



# DESIGN REVIEW BOARD MINUTES – APPROVED

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

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## REGULAR MEETING

**Tuesday, July 22, 2008**

### **CONSENT CALENDAR – 2:30 P.M.**

Scott Branch, Planning Staff

### **SIGN SUBCOMMITTEE – 2:30 P.M.**

Members: Carl Schneider, Cecilia Brown, Thomas Smith

### **STREET TREE SUBCOMMITTEE – 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; \*Scott Branch; \*\*Cecilia Brown; Simon Herrera; Chris Messner; and Carl Schneider. \*Member Branch exited the meeting at 8:30 p.m. \*\*Member Brown exited the meeting at 6:00 p.m.

Board Members absent: None.

Staff present: Scott Kolwitz, Senior Planner; Patricia Miller, Current Planning Manager; Cindy Moore, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Planning

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Technician; Rosemarie Gaglione, Capital Improvement Program Manager; David Stone, Contract Planner; Laura Bridley, Contract Planner; and Linda Gregory, Recording Clerk.

### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for July 8, 2008

**MOTION: Smith moved, seconded by Branch, and carried by a 6 to 0 vote (Abstain: Schneider) to approve the Design Review Board Minutes for July 8, 2008, as submitted.**

**\*MOTION: Messner moved, seconded by Herrera and carried by a 4 to 0 vote (Abstain: Schneider; Absent: Branch, Brown) to reconsider approval of the Design Review Board Minutes for July 8, 2008, with regard to Item M-1, No. 04-226-DRB, and approve the minutes as amended. \*(Note: This item was considered during Agenda Item O. Discussion Items).**

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

Street Tree Subcommittee Chair Messner reported that the Street Tree Subcommittee met today and discussed the Urban Forestry Management Plan and Nursery Standards. He said that the Subcommittee continued the following items to the next meeting which will be at 2:00 p.m. on August 26, 2008: Nursery Standards and Items in the General Plan Related to the Urban Forest.

#### B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) the Planning Commission reviewed the Rincon Palms Hotel project on July 21, 2008, and recommended approval of the project to the City Council; and 2) on August 18, 2008, and September 15, 2008, from 5:30 p.m. to 7:00 p.m., joint meetings of the Design Review Board and the Planning Commission will be held to discuss building intensity standards.

### C. PUBLIC COMMENT:

No speakers.

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

Senior Planner Scott Kolwitz reported that the applicant for Item F-1, No. 05-059-DRB, 5575 Armitos Avenue, requested a continuance to September 23, 2008.

**MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote to continue Item F-1, No. 05-059-DRB, 5575 Armitos Avenue, to September 23, 2008, as requested by the applicant.**

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### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

No report.

### 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 6-24-08\*, 4-22-08, 3-25-08, 2-26-08, 9-18-07, 08-21-07) (Cindy Moore)

**MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote to continue Item F-1, No. 05-059-DRB, 5575 Armitos Avenue, to September 23, 2008, as requested by the applicant.**

### G. SIGN SUBCOMMITTEE REPORT

No report.

### H. SIGN CALENDAR

- NONE

### I. REVISED FINAL CALENDAR

#### I-1. DESIGN REVIEW BOARD PERMIT NO. 08-136-DRB

7410 Hollister Avenue (APN 079-210-064)

This is a request for *Revised Final* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. The original project consisted of exterior building improvements and a new landscape plan on the eastern parcel of the HBP. The applicant now proposes to enclose an aluminum canopy structure adjacent to the

\* Indicates request for continuance to a future date.

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Employee Activity Center building. The proposed enclosed space would have a floor area of 2,423 square feet. The height of the new enclosure would be 14'-9". Materials for the enclosure would consist of aluminum framing and glass. The project was filed by Steve Rice of RCI Builders, agent, on behalf of Hollister Business Park LTD, property owner, and Citrix Online, tenant. Related cases: 08-136-LUP RV. (Shine Ling)

Site visits: Made by all members.

Ex-parte conversations: None.

