



DESIGN REVIEW BOARD MINUTES – APPROVED

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

REGULAR MEETING

Tuesday, September 9, 2008

CONSENT CALENDAR – 2:45 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)	

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 3:06 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Bob Wignot, Chair; *Cecilia Brown; Scott Branch; Chris Messner; and Carl Schneider. *Member Brown entered the meeting at 3:10 p.m.

Board Members absent: Thomas Smith, Vice Chair; and Simon Herrera.

Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Laura Vlk, Associate Planner; Shine Ling, Assistant Planner; Brian Hiefield, Planning Technician; 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 August 26, 2008

MOTION: Branch moved, seconded by Messner and carried by a 4 to 0 vote (Absent: Brown, Herrera, Smith) to approve the Design Review Board minutes for August 26, 2008, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the next Subcommittee meeting will be on September 23, 2008, at 2:00 p.m.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) On September 8, 2008, the Planning Commission reviewed the Citrus Village project and moved the project forward, which will be reviewed by the DRB. 2) The Planning Commission approved the request for a Conditional Use Permit to allow the Price restaurant conversion of drive-up window to drive-thru window at 370 Storke Drive, which will return to the DRB for Final review. 3) The next joint workshop between the Planning Commission and DRB on Building Intensity Standards in the General Plan/Coastal Land Use Plan will be held on September 15, 2008, at 5:30 p.m.

C. PUBLIC COMMENT:

None.

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

Senior Planner Scott Kolwitz reported that the applicant for Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue, requested a continuance to October 14, 2008; and that staff recommends that Item L-3, No. 08-087-DRB, 266 Spruce Drive, be continued to September 23, 2008.

MOTION: Brown moved, seconded by Branch, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Herrera, Smith) to continue Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue, to October 14, 2008, per the request of the applicant.

MOTION: Brown moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Herrera, Smith) to continue Item L-3, No. 08-087-DRB, 266 Spruce Drive, to September 23, 2008, per staff's recommendation.

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E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Subcommittee Member Branch reported that he met today with Planning Technician Brian Hiefield and reviewed Item F-1, No. 08-059-DRB, 55 Castilian Drive; and that Final Approval was granted as submitted.

F. CONSENT CALENDAR

F-1. DESIGN REVIEW BOARD PERMIT NO. 08-059-DRB

55 Castilian Drive (APN 073-150-007)

This is a request for *Final* review. The property includes a 37,721-square foot commercial building on an approximately 84,942-square foot lot in the M-RP zone district. The applicant proposes to install a 1,500-gallon liquid nitrogen distribution tank at the southwest corner of the property. The project was filed by agent Dave Jones on behalf of Bermant Development Company, property owner. Related cases: 08-059-SCD, -LUP; 06-065-SCD, -LUP; 91-DPF-014; 79-DP-014. (Continued from 8-26-08) (Brian Hiefield)

Consent Calendar Subcommittee Action on September 9, 2009:

Consent Calendar Subcommittee Member Branch reviewed, with Planning Technician Brian Hiefield, Item F-1, No. 08-059-DRB, 55 Castilian, and granted Final Approval as submitted.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Brown reported that the Sign Subcommittee did not meet today because there was not a quorum. She stated that she met today, as a member of the DRB, with the applicant's team with regard to the project's progress.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 08-131-DRB

5505-5585 Overpass Road & 5410 Hollister Avenue (APN 071-330-011 & 071-330-012)

This is a request for *Conceptual* review. The property includes the approved Sumida Gardens Apartments development, which will contain 9 buildings totaling 194,448 square feet on approximately 10.26 acres in the DR-20 zone district. The applicant requests a new Overall Sign Plan (OSP) for the Sumida Gardens Apartments development. The proposed OSP provides for five (5) different types of signs: monument and identification signs; directional signs; pool signage; parking signage; and miscellaneous signage. The OSP would specify the design and maximum number of signs of each type and the maximum sign area for each permissible sign. A total of 20 sign types are proposed. Sign materials generally consist of wood, aluminum, and acrylic. Sign colors are generally ivory, gold, beige, brown, red, and green. Some signs are proposed to be internally illuminated. The project was filed by Craig Minus of The Towbes Group, agent for Sumida Family Limited Partnership, property owner. Related cases: 08-131-OSP; -CUP. (Continued from 8-12-08) (Shine Ling)

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Sign Subcommittee Action on September 9, 2008:

The Sign Subcommittee did not meet today because there was not a subcommittee quorum. (Member Brown met today, as a DRB member, with the applicant's team with regard to the project's progress.)

