 may be required to extend the length of the site's driveway throats.

Frontage improvements, including sidewalk, curb, and gutter would be provided along Calle Real. In addition, two new street lights are proposed: one near the northwest corner of the site and one near the southwest corner of the site.

The parking area and project site would be landscaped, although landscape plans have not yet been submitted. A 6-foot tall plaster wall is proposed along the perimeter of the property, and an 8-foot tall plaster wall is proposed around the entry court and play area. Other minor structures include a mailbox at the Los Carneros Road driveway, bicycle racks, and a trash and recycling enclosure in the parking lot.

The property is zoned C-H (Highway Commercial), and the land use designation in the City's General Plan is Office & Institutional. The project was filed by the Islamic Society of Santa Barbara as the applicant and property owner with Md Wahiduzzaman, Mukhtar Khan and Ken Mineau as owner representatives. Related cases: 03-051-CUP, 03-051-DP. (Last heard on 8-26-08, 7-22-08, 6-24-08*, 5-28-08, 4-8-08*, 2-12-08*, 01-23-08*, 12-18-07, 12-04-07, 11-06-07) (Scott Kolwitz)

MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item M-1, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, to November 12, 2008, per staff recommendation.

M-2. DESIGN REVIEW BOARD PERMIT NO. 08-157-DRB

600 Pine Avenue (APN 071-130-040)

This is a request for *Conceptual* review. The property includes a 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 540-square foot detached masonry building, a 2,500-square foot mechanical yard, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel in the M-RP zone district with an RDA overlay.

The applicant proposes to construct a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor & 4,682-square foot second-floor mezzanine) on the east end of the building and an 1,650-square foot "airlock" addition on the north side of the building, to expand parking from 165 to 239 (188 standard, 44 compact, & 7 ADA compliant) parking spaces, and to retain 3 loading zones and the 20 indoor bicycle parking spaces. The resulting 2-story structure would be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor & a 21,342-square foot second floor mezzanine. Landscaping would be reduced to 119,755 square feet and would require the removal of 13 trees (2 Jacaranda, 1 Liquidambar, 2 Lophostemon, 3 Brazilian Pepper & 5 Tipuana); however 78 new trees (25 Jacaranda/Purple-Leaf Plum, 45 Australian Willow/Brisbane Box, 8 Queen Palm) and additional shrubs and ground cover are proposed. Grading would consist of 3,500-cubic yards of cut and 300-cubic yards of fill. Stormwater would be directed to two detention basins prior to reaching Old San Jose Creek. All materials used for this project are to match the existing residence/commercial property. The project was filed by agent Laurel Perez & Heidi Jones of Suzanne Elledge Planning & Permitting Services on behalf of Pine Avenue Associates, property owner. Related cases: 75-

* Indicates request for continuance to a future date.

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DP-11, 75-DP-34, 79-DP-9, 79-ND-3, 79-DP-9 SC01, 79-DP-9 SC02, 79-DP-9 SC03, 79-ND-43 Addendum, 75-DP-34 AM01, 06-091-DRB, 06-091-SCD, 07-190-SCD, & 08-157-DP RV. (Scott Kolwitz & Laura Vlk)

Site visits: Made by all members present.

Ex-parte conversations: None.

The plans were presented by Brian Poliquin, Poliquin Kellogg Design Group, project architect; Philip Suding, Suding Design Landscape Architects, Inc., project landscape architect; and agent Heidi Jones of Suzanne Elledge Planning & Permitting Services on behalf of Pine Avenue Associates, property owner. Philip Suding, project landscape architect, stated that most of the landscaping will remain with the exception of the trees under the footprint of the proposed addition. He noted that thirteen trees are proposed to be removed and more than fifty trees are proposed to be added. He said that a detention basin will be added in the north parking lot which will be landscaped with a mix of native grasses and wildflowers. Heidi Jones stated that the project application was deemed complete last week and that Penfield and Smith, the project's civil engineer, will be providing additional information and revisions to the drainage analysis which will address some of the questions and comments.

Assistant Engineer Diana White clarified that the northern property line will likely be altered once the property dedication details have been finalized with regard to the Ekwill Street extension project and that staff will work with the applicant and provide an overlay with the changes for the applicant's plans.