The plans were presented by Steve Rice of RCI Builders, agent, on behalf of Hollister Business Park LTD, property owner, and Citrix Online, tenant. He stated that the gym equipment contractors have advised that they could not guaranty the equipment if it was not enclosed. Therefore, the applicant now proposes to enclose an aluminum canopy structure adjacent to the Employee Activity Center building.

**MOTION: Brown moved, seconded by Smith, and carried by a 7 to 0 vote to grant Revised Final approval of Item I-1, No. 08-136-DRB, 7410 Hollister Avenue, as submitted.**

### J. FINAL CALENDAR

- NONE

### CHANGE ORDER OF AGENDA

**MOTION: Brown moved, seconded by Smith, and carried by a 7 to 0 vote to change the order of the agenda to consider Discussion Item O-1 Separate Sign Committee Letter Review/Discussion.**

**RECESS HELD: 3:19 P.M. TO 3:21 P.M.**

### CHANGE ORDER OF AGENDA

There being no objections, Chair Wignot changed the order of the agenda to consider Item L-1, No. 08-108-DRB, 475, Camino Laguna Vista.

### K. PRELIMINARY CALENDAR

#### K-1. DESIGN REVIEW BOARD PERMIT NO. 37-SB-DRB

6767 Hollister Avenue (APN 073-450-005)

This is a request for *Preliminary 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

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

Site visits: Made by all members.

Ex-parte conversations: None.

Current Planning Manager Patricia Miller provided new information regarding the project which was originally approved by the City Council in May, 2007, after several Conceptual reviews by the DRB. She stated that after implementation of the project, the applicant has recognized that for market reasons it is necessary to reconfigure some of the footprints along Hollister Avenue and has applied for a Development Plan Amendment for this purpose which is being processed by staff. The reconfiguration will not increase the net square footage of the project. The purpose of the review today will be to consider the proposed reconfiguration for the implementation phase for Buildings 1, 2 and 4.

The plans were presented by Troy White, with agent Dudek, and the project team members, on behalf of Santa Barbara Realty Holding Company, LLC, property owner, including Steve Fedde and Russ Goodman of the Sares Regis Group; Derek Kitigashi, project architect; Don Donaldson, project civil engineer; and Lauri Romano and Bob Cunningham, project landscape architects. Troy White stated that the applicant is committed to respecting the wetlands to the greatest extent regarding the sidewalk plans along Los Carneros.

Documents: Chair Wignot stated that an e-mail was received from Gary Vandeman dated June 9, 2008, suggesting that the applicant commit to the removal of any invasive Pampas Grass located on the property.

Comments:

1. Member Brown commented: a) the current proposed location for the Goleta Water District backflow preventer is the preferred location, noting that the equipment would be pushed back as far from the curb as possible, and that the current location shown is in the realm of forty feet; b) the backflow preventer equipment should be landscaped; c) requested that the applicant provide more details regarding the lighting plan, including cut sheets and lighting elements; and d) requested a better understanding with regard to the poles with the lighting standards.
2. Member Schneider commented: a) suggested that the water feature be pulled back and not so far into the parking lot; b) expressed support for the proposed

location for the backflow preventer equipment; and c) the changes are fine and the project is looking very nice.

3. Member Branch commented: a) the boldness of the cobalt blue color is appreciated and the muted blue color is not attractive; b) agreed with Member Schneider's recommendation to move the water feature into the center of the landscape element; c) agreed with the DRB members' suggestion to move the water backflow preventer equipment as far off from the street as possible.
4. Vice Chair Smith commented: a) agreed with previous comments from members with regard to the location of the backflow preventer and moving the water feature; b) expressed appreciation for the changes on the Hollister Street frontage on Building 1, stating that the building is very nice and pays some homage to the original Delco Building located up the street by having the building step, and with the glass wrapping the corners.
5. Member Herrera commented: a) agreed with DRB comments recommending moving the backflow preventer from the sidewalk and relocating the water feature; and b) the building design is appreciated.
6. Member Messner commented: a) noted that he believes that the water fountain does not necessarily need to be brought into the center, stating that he would prefer off-center; and b) the bus stop needs to have a pull-out for the bus to facilitate traffic flow.
7. Chair Wignot commented: a) the project continues to move in a very good direction; b) the changes respond to the DRB comments from the previous meeting; c) recommended that the applicant refer to the City's current Recommended Street Tree List with regard to planting trees in the right-of-way; d) the suggestion that some of the existing palm trees be re-located to the median on Hollister Avenue would not comply with the City's recommended list; e) expressed support for the public comment suggestion removal of the pampas grass; e) agreed with the DRB comments supporting the location shown for the backflow preventer; and f) the applicant shall provide lighting cut sheets.