MOTION: Brown moved, seconded by Branch and carried by a 4 to 0 vote (Recused: Schneider; Absent: Herrera, Smith) to continue Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue, to October 14, 2008, per the request of the applicant.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

J-1. DESIGN REVIEW BOARD PERMIT NO. 08-147-DRB

111 Castilian Drive (APN 073-150-025)

This is a request for *Final* review. The property includes a 21,800-square foot commercial building on a 3.6-acre parcel in the M-RP zone district. The applicant proposes to remodel the façade of the building, but no changes in building height, building coverage, signage, or floor area are proposed. Features of the remodel include a new aluminum and glass storefront system on the north, south, and west elevations of the building, and an upgrade of existing aluminum glass and doors on the north, east, and south elevations. A new landscape plan is also proposed, with new plantings consisting of *Prunus cerassifera*, *Miscanthus sinensis*, *Syagrus romanzoffianum*, and other plant species. The project was filed by Dave Jones of Lenvik and Minor Architects, agent, on behalf of Mark Winnikoff of Frieslander Holdings LLC and Nederlander Holdings, LLC, property owners. Related cases: 08-147-LUP. (Continued from 8-12-08) (Shine Ling)

The plans were presented by Dave Jones of Lenvik and Minor Architects, agent, on behalf of Mark Winnikoff of Frieslander Holdings LLC and Nederlander Holdings, LLC, property owners. He provided a brochure showing pictures of the proposed lighting fixtures which he stated are full cut-off fixtures. He also provided the landscape plan that shows the existing Queen Palms which will be supplemented with additional trees including the Jacaranda species as shade trees and the addition of more Queen Palms at the entrance of the driveway and along the frontage. He said that he reviewed the City's Recommended Street Tree Planting List with Bill Millar, Parks and Open Space Manager, and noted that the trees will be located on the applicant's property.

Comments:

1. Chair Wignot commented: a) the addition of the trees will enhance the appearance of the property and existing building; and b) the DRB understands

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from the applicant that the paint color on the mechanical screening on the roof, which appears somewhat time worn, will eventually be recoated.

2. Member Brown commented: a) requested that the DRB landscape contractor comment regarding the appropriateness of the proposed Queen Palm species vs. the King Palm species; and b) the selection of the Queen Palm vs. King Palm species would be left up to the applicant.
3. Member Messner commented: a) the King Palm species are less messy and less problematic with regard to seed pods and debris, and appear more majestic than the Queen Palm species.
4. Member Schneider commented: a) with regard to the possibility of planting King Palms in place of the proposed Queen Palms, the Queen Palms are fine, noting that there are existing Queen Palms already planted on the property.

MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Herrera, Smith) to grant Final Approval of Item J-1, No. 08-147-DRB, 111 Castilian Drive, as submitted.

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. (Laura Vlk)

Site visits: Made by members Branch, Brown, Messner, Schneider and Wignot.

Ex-parte conversations: Chair Wignot reported that he spoke briefly with the property owner earlier this afternoon.

The plans were presented by agent Joseph H. Moticha, project architect, on behalf of Randy Douglas, Tierra Contracting, Inc., property owner, and by Randy Douglas. Randy Douglas stated that storage space is needed on the property due to the nature of the business. He noted that tree species that grow upwards with a canopy allows for storage of these materials underneath.

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Associate Planner Laura Vlk clarified that the proposed project is subject to approval of a Modification to the required south property line setback with regard to existing as-built buildings. She stated that the applicant is working within the Fire Department's jurisdiction to reactivate some underground tanks on the property which must be completed before a land use permit is issued.

