



# DESIGN REVIEW BOARD MINUTES - APPROVED

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

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## REGULAR MEETING

**Tuesday, August 26, 2008**

### CONSENT CALENDAR

Scott Branch, Planning Staff

### SIGN SUBCOMMITTEE – 2:00 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:

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)

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

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

Board Members present: \*Bob Wignot, Chair; Thomas Smith, Vice Chair; \*\*Cecilia Brown; Scott Branch; Simon Herrera; Chris Messner; and Carl Schneider. \*Chair Wignot exited the meeting at 5:10 p.m. \*\*Member Brown exited the meeting at 6:00 p.m.

Board Members absent: None.

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Staff present: Scott Kolwitz, Senior Planner; Laura Vlk, Associate Planner; Brian Hiefield, Planning Technician; David Stone, Contract Planner; Diana White, Assistant Engineer; and Linda Gregory, Recording Clerk.

### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for August 12, 2008

**MOTION: Branch moved, seconded by Smith and carried by a 6 to 0 vote (Abstain: Brown) to approve the Design Review Board minutes for August 12, 2008, as amended.**

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

Chair Messner reported that the Street Tree Subcommittee met today and discussed Nursery Standards, Items in the General Plan Related to the Urban Forest, and Urban Forest Management Plan Update. The next Subcommittee meeting will be on September 23, 2008, at 2:00 p.m.

#### B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz stated that staff appreciates the DRB members' participation in the joint workshops between the Planning Commission and Design Review Board on Building Intensity Standards on August 18, 2008. The format at the next workshop on September 15, 2008, will provide for more interaction between the Planning Commission and DRB members.

Chair Wignot commented that his impression of the workshop on August 18<sup>th</sup> was that more time was needed for interaction than the amount allocated on the agenda.

Member Brown commented that some of the concepts presented by staff at the workshop were new for some members and that staff will probably provide information to help understand the concepts at the next workshop. She agreed with Chair Wignot that the workshop needs to be longer than one and one-half hours.

Senior Planner Scott Kolwitz reported: 1) The Planning Commission reviewed the Citrus Village project, 7388 Calle Real, on August 25, 2008, and continued the hearing to September 8, 2008, to allow the applicant to restudy and respond to concerns. 2) Staff has researched and determined that when there is a basement located below a building in a project, the basement structure is defined where the building footprint is located with regard to setbacks.

Member Schneider stated that the discussion of FARS with regard to basements needs to be brought up at the workshop on building intensity standards.

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### C. PUBLIC COMMENT:

No speakers.

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

Member Brown requested that Item O-1 Sign Compliance Discussion be removed from the agenda.

Senior Planner Scott Kolwitz reported that no requests for continuance have been received. There being no objections, Item O-1 Sign Compliance Discussion was removed from the agenda.

### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Member Branch reported that he reviewed the plans for Item F-1, No. 08-082-DRB, 7526 Calle Real, with Planning Technician Brian Hiefield, and that Final Approval was granted as submitted.

### F. CONSENT CALENDAR

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

7526 Calle Real (APN 079-121-005)

This is a request for *Final* review. The property includes a 5,300-square foot church on a 74,052-square foot lot in the 7-R-1 zone district. The applicant proposes to construct a 177-square foot covered entry and demolish an existing 247-square foot carport roof. The existing mansard roof parapet on the front facade will be replaced with a new sloped roof to tie in with the proposed covered entry. The existing windows will be replaced with new wood windows. A new colored concrete patio is proposed beneath the new covered entry, and minor repairs will be done to existing concrete walkways to improve accessibility. New lighting will consist of three (3) wall sconces along the front façade and two (2) hanging pendant lights beneath the proposed covered entry. There is no new habitable square footage proposed. The project was filed by agent Thomas Hashbarger on behalf of El Camino Presbyterian Church, property owner. Related cases: 68-CP-43; 08-082-LUP. (Continued from 8-12-08, 7-08-08) (Brian Hiefield)

*Consent Calendar Action on August 26, 2008:*

Consent Calendar Member Branch reviewed the plans with Planning Technician Brian Hiefield, and granted Final Approval of Item F-1, No. 08-082-DRB, 7526 Calle Real, as submitted.