**MOTION: Brown moved, seconded by Messner, and carried by a 7 to 0 vote to grant Preliminary Approval of Item K-1, No. 37-SB-DRB, 6767 Hollister Avenue, with comments; and to continue to September 23, 2008, for Final review on the Final Calendar by the full DRB.**

## **L. CONCEPTUAL/PRELIMINARY CALENDAR**

### **L-1. DESIGN REVIEW BOARD PERMIT NO. 08-108-DRB**

475 Camino Laguna Vista (APN 077-422-006)

This is a request for *Conceptual/Preliminary* review. The property includes a 2,576-square foot residence and an attached 423-square foot 2-car garage on an 8,250-square foot lot in the 8-R-1 zone district. The applicant proposes to construct 179.5 square feet in additions on the first-floor as well as to permit an as-built 205-square foot patio cover. The resulting 2-story structure would be 3,383.5 square feet, consisting of a 2755.5-square foot single-family dwelling with an attached 205-square foot patio cover, and an attached 423-square foot 2-car garage. All materials used for this project aside from the doors, windows, and exterior lighting are to match the existing residence. Details of new doors and new exterior lighting can be found within

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the plan set. The project was filed by agent Martha Gray on behalf of Stacey & Alex Matson, property owners. Related cases: None. (Brian Hiefield)

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

Ex-parte conversations: None.

The plans were presented by Stacey & Alex Matson, property owners,

Comments:

1. Chair Wignot commented: a) the scale on the east elevation needs to be checked because there is a possible error; b) some of the elevations were difficult to discern because some features were not shown, for example the chimney and bay window are not shown on the west elevation; c) the arched window on the east elevation seems out of proportion and too big for the space; for example, possibly the gable peak should be higher so there is more space.
2. Member Branch commented: a) overall, this is a nice project, it is not ostentatious and will fit with the neighborhood; b) suggested studying the arched windows on the east elevation which seem out of proportion with the mass; and c) the roof of the bay window appears odd with no eaves.
3. Vice Chair Smith commented: a) agreed with comments made by Members Branch and Wignot; b) the Palladia window on the east elevation should be restudied, for example, consider two bays for the window underneath the arch with a wider window, with some kind of thicker separation, so the arch looks like it is coming down on something that supports it, which would be more in proportion (raising the plate higher than ten feet would seem odd); and c) the project is tucked within the footprint.
4. Member Schneider commented: a) agreed with comments by Members Branch, Smith and Wignot; b) the drawings need to show the patio cover in the rear; c) he does not have a concern regarding the square footage.

**MOTION: Branch moved, seconded by Messner, and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-1, No. 08-108-DRB, 475 Camino Laguna Vista, as submitted with the following conditions: 1) the applicant shall restudy the proportions of the new front windows; 2) the applicant shall potentially study the roof over the bay window of the dining room; 3) the patio cover in the rear shall be added to the elevations; and 4) the applicant shall provide landscape plans for Final review; and to continue to August 12, 2008, for Final review on the Final Calendar by the full DRB.**

**RECESS HELD FROM 4:43 P.M. TO 4:48 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

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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 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 distributed plans that were submitted as of July 9, 2008, which were available for review by members of the public. He stated that the applicant would like to submit a revised set of plans today that the public has not had a chance to review.

Ken Mineau, owner representative for the Islamic Society of Santa Barbara, applicant, and property owner, stated that the revised plans have some minor changes that include the addition of details on the site plan with regard to parking for clarification, and the addition of trees and a driveway; however, both plans are essentially the same.

The DRB members decided to review the revised plans submitted today by the applicant, based on the applicant's description of the minor revisions.