Comments:

1. Member Brown commented: a) suggested the applicant consider replacing, at some location on the site, the two avocado trees that will be removed.
2. Member Branch commented: a) the transition of the board and bat materials to a stucco façade at the corner of the building seems odd; b) the stucco appears as a wainscot; and c) as an example for consideration, on some buildings on other sites, stucco is used up to the floor height, with board and bat materials used above the stucco.
3. Member Schneider commented: a) the overall design of the building is good; b) there needs to be a better resolution of materials, for example, using a little more board and bat materials on the new addition (he noted that the existing building style seems to be board and bat); c) requested that the applicant document the existing trees located along the eastern property line; and d) requested the applicant consider the possibility of adding one or two trees that would help fill in the area along the eastern property line where the avocado trees will be removed, planting a tree species that grows upright such as the Sycamore species.
4. Member Messner commented: a) recommended that the tree species that would be added to the landscape plan should be evergreen rather than a Sycamore species which is deciduous for continual privacy.
5. Chair Wignot commented: a) the applicant's use of double pane windows and additional insulation along the eastern property line will be helpful to address the noise from the adjacent animal control use; and b) suggested that the applicant consider using solar panels for hot water and/or electricity, if feasible.

MOTION: Schneider moved, seconded by Brown, and carried by a 5 to 0 vote (Absent: Herrera, Smith) to continue Item L-1, No. 07-045-DRB, 5484 Overpass Road, to September 23, 2008, with the following comments: a) the applicant is requested to restudy the resolution of materials on the building; b) the applicant is requested to provide a landscape plan showing all approved landscaping and what is being removed; and c) the applicant is requested to study the potential addition of a couple of trees along the eastern property line.

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 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

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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 8-12-08) (Natasha Heifetz Campbell & Scott Kolwitz)

The plans were presented by Mark Linehan, owner, and Kimberly A. Schizas on behalf of Camino Real III, LLC, property owner. Mark Linehan stated that in response to DRB comments, the landscape islands have been shortened to help with traffic flow. He said that the only other change is that the entry has been moved slightly to the north to the middle of the building.

Senior Planner Scott Kolwitz stated that staff and the property owner discussed relocating the automobile door on the southeast corner and determined that the proposed location that was previously reviewed was the best place for the door.

Comments:

1. Member Schneider commented: a) the documentation on the plans relative to signs are not being reviewed at this time, and noted that a separate sign review would be needed.

MOTION: Branch moved, seconded by Messner and carried by a 5 to 0 vote (Absent: Herrera, Smith) to continue Item L-2, No. 08-075-DRB, 7090 Marketplace Drive, to September 23, 2008, for Conceptual/Preliminary 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 2,545 square 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 8-12-08) (Brian Hiefield)

MOTION: Brown moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Herrera, Smith) to continue Item L-3, No. 08-087-DRB, 266 Spruce Drive, to September 23, 2008, per staff's recommendation.

L-4. DESIGN REVIEW BOARD PERMIT NO. 08-090-DRB

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

This is a request for *Conceptual/Preliminary* 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 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 8-12-08) (Brian Hiefield)

The plans were presented by agent Lawrence Thompson on behalf of James Kirwan III, property owner, and by James Kirwan III, property owner. Lawrence Thompson stated that that project description should be changed for accuracy to indicate that the 44-square foot bathroom addition is actually a 24-square foot bathroom; and that the 24-square foot living room addition has been deleted from the plans. He said that the owner proposes adding a pair of tandem parking spaces with decorative interlocking paving on the west side of the garage in the side yard. He also stated that a tool shed is being proposed to make the garage useable. He stated that the relocation of the bathroom to another space in the interior of the house was restudied but the impact was too much of a problem because it would have practically limited the use of a bedroom. James Kirwan III, property owner, stated that he plans to keep vehicles associated with the site parked in his driveway and noted that the property's residents and visitors are respectful of the neighbors.

Speaker:

Gary Vandeman, Goleta, spoke in opposition to placing a bathroom in a garage, expressing concern that it would be an invitation for an unpermitted garage conversion. He believes there is an opportunity to use the other new proposed bathroom for the handicapped accessible bathroom, which would be adjacent to a bedroom rather than the kitchen and garage.