### G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Brown reported that the Subcommittee reviewed Item H-1, No. 08-125-DRB, 7020 Calle Real, and that Final Approval was granted as submitted.

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### H. SIGN CALENDAR

#### H-1. DESIGN REVIEW BOARD PERMIT NO. 08-125-DRB

7020 Calle Real (APN 077-155-003)

This is a request for *Final* review. The property includes a 2,984-square foot 24'-6" high produce market currently under construction with an herb garden and associated landscaping on 0.53 acres in the CN zone district. The applicant proposes to construct a 26.25-square foot halo light LED wall sign with 14" high pin mounted aluminum green lettering and a yellow background. The 2" deep lettering will be attached to a 4" deep metal box affixed to the produce market's front fascia above the entry. The project was filed by agent Hesh Ghorbanzadeh on behalf of Happy Harry's LLC, the property owner. Related cases: 46-SB-LUP; 08-125-SCC. (Continued from 8-12-08) (Brian Hiefield)

*Sign Subcommittee Action on August 26, 2008:*

The Sign Subcommittee met with Planning Technician Brian Hiefield, and reviewed the plans.

**SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Smith and carried by a 2 to 0 vote (Abstain: Schneider) to grant Final Approval of Item H-1, No. 08-125-DRB, 7020 Calle Real, as submitted with the condition that the green color shall match the color of the trim.**

#### I. REVISED FINAL CALENDAR

- NONE

#### J. FINAL CALENDAR

- NONE

#### K. PRELIMINARY CALENDAR

- NONE

#### L. CONCEPTUAL/PRELIMINARY CALENDAR

##### L-1. DESIGN REVIEW BOARD PERMIT NO. 07-141-DRB

6325 Lindmar Drive (APN 073-005-021)

This is a request for *Conceptual/Preliminary* review. The property includes a 27,927-square foot industrial/manufacturing building, 20,276-square feet of courtyards, loading docks and parking, an as-built 1,964-square foot solvent storage/water treatment enclosure/addition, and 23,535-square feet (32%) of landscaping on a 73,616-square foot lot in the M-RP zone district. The applicant proposes to construct a mechanical courtyard in the existing courtyard between buildings A and C, construct two new mechanical roof wells (one on building B and one on building C), permit the aforementioned as-built 1,964-square foot solvent storage area on the west side of

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building A, permit an as-built parking lot on the east side of buildings B and C (which requires the removal of 1,167-square feet of landscaping), alter the loading area on the west side of building A, abandon an existing driveway on the north side of the property, remove equipment from the front yard setback for re-location into the proposed mechanical courtyard, remove an unpermitted parking lot storage area on the southwest side of the property, and re-locate equipment from the side yard (along the south property line) setback. All materials used for this project are to match the existing buildings with the exception of new lighting, which will be Lamps Plus bronze, 9" high outdoor dark sky tube lights. The project was filed by agent Bruce Burke on behalf of James L. Bartlett, property owner. Related cases: 07-141-DP AM01; 07-141-LUP. (Laura Vlk)

Site visits: Made by Members Branch and Wignot.

Ex-parte conversations: None.

The plans were presented by agent Bruce Burke on behalf of James L. Bartlett, property owner, and by Robert Thompson, project engineer.

Comments:

1. The addition of trees in the front would be nice and would soften the building.
2. The colors need to be called out on the plans.

**MOTION: Brown moved, seconded by Branch and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-1, No. 07-141-DRB, 6325 Lindmar Drive, with the following conditions: 1) the applicant shall provide a landscape plan that includes the addition of trees on the eastern elevation and northern elevation; and 2) the colors shall be called out on the plans; and to continue for Final review on the Final Calendar on October 14, 2008.**

### **L-2. DESIGN REVIEW BOARD PERMIT NO. 08-059-DRB**

55 Castilian Drive (APN 073-150-007)

This is a request for *Conceptual/Preliminary* 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. (Brian Hiefield)

Site visits: Made by Members Branch and Wignot.

Ex-parte conversations: None.

The plans were presented by agent David Jones on behalf of Bermant Development Company, property owner.