Chair Wignot stated that a set of the plans submitted today by the applicant are available in the Council Chambers for review by the public.

\* Indicates request for continuance to a future date.



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Ex-parte conversations: None reported since the last meeting.

The plans were presented by Ken Mineau, and Mukhtar Khan, as owner representatives for the Islamic Society of Santa Barbara, applicant and property owner. Ken Mineau provided an historical review of the project plans. He stated that since the last DRB meeting there was a work session with Fermina Murray and Ronald Nye, of the Goleta Valley Historical Society, and the neighbors at the Stow House. He said the participants believe that the school house image with the rustic vernacular and gabled ends was reminiscent of the Stow House style. He noted that the neighbors preferred a style that was simpler in massing. One of the results of the meeting was that all of the residence square footage was moved from the second story to the first floor. Ken Mineau also stated that the proposed plans are within all of the setbacks, that the parking requirements are met, and the orientation meets the Islamic Center requirements. He clarified that the northernmost section where the kites travel would remain open. The building would be nestled back into the trees. The parking lot would be permeable and would blend as it moves toward Stowe Park. The applicant plans to meet again with the representatives from the Goleta Valley Historical Society with regard to architectural finishes. Mukhtar Khan clarified that the residence is needed so that someone can be onsite who would facilitate the Islamic requirements for a sacred space. He stated that the most anticipated need for parking would be on Fridays from 1:15 p.m. to 2:15 p.m.

Documents: E-mail from Craig Geyer, dated July 21, 2008, expressing concerns regarding number of parking spaces and the method used to calculate parking requirements. The letter also expresses concern that the project is too big for the site and that no reciprocal parking agreement has been accommodated.

Speakers:

Ronald Nye, architectural historian and former president of the Goleta Valley Historical Society, stated that he continues to have concerns regarding the size, bulk and scale of the building at the location which is adjacent to an historic and architectural preserve. He also has strong concerns regarding the viewscape when exiting the freeway moving north towards Los Carneros Road, and the stylistic compatibility with the rural architectural tradition of Goleta. He stated that the style in this particular area is almost completely gabled and has organic materials such as stucco siding and board and bat in the older buildings. Having reviewed the revised plans and talking with the project architect, he is pleased with the direction of the project moving towards a more vernacular look that may be more compatible with the surrounding existing built environment. He looks forward to viewing more drawings and elevations. He clarified that he would prefer a board and bat material; however, a natural-looking material and color would be acceptable. i

Joe Kovach, Goleta, representing himself and his wife, Geri, stated that along with a number of residents in the Lake Los Carneros Tract, they question the overall size of the project in relation to the size of the lot. He asked questions with regard to traffic circulation and whether a traffic signal would be installed. He stated that it seems that

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42 parking spaces would not be adequate for the project, stating that they would need to be parking for visitors. He also expressed concern regarding parking in the dirt.

Norma Geyer, Goleta, stated that her concern from the beginning of the project has been parking and that from her research, she believes 42 parking spaces are not enough. As a resident approximately three blocks away, she said that there is overflow parking in her neighborhood when there are events at the Stow House. She conducted a small research at the former meeting location and was told by a neighbor that there approximately 70 persons would attend who were allowed to park both in the front and back lot which had 58 spaces, and that once the lot was filled they would park on Aero Camino. She and her husband counted 75 people entering the current meeting place last week. She strongly recommended that the City's parking ordinance be followed which requires one parking space for every thirty feet of auditorium. She believes that if all the square footage of the building was counted, the total would be 4,295 s.f. which would require 143 parking spaces by ordinance. For example, she believes that the County counts the square footage for the prayer area, lecture hall, dining hall, meeting room and entry court.

Craig Geyer, Goleta, expressed concern regarding parking, stating that the size of the lot is not adequate for the size, bulk and scale of the building. He presented the following results from his research monitoring the current meeting site for four weeks: 5/30/08 75 persons 62 cars; 6/06/08 79 persons 67 cars; 6/13/08 72 persons 60 cars; and 6/20/08 68 persons 63 cars. He believes that with regard to the parking ordinance, all public gathering space needs to be taken into account, and at a minimum, 111 parking spaces would be needed. He does not think it is appropriate to add a building to this location that does not provide adequate parking. He noted that no reciprocal parking agreement has been accommodated. He believes that the viewscape when exiting the freeway is an issue with regard to the building. Also, he believes that the present proposed location of the building seems to be more appropriate.