Comments:

1. Member Schneider commented: a) the angled mansard roof element at the back of the project should be a straight element because the majority of the existing building architecture elements are square; and b) there are still some minor issues that need to be addressed, for example, with regard to grading.
2. Member Branch commented: a) eliminating the mansard roof element would work, although he is somewhat indifferent with regard to the mansard roof; b) possibly consider eliminating the mansard element and using some awnings in lieu; and c) overall, the plans are fine.
3. Vice Chair Smith commented: a) agreed with Member Schneider that changing the mansard roof to an element that is more flat would be appropriate; and b) his main concern is that the existing on-grade mechanical equipment on the north elevation needs to be screened because it stands out.
4. Member Messner commented: a) the existing on-grade mechanical equipment on the north elevation needs to be screened; b) expressed concern regarding the drainage and runoff, and requested drainage details from the project's civil engineer; c) the planting selections are fine; and d) he would prefer the King Palm species rather than the Queen Palm.
5. Member Herrera commented: a) the large size of the bioswale is appreciated; b) expressed concern with regard to the small detention basin on the west side of the property; and c) requested that the applicant provide drainage details and percentages with regard to runoff.

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6. Chair Wignot commented: a) expressed concern that the parking layout plans are moving forward without knowing more about the Ekwill Street extension project plans that would create additional encroachments and possibly result in less landscaping along Ekwill Street, which has been noted as an issue that still needs to be addressed; b) the lighting details for the parking lot and the cut sheets will need to be provided at the appropriate review level; c) recommended appropriate screening with regard to roof-top equipment; and d) requested that the applicant look into screening the existing on-grade mechanical equipment on the north elevation now. (The applicant said this would be done at the building permit stage.).

MOTION: Messner moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Brown), to continue Item M-2, No. 08-157-DRB, 600 Pine Avenue, to October 28, 2008, with comments.

M-3. DESIGN REVIEW BOARD PERMIT NO. 08-168-DRB

598 North Fairview Avenue (APN 069-090-052)

This is a request for *Conceptual* review. The subject property consists of 12.29 net acres and includes agricultural operations, an existing farmhouse, a produce stand, and a bathhouse/restroom in the AG-I-5 zone district. Vehicular ingress/egress is provided by a 16-foot (to be upgraded to 20-foot) wide gravel driveway from Stow Canyon Road, and through the City's adjacent library parking lot. A modification was granted to require a total of 19 designated parking spaces on the property. Minor amounts of grading would be required to facilitate building pads and the installation of utilities.

To be in compliance with 08-111-CUP, the applicant proposes to move the existing farm labor camp from its present location near the avocado orchard to a development envelope along the existing driveway near the farmhouse in Phase 5 as follows:

Phase 5 – (To be completed by July 1, 2013):

- Final permitting and construction of permanent housing. Permanent housing would consist of modular, stick-built, relocated homes or other permanent housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.
- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
- Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
- Retain the bathhouse/restroom as a demonstration facility.

The project was filed by agent Steve Welton of Suzanne Elledge Planning & Permitting Services on behalf of Center for Urban Agriculture at Fairview Gardens, property owner. Related cases: 08-111-CUP; 08-145-DRB. (Continued from 08-26-08) (Scott Kolwitz)

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MOTION: Schneider moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) to continue Item M-3, No. 08-168-DRB, 598 North Fairview Avenue, to December 23, 2008, per the applicant's request.

N. ADVISORY CALENDAR

- **NONE**

O. DISCUSSION ITEMS

O-1. DENSITY DISCUSSION

There being no objections, Chair Wignot stated that Item O-1, Density Discussion, will be continued to the next DRB meeting.

O-2. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Member Messner stated that he noticed that the position of the center palm tree that was planted as part of the landscaping for the Taco Bell project on Fairview Avenue was not offset from the front of the central arch, which was a condition of Preliminary Approval in the DRB motion.

There being no objections, Chair Wignot requested that staff report back regarding the completed landscaping for the project at Taco Bell on Fairview Avenue.

O-3. ANNOUNCEMENTS BY MEMBERS

Vice Chair Smith commented that the applicants for two of the projects today did not provide the appropriate documentation that was requested with regard to the light fixtures. He requested that staff emphasize to applicants the significance of providing the requested information for the review process.

P. ADJOURNMENT: 4:15 P.M.

Minutes approved on October 14, 2008.

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