**MOTION: Branch moved, seconded by Brown and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-2, No. 08-059-DRB, 55 Castilian Drive, as submitted, and continue to September 9, 2008, for Final review on the Consent Calendar.**

**RECESS HELD FROM 3:35 P.M. TO 3:40 P.M.**

## **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 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)

Senior Planner Scott Kolwitz stated that staff has not reviewed the plans that were presented at today's hearing. He clarified for the record that the project is not located in a flood plain.

\* Indicates request for continuance to a future date.

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The plans were presented by Ken Mineau and Mukhtar Khan as owner representatives. Ken Mineau stated that the plans that he presented today are illustrative and also include elevations that show the trees more illustratively. He stated that the biology report is in the process of being amended.

Diana White, Assistant Engineer, responded to questions with regard to traffic circulation and access

Speakers:

Craig Geyer, Goleta, summarized his comments, stating that he believes the project is too large for the site and does not comply with the purpose of the PI zone district. He said that parking is his main concern, stating that he believes the prayer area space should include the meeting room, dining and lecture hall and foyer in addition to the auditorium space, which would then require 130 parking spaces. He stated that from his review of the late submittal with the footprint comparisons, the lot is much smaller than the other projects, even if the footprint is similar. He commented with regard to the plans submitted last week: a) the building location encroaches into the side and rear setbacks; b) the parking spaces encroach into the front and side yard setbacks; c) the parking spaces show more than the allowed number of compact parking spaces; d) pavement is required for uncovered parking areas and driveways; e) the plans do not comply with requirements for parking lot design and maneuvering; f) the plans do not comply with landscape screening requirements for parking areas which require a 5-foot wide planted area or solid fence; and g) expressed concern regarding the two driveways on Los Carneros.

Norma Geyer, Goleta, commented: a) a member of the public discovered that the Lutheran Church is further than 500 feet from the project area, therefore, the code will not allow reciprocal parking; b) parking should not be allowed in the dirt lot at the Lutheran Church because it is not a parking lot and is close to sensitive habitat; c) the applicant needs to establish the number of its members and consider where they will park; d) she believes the design of the project is going to be based on the number of parking spaces required; and e) in the future, each project in this neighborhood should provide for its own parking.

Gary Vandeman, Goleta, requested that consideration be given to whether this project will work at this site. He suggested that the underground parking would provide more parking spaces. He commented that information submitted at the meeting needs to be available for review before the meeting.

Lou Ventura agreed with comments by speaker Craig Geyer. He stated that his main concern is that the building is too big for the site and will generate impacts on Calle Real from traffic entering and exiting the project. He expressed concern that ample parking will not be provided, noting that underground parking may be a solution.

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Joe Kovach, Goleta, stated that local residents have expressed concerns regarding the project and have requested that the size, bulk and scale of the building be compatible with its surroundings. He commented that information should have been presented at the initial meeting to provide clarification with regard to many unknowns. He stated that the owners of approximately 240 nearby homes were not notified by mail of the project. He suggested that a demonstration of one of the prayers with regard to the sound level would be useful information if the project moves forward.

### Comments:

1. Member Brown commented: a) the architecture has improved a lot; b) the biological report has not yet been completed for review at this point; c) the process would have been helped by having final information with regard to issues that need to be addressed; and d) the applicant has been very patient.
2. Vice Chair Smith commented: a) he appreciates the design and how the project fits in with the elevations; and b) he could support moving the project along.
3. Member Schneider commented: a) the massing, location of the building, and architectural design work very well, noting that there are some details that need to be worked out; b) the proposed use for this site would have less impact than some other possible uses; and c) information is needed regarding the biological resource study and traffic study before the project can move forward.
4. Member Branch commented: a) the project is looking good at this point in the process, noting that there is the understanding that there is still information that needs to be clarified which may cause a potential change in the project plans.
5. Chair Wignot commented: a) suggested the applicant consider reciprocal parking with the owners of the parcel to the southeast.