Comments:

1. Member Branch commented: a) achieving the 20-foot depth in the garage makes the plans work; b) the impacts to the neighborhood have already occurred with regard to the project's current size, bulk and scale, and the intensity of use; and c) the overall project is relatively minor and simple.
2. Member Schneider commented: a) agreed with Member Branch that the neighborhood impacts have already occurred; b) the extra square footage for the proposed storage shed may not be needed considering the number of bedrooms and study area; and c) there needs to be room for a water heater.
3. Member Brown commented: a) agreed with comments made by Members Branch and Schneider.
4. Chair Wignot commented: a) the issues raised by neighbors at the last meeting related mostly to the number of vehicles associated with the property, and that vehicles are not being parked in the garage; b) given the number of bedrooms, it seems reasonable to add the number of bathrooms; and c) noted that the addition of a bathroom in proximity to the garage the garage may invite the potential for an unpermitted unit, but he does not believe this concern is within the DRB's mandate.

MOTION: Schneider moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Herrera, Smith) to grant Preliminary Approval of Item L-4, No. 08-090-DRB, 7837 Langlo Ranch Road, as submitted, with the following comment: 1) the proposed storage shed on the west side yard shall be reduced in size to be big enough only to encompass the water heater; and to continue to September 23, 2008, for Final review on the Consent Calendar.

RECESS HELD FROM 4:37 P.M. TO 4:47 P.M.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 08-132-DRB

1 South Los Carneros (APN 073-330-026, 073-330-028, & 073-330-029)

This is a request for *Conceptual* review. The applicant proposes to construct a 275-unit, 14-building multi-family residential subdivision on three existing parcels totaling approximately 27.04 acres (gross), identified as Lots 4, 6 & 7 of TM 32,036, a resubdivision of Lots 1-7 of TM 14,500 (APNs 073-330-026, 028 & 029).

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The Village @ Los Carneros Phase II project proposes to create ten new lots, nine of which are proposed to accommodate 14 multi-family residential structures and one of which will provide for common recreational facilities. Lot 4 is located on the west side of Los Carneros Road opposite Calle Koral, while Lots 6 & 7 are located north of Los Carneros Road, approximately 150 feet east of Castilian Drive, with access from Cortona Drive. The Union Pacific Railroad tracks and Highway 101 are located to the north of Lots 4 and 7.

Primary vehicular access to the Phase II project is provided either via a 40-foot wide road approved in Phase I of the Village at Los Carneros, beginning at a new entrance at the intersection of Los Carneros Road and Calle Koral, through portions of Lots 2, 4, 5, 6 and 7, or from Cortona Drive via the planned bridge across Tecolotito Creek.

In total, approximately 56% of the project is landscaping and nearly 53% of the site is identified as common open space. In addition to the amenities provided with Phase I, an additional pool and cabana will be provided on Lot 7.

The development observes a 50-foot setback from the top-of-bank of both Tecolotito Creek and the unnamed drainage channel bisecting Lot 7. The project proposes to construct a 24 foot wide Class I bike/pedestrian/emergency/flood control access path within the setback and on top of the existing County Flood Control easement. A habitat restoration program with riparian plant and shrub species native to the area for the Tecolotito Creek riparian corridor is incorporated into the project. The project also includes additional 20-foot to 24-foot wide Class I bike/pedestrian paths that provide emergency access throughout the project. These “paths” generally consist of two permeable paving “lanes” and an intermittent center median lawn strip using Grass-Pave II or similar Fire Department approved turf block. The project proposes to utilize the triangular area in the northwest corner of Lot 7 as a neighborhood park by constructing a clear spanning bridge over the unnamed drainage channel, removing non-native invasive plant species, re-contouring the land, re-vegetating the area with native grasses, trees and wetland/riparian species and providing small picnic and play areas.