Comments:

General Comments:

1. Member Brown commented: a) the revised plans are an improvement; b) the idea of blending the project with the trees and the preserve is appreciated; c) a small percentage of square footage should be reduced; d) possibly consider consolidating some of the spaces in the building to reduce the size; e) the applicant is requested to provide elevations and show the view of the project when driving up Los Carneros; f) suggested planting grasses in the parking area; and g) conjunctive use parking may be required further in the review process by the decision-makers.
2. Member Schneider commented: a) the building has been reduced and lowered since the original review; b) the applicant needs to provide elevations for review; c) the one-story element and proposed massing seems to be workable and will help soften the project to the Calle Real side; d) the applicant's work with Fermina Murray and Ronald Nye has been positive; e) the proposed forms, including the

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- expression of the octagon to the east, are good; f) the applicant should have the discretion with regard to proposed materials such as board and bat, or plaster; and g) conceptually, the project is moving in as best direction as possible for the site.
3. Member Branch commented: a) the reduction of the building from a three-story structure to two-stories addressed his initial concern regarding the overall massing of the project; b) the revised site plan with the one-story element to the street, and the building tucked into the trees and away from the kite flight path is the best solution; and c) the parking issue will need to be resolved by staff - for example, there has been public input with regard to the criteria, and the DRB should base its review on staff's recommendation.
  4. Vice Chair Smith commented: a) the reduction in height of the building is appreciated; b) the revised site plan seems to work; c) the changes in the style with the gable end at one side, which still incorporate the octagonal shape in the rear; are fine; d) expressed some concern regarding the discrepancies with regard to parking criteria and methodology; and e) the building itself is moving in a good direction but the applicant needs to provide elevations and more details.
  5. Member Herrera commented: a) the two-story structure is appreciated rather than the three-story design; b) he appreciates that the building is now moved closer to the trees and suggested selecting a color that would blend in better with the trees and landscaping; and c) recommended a bioswale to filter the water coming from the parking lot before it enters the preserve area.
  6. Member Messner commented: a) he has concerns about parking problems with regard to Finding 20; b) he believes that an updated, not outdated, traffic study is needed; c) he also has some concern with regard to Finding 18 because of safety issues that relate to parking and busy traffic; and d) the reduction in height of the building is appreciated.
  7. Chair Wignot commented: a) agreed with DRB comments in favor of the reduction of the building's size, bulk and scale; b) moving the mass from the southwest corner to the southeast corner is a better position for the building; c) the schoolhouse vernacular style is more compatible with the neighborhood; d) suggested selecting colors that are similar to the existing adjacent commercial building that are more earth-tone and would help the building blend with the neighborhood; e) the location of the trash and recycling receptacles, and utilities, need to be provided by the applicant; f) the traffic study needs to be updated along with review of the parking situation, which is very important; g) if parking is adequate now, it seems like some sort of reciprocal agreement will be needed in the future if the number of members increases; h) suggested consideration with regard to whether the businesses on adjacent properties have parking needs until the end of the day on Fridays; and i) there seems to be a tight situation for motorists to move in and out of the parking spaces at the southwest corner in front of the building.

**MOTION: Brown moved, seconded by Schneider 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 August 26, 2008, with the applicant to provide elevations and respond to comments.**

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

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

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

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

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

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

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

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

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

Ex-parte conversations: Member Schneider reported that he met with Mark Scheurer, project architect, since the last review meeting, relative to architectural style.

The plans were presented by agent Mary Meaney Reichel, Lucon Inc., on behalf of the Oly Chadmar Sandpiper General Partnership, property owner. She stated that since the last meeting, the plans have been revised by the applicant per the DRB comments. She discussed a sheet that she prepared listing all comments from the last three DRB hearings, and pointed out how the comments were addressed. She stated that there are also a few items from the DRB reviews that will be addressed as

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the project moves forward, such as drip irrigation vs. spray, tree sizes and species, tree pockets, screening of utility boxes, mutt mitts, mail boxes, bike path along Hollister Avenue, and completion of the lighting plan. She stated that that applicant intends that the information presented today is sufficient for Conceptual review to allow the project to move forward with the processing.