**MOTION: Schneider moved, seconded by Smith and carried by a 7 to 0 vote to continue Item M-1, No. 03-051-DRB, Northeast corner of Los Carneros/Calle Real, to September 23, 2008, with comments, and with the expectation that the biological report will be available.**

### RECESS HELD FROM 4:55 P.M. TO 5:05 P.M.

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

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

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

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

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

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

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

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

The project was submitted on May 8, 2007 by agent Mary Meaney Reichel, Lucon Inc., on behalf of the Oly Chadmar Sandpiper General Partnership, property owner. Related cases: 07-102-GP, 07-102-DP, 07-102-VTM. (Last heard on 7-22-08, 6-10-08, 4-22-08, 3-25-08) (David Stone)

Contract Planner David Stone stated that his memorandum to the DRB dated August 15, 2008 provides responses to the two issues of concern identified during the July 22, 2008, meeting: potential curb-gutter and future public parking on Las Armas Road; and potential relocation of the Venoco Met Air Monitoring Station.

Diana White, Assistant Engineer, responded to questions with regard to public parking on Las Armas Road and Community Services Department preliminary conditions required to improve Las Armas Road to city standards.

The revised project plans were presented by agent Mary Meaney Reichel, Lucon Inc., on behalf of Oly Chadmar Sandpiper General Partnership, property owner. She summarized changes that were made in response to comments from the last meeting which are shown on updated elevations in the booklet entitled "Haskell's Landing, Goleta, California, Chadmar Group, Scheurer Architects Project #0104". She stated that a note was added by the architect that specific colors and stone types and patterns will be presented for consideration at Preliminary DRB review. A variety of color palettes will be provided for review which will stay with muted and earth-tone shades. She stated that the parking plan on Page 6 of the booklet shows that enclosed project parking and street parking spaces added together exceeds Zoning Ordinance requirements, and that the 40 driveway guest parking spaces exceed the addition to the ordinance requirement. She stated that a project sound study was provided to staff that recommends constructing a sound wall on the north side and west side of the property line to mitigate train/US Highway 101 and future Fire Station

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noise sources respectively. She clarified that the sound study took into account the US 101 Overpass Improvement project as part of the future ambient baseline noise levels that would potentially impact project residential receptors.

### Comments:

1. Chair Wignot commented: a) he believes the project would benefit by sound walls, along Hollister Avenue as well as the western and northern boundaries, and that not providing sound walls along the roadway would be a disservice to the people living in the buildings; b) noted that the proposed overpass project across Highway 101 and the railroad tracks will be adding more traffic; c) expressed concern that even if the Zoning Ordinance standards would be met, he believes that the proposed onsite parking is inadequate, noting that overflow parking would be limited to a portion of the Las Armas Road; and d) the aerial photographs showing the project overlay are informational.
2. Member Herrera commented: a) agreed with Chair Wignot that a sound wall along Hollister Avenue should be provided. He asked if 10-foot wide sidewalks were required on both sides of Las Armas Road, as a narrower sidewalk could provide for additional parking area.
3. Vice Chair Smith commented: a) with regard to the multi-family style, the duplex appearance is appreciated; however, he suggested adding some subtle changes and variations in the color and trim to show some differentiation on the building, rather than the design on Page 10 of the booklet which appears consistent throughout the building; b) requested that the "S-tile" be removed from the roof plans; and c) expressed some concern with regard to whether there has been consideration regarding the new Highway 101 overpass project which will be close to the site.
4. Member Branch commented: a) suggested that the applicant consider where there might be room to add a couple of extra turf-block parking spaces for guests, for example, in the project's northwest corner, noting that every additional parking space would help; b) the Beach Bungalow style is heading in the right direction; c) expressed concern that the multi-family Rustic Farm House and Monterey architecture looks like large single-family buildings; d) requested that the applicant restudy the stone façade treatment on the Rustic Farm House style, which currently provides too massive an appearance. He suggested possibly not filling in the entire gable form with stone, but instead using this material as more of a wainscot element; e) expressed disappointment that the red-tile roof designs, including the "S-tile" roofs, were not completely removed; and f) requested that the plans show how the use of two different colors for differentiation on the multi-family buildings will look like two different buildings, like on the cover of the project materials provided, which is the preferred direction.
5. Member Schneider commented: a) expressed concern that the "S-tile" roofs were not removed from the elevations in response to the previous DRB hearing, stating that these should be flat tiles; b) requested that the drawings that are presented for Planning Commission review show removal of the "S-tiles"; c) requested that the plans show the number of possible parking spaces on Las Armas Road; d) it may be useful to conduct a study to find creative ways to address potential additional parking on Las Armas Road, although it would not be critical to the

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overall project; e) wanted to know if there would be a connector road from other project site areas to the east (Diana White, Assistant Engineer, said that this was possible, but not planned at this time); and f) questioned whether additional landscaping would be possible on Las Armas Road (Diana White said yes, though it might not be the standard City design for a 60-foot ROW).