Project grading will involve 16,900 cubic yards of net cut material and 57,250 cubic yards of fill material. Three biofiltration basins will be constructed on Lot 4 and three on Lot 7 to provide stormwater treatment prior to offsite discharge via the stormdrain system into Tecolotito Creek. (Planner, Alan Hanson)

The plans were presented by Andrew Bermant, Bermant Development Company, representing Rockber Partners, LLC; and the project team including Laurel Perez, of Suzanne Elledge Planning & Permitting Services; Steven Zick, project architect, Van Tilburg, Banvard & Soderbergh Architects; and Katie O'Reilly Rogers, project landscape architect. Andrew Bermant stated that the applicant believes that this plan has a good mix of product types. He requested that the DRB provide input in response to the six issues listed in the staff report as well as general design comments regarding the proposed project.

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Senior Planner Alan Hanson stated that the project application has been deemed complete and provided an overview of the upcoming review process.

Issue 1: Building Height: Steven Zick, project architect, stated that he would be able to revise the plans so that the proposed structures (three podium condominium buildings and the apartment complex) will not exceed the 35-foot recommended maximum height limit per the City's General Plan.

DRB Comments Regarding Issue 1:

1. The project architect has indicated that he would be able to revise the plans so the proposed structures will not exceed the 35-foot recommended maximum height limit.

Issue 2: Regarding Location of the Community Pool Area: Andrew Bermant clarified that the purpose of this pool is for more passive use than the Community Center pool that is located in an area central to the entire project and approved as part of Phase I.

DRB Comments Regarding Issue 2:

1. Member Brown commented: a) agreed with staff's concerns in the staff report; b) she appreciated that the Community Center pool in Phase I was located in the center of the project, in a nice sunny spot; c) she understands why the pool is located near the creek but it seems there may be other spaces for the pool that might provide a more expansive view, rather than looking up at the buildings; for example, locating the pool between the two adjacent buildings or some other location.
2. Chair Wignot commented: a) the pool seems to be imposing on the residents in a few units immediately adjacent to the pool area, even though the pool is for the use of the entire project, stating that there should be a little more separation; b) the location of the Community Center pool in Phase I, with the parking, seems well thought-out; whereas the location of this passive pool seems more like an afterthought, being tucked in very close to one of the motorcourts; c) suggested the applicant study flipping the location of the pool so the pool is more northeast of the parking lot, closer to the railroad tracks, which may improve solar orientation (Chair Wignot noticed later that the plans show a detention basin at this site).
3. Member Branch commented: a) expressed concern that the pool would have no morning sun although there would be afternoon sun; b) the location of the pool seems somewhat odd; and c) the relation of the pool building to the park, with the aspect of the smallest structure located next to the open space and then stepping up into the project with regard to heights, is appreciated.

Issue 3: The triangular piece of land to the north and west of proposed Building #11:

DRB Comments Regarding Issue 3:

1. Chair Wignot stated that the DRB consensus is that the possibility of designating this triangular piece of land as the future site for a Neighborhood Park is

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appreciated although it is not know if at this time if the park will be needed for stormwater detention.

2. Member Messner commented: a) all aspects with regard to the Neighborhood Park, including rules, enforcement and maintenance, will need to be under the authority of the Homeowners Association and should be listed very specifically in the CC&Rs.

Issue 4: With regard to the adequacy of the townhome/motorcourt townhome garage design:

DRB Comments Regarding Issue 4:

1. Member Brown commented: a) the design should be adequate, stating that she believes over time people will have smaller cars.
2. Member Branch commented: a) the garage design seems to meet the intent of the City's administrative policy regarding a minimum 20' x 20' unobstructed interior garage space for two-car garages to be credited with providing two parking spaces to meet minimum City parking requirements.
3. Chair Wignot commented: a) the concept of providing storage lockers suspended on the garage walls above the front of the automobiles, which does not impede the parking, is appreciated.

Issue 5: Guidance from the DRB on the nature of what would be considered consistent with General Plan Policy VH 4.12 Lighting: Andrew Bermant stated that the detailed lighting plan for Phase I will be presented with Preliminary review.