Mary Meaney Reichel presented and discussed a document entitled “Haskell’s Landing, Goleta, California, Chadmar Group, Scheurer Architects”, which was submitted by the applicant on July 15, 2008. Highlights from the presentation and the document included:

- a. Aerial photograph showing the project site as it related to surrounding properties.
- b. Revised Site Plan showing a continuous driving surface regarding the fire safety link with an alternative paving. Permeable pavers will be used in ancillary guest parking spaces as well as in the duplex configuration and motor court design. The emergency egress surface material will be grasscrete for identification purposes. The two parking spaces at the western entrance were relocated, and the western entry area is now landscaped.
- c. Building Type Plan.
- d. Project Summary regarding unit counts and size.
- e. Open Space Plan.
- f. Pedestrian Circulation Plan showing the proposed pedestrian path linking the east and west side with a pedestrian bridge, and retaining the existing pedestrian path along the northern property line.
- g. Parking Plan showing that more parking was provided on the east side. Also, some units were moved to provide an opportunity for residents to park on the driveway; however these numbers are not utilized with regard to compliance for parking. Mary Meaney Reichel stated that the code requirement is exceeded for parking on this site. Permeable pavers would be used in motor court areas.
- h. Solar Shading Study (showing four timeframes during the year).
- i. Duplex configuration elevations showing streetscape along Hollister Avenue.
- j. Duplex Homes and Floor Plans showing private yards and parking. The balconies will face the front and back of the homes to allow maximum privacy and provide for outdoor space on the second floor.
- k. Multi-Family Homes and Floor Plans showing conceptual architecture. Mary Reichel pointed out that the parabolic window on the front elevation of Building 11-B is a mistake that was intended to be removed in response to a previous DRB comment. It is not being carried forward in the design.

David Stone, Contract Planner, stated that the City has identified preliminary conditions for improvements to the eastern frontage of this project on Las Armas Road, including curb, gutter, and a cul-de-sac. These would be refined as the project review process continues, but it would appear that public parking would be accommodated on Las Armas Road adjacent to the project site.

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### Speakers:

Dr. Ingeborg Cox, Goleta, read into the record a letter she submitted dated July 22, 2008, stating that she is concerned that the project has problems that will impact the health of its inhabitants. She expanded on her concerns with regard to excess noise and diesel exhaust, and fire and medical emergency response. She believes that Las Armas Road should be a major egress road and should be wider to take the overflow parking. Also, a current noise study for this project should be done as traffic has increased. She provided an article from the Air Pollution Control District entitled “Living Near Freeways Harms Children’s Lungs”, and an newspaper article concerning the safety of streets in Goleta due to narrow lanes.

Barbara Massey, Goleta, stated that during the project review timeframe, the size of a single family home has increased from 2,800 s.f. to 3,050 s.f., which is an increase of 250 square feet, and that the total square footage of the units has increased 3,050 square feet. With regard to a picture that was provided by the applicant which indicates narrow street widths promote slower and safer driving, Barbara Massey commented that this particular picture shows an area in Winchester Commons which, from her experience, does not slow traffic. She stated that when people park their vehicles on the street in this area, there are safety problems with regarding to emergency vehicles and pedestrians, and it is also unattractive. She recommended careful consideration of the proposed plans.

Gary Vandeman, Goleta, commented that the recent Solar Shading Studies submitted by the applicant show that more air and sunlight are provided for the units in the revised plans. He believes that the units are very large and close together, and requested reconsideration regarding the density of the project.