6. Member Brown commented: a) requested that the landscape plan provide an understanding of the walls extended throughout the duplex and triplex units throughout the site showing their location, relationship, size and height (agent Mary Reichel responded that these walls are 4.5 to 5.0 feet high); b) requested that the landscape plan clarify the internal pedestrian linkages particularly with regard to access from the potential public parking on Las Armas Road; c) agreed with Member Branch's comments that the stone appears heavy and overdone on the Rustic Farm House style, which may be more appropriate on bigger houses on bigger lots, that are not so close together; d) the Beach Bungalow architecture style, which appears light and airy, is innovative for the area and appreciated; e) requested the applicant consider Member Schneider's recommendation to remove the "S-tile" from the plans; and f) wondered if angle parking was possible on Las Armas Road (Diana White, Assistant Engineer, responded that angle parking would not be possible given the configuration of the road).

**MOTION: Schneider moved, seconded by Branch and carried by a 6 to 0 vote (Absent: Wignot) to continue Item M-2, No. 07-102-DRB, Northwest corner of Hollister Avenue/Las Armas Road, to October 14, 2008, with comments; and that the applicant shall provide only elevations showing responses to comments.**

### **M-3. DESIGN REVIEW BOARD PERMIT NO. 08-145-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 Phases 4 & 5 as follows:

#### **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

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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.

### **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-LUP. (Scott Kolwitz)

Site visits: Made by all members except Schneider.

Ex-parte conversations: None.

The plans were presented by agent Steve Welton of Suzanne Elledge Planning & Permitting Services on behalf of Center for Urban Agriculture at Fairview Gardens, property owner, and Victor Schumacher, project architect. Steve Welton requested that the review includes direction with regard to the suitability of the location and the layout.

### Comments Regarding Phase 4:

1. Member Branch commented: a) the project helps keep the small agricultural element in the community.
2. Member Schneider commented: a) the lighting plan should follow dark sky principles, which should be documented; b) the applicant is requested to provide landscaping plans showing the right size and species for appropriate screening, which should be documented; and c) the goal of the project is commendable.
3. Vice Chair Smith commented: a) the applicant needs to provide more details with regard to lighting and landscaping.

### Comments Regarding Phase 5:

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1. Member Branch commented: a) recommended incorporating sustainability elements into the project, for example, solar, photovoltaic, wind, and water reclamation elements.
2. Member Schneider commented: a) the concept and the intent of the grouping plans are fine; b) his concerns at this point would be lighting and screening which will be considered further along in the process; and c) spoke in support of incorporating sustainability elements and alternative building materials into the project, which would be useful and educational, if within the budget constraints.

**MOTION: Schneider moved, seconded by Messner and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Phase 4 of Item M-3, No. 08-045-DRB, 598 North Fairview Avenue, to September 23, 2008, for Conceptual/Preliminary review; and to continue Phase 5 of Item M-3, No. 08-045-DRB, to September 23, 2008, for Conceptual review; and that Phase 5 be assigned a separate planning permit number.**

### N. ADVISORY CALENDAR

- NONE

### O. DISCUSSION ITEMS

#### O-1. SIGN COMPLIANCE DISCUSSION

Member Brown requested that the item with regard to Sign Compliance Discussion be withdrawn from the agenda. There being no objections, Item O-1 Sign Compliance Discussion was removed from the agenda.

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

No requests.

#### O-3. ANNOUNCEMENTS BY MEMBERS

Vice Chair Smith announced that he will not be present at the DRB meeting on September 9, 2008.

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

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

### P. ADJOURNMENT: 6:40 P.M.

Minutes approved on September 9, 2008.

\* Indicates request for continuance to a future date.

**Design Review Board Agenda**

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