DRB Comments Regarding Issue 5:

1. Chair Wignot commented: a) suggested consideration of bollards with LED lighting, which are energy efficient, rather than incandescent or fluorescent fixtures; for example, this type of lighting was presented by an applicant for a project at University Business Park.

Issue 6: Design of expanded cul-de-sacs requested by County Fire:

DRB Comments Regarding Issue 6:

1. Chair Wignot stated that the applicant indicated that members of the project team will meet with the Fire Department regarding requirements with regard to the cul-de-sac located off of Village Court and hammerhead turns.

DRB General Comments:

1. Member Brown commented: a) the applicant should prepare a drive-through simulation of the proposed project, similar to the presentation that was done for Phase I, that gives a sense of the streetscape, relationship of the buildings to each other, and the landscaping before more DRB comments are made; b) expressed

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- concern that the placements of some of the townhomes are somewhat awkward; c) requested that there is good pedestrian connectivity throughout the project and that paths connect; and d) it is important to consider early in the process the potential cultural resources area and impacts with regard to the project.
2. Chair Wignot commented: a) as an alternative to exporting the fill, layering the fill along the north edge of the property to berm it up against the railroad embankment would reduce noise transmission.
 3. Member Schneider commented: a) the change made by the applicant to make the main entry into the project off of Calle Koral works very well; b) the other entry from Cortona over Tecolotito Creek works well, stating that the enhancement of the creek and riparian area, and the proposed park, will benefit the community; c) the entry on the west from Cortona needs to be studied and reworked from a circulation standpoint to create a better sense of entry; for example, the proposed entry directs traffic towards an area lined with bollards that seems like a dead-end, and is the entry to one of the podium buildings; possibly realigning Building 11 would help; d) the proximity of Building 15 to Cortona Drive at the west entrance to the street contributes to making the entrance area not work; suggesting possibly pulling the building back; e) from a planning standpoint, the fact that the buildings at the west entry create an open space is appreciated; f) the west entry from Cortona will be probably used more significantly than assumed because it will provide shorter access from areas such as UCSB and the Camino Real Marketplace; g) requested the applicant provide a couple of cross sections through the creek site at some appropriate locations to help better understand plans for the riparian area, the flood control channel, Fire Department access, and the relation of the creek to the pool area; h) the Neighborhood Park is appreciated, noting that the park is an amenity for the project residents as well as for public use although the park may not get a lot of use by the public who may not know it exists; i) recommended that pedestrian paths be provided for all residents to access the usable open space and the park; j) the view of the project from driving over the overpass needs to be considered recommending enhancement of the visible space with landscaping and street trees, k) requested that the plans for the bridge design and pedestrian access be presented at the appropriate review level; and l) suggested that the space adjacent to the neighboring office building property needs some attention to make it a focal point.
 4. Member Branch commented: a) agreed with comments from Member Schneider with regard to requesting that the west entry from Cortona be studied further.

Senior Planner Alan Hanson stated that the project will need further Conceptual review once the issue of stormwater detention is resolved which may change the site plan, and also to allow the applicant to respond to DRB comments.

MOTION: Branch moved, seconded by Messner and carried by a 5 to 0 vote (Absent: Herrera, Smith) to continue indefinitely the Conceptual review of Item M-1, No. 08-132-DRB, 1 South Los Carneros, with comments; and directed that the next hearing will be re-noticed.

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N. ADVISORY CALENDAR

- **NONE**

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

There being no objections, a future agenda item was scheduled for September 23, 2008, for general discussion regarding density which was continued by the DRB for discussion until after the joint workshops between the Planning and Commission on Building Intensity Standards have been held.

O-2. ANNOUNCEMENTS BY MEMBERS

Chair Wignot commented that he read that appointments were made with regard to the Eastern Goleta Community Plan Update (EGPAC) which is under the jurisdiction of the County of Santa Barbara.

Member Brown announced that she will not be present at the DRB meeting on September 23, 2008.

Member Messner announced that he will not be present at the DRB meeting on September 23, 2008.

Chair Wignot announced that he will not be present at the DRB meeting on November 12, 2008.

P. ADJOURNMENT: 7:00 P.M.

Minutes approved on September 23, 2008.

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