### Comments:

1. Member Herrera commented: a) the plans for the permeable pavers throughout the property is a big improvement since there are no bioswales for drainage; and b) the plans to combine the paths throughout the open space area is appreciated.
2. Member Schneider commented: a) the site plan is fine with the improvements; b) the continuous drive on the eastern loop should visually fit in with the open space landscaping by using similar or appropriate landscape materials, as opposed to the landscaping near the homes; c) the addition of landscaping at the western entrance, replacing two parking spaces, is more attractive; d) the pedestrian path and bridge connection is much appreciated; e) the Las Armas Road issue will need to be resolved by Community Services staff which will hopefully address grade problems and provide some form of on-street parking; f) the ribbon driveways that are long enough to allow parking, and the courtyards, will work well; g) the motor court design might function as parking from a short-term standpoint; h) the architecture for Building 2-C front is a Tuscan style which seems too formal; i) with regard to the overall architectural style, suggested moving away from the red roof tile architectural style to a style that is more agrarian which would fit more with Goleta and be somewhat different from The Bluffs project across the street; and j) recommended accepting the St. Augustine style, changing

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the Monterey style roof to a shake style roof, changing the Rustic Farm House style roof to a flat tile roof; and eliminating the Spanish style red-tile roof altogether, changing the style to something that is more agrarian with a shake roof or board and bat style.

3. Member Branch commented: a) the site plan is improved and works relatively well; b) the extension of Las Armas Road, which would allow the street to be usable, would be good for the project; c) suggested that there are some two-story planes in the architecture that should be broken up; d) recommended changing the roof materials for the Monterey style from the red tile to something more agrarian which would be different from The Bluffs project across the street; and e) the St. Augustine style is fine.
4. Vice Chair Smith commented: a) concurred with the comments from Members Branch and Schneider with regard to the Monterey style architecture; b) changing the roof material to shingle on the Monterey style would tie more with the St. Augustine style; c) suggested varying the roof materials; d) architecturally, the two-story vertical areas are not a concern because there are some designs with articulation; e) the revised plans showing the units combined together is helpful; and f) the pedestrian pathway through the center open space area and the changes with regard to parking are appreciated.
5. Member Messner commented: a) recommended that the openings at the entryways be widened on both ends to accommodate traffic entering and exiting; particularly with the center divider; b) the color tones of St. Augustine blends well with the landscaping; and c) expressed concern that the red roof tiles seem to pop-out, and suggested flat tiles and colors that blend.
6. Chair Wignot commented: a) the applicant has provided a great amount of information for review; b) he pointed out that there is a potential need for some sort of sound wall along Hollister Avenue, particularly for the homes along the western end of the complex, with regard to the proposed new Highway 101 crossing and on-ramp, and proposed projects in the area; c) in his opinion, the roof elevation that is projecting out appears odd with regard to the Monterey style; and d) requested the applicant provide an aerial photograph showing a simulation of the revised project with the roads and buildings to compare with adjacent project; and e) requested staff report back on: a) potential plans to relocate the Venoco monitoring station with regard to the project; and b) if the proposed Las Armas frontage improvements would provide for public parking opportunities.

**MOTION: Schneider moved, seconded by Messner, and carried by a 6 to 0 vote (Absent: Brown) that Item M-2, No. 07-102-DRB, Northwest corner of Hollister Avenue/Las Armas Road (APN 079-210-049), shall move forward to the Planning Commission with Conceptual comments, and that Item M-2, No. 07-102-DRB, shall be continued to August 26, 2008, for an in-progress DRB review with regard to the architectural styles, and for the applicant to provide an aerial photograph showing a simulation of the proposed project with the roads and building to compare the layout with the existing adjacent projects.**

**RECESS HELD FROM 7:00 P.M. TO 7:07 P.M.**

**M-3. DESIGN REVIEW BOARD PERMIT NO. 07-217-DRB**

7760 Hollister Avenue (APN 079-210-057)

This is a request for *Conceptual* review. The applicant proposes to construct a 70,510 square foot senior assisted living facility on a 2.94 acre property with a General Commercial (C-G) land use designation and Industrial Research Park (M-RP) zoning. The facility would accommodate a maximum of 99 elderly residents. There would be a total of 44 employees with a maximum of 24 employees for daytime staffing.

The structure would be two stories with a maximum height of 34'2" and include a covered porch at the entrance, a large central courtyard and a barbeque terrace. The architecture is reminiscent of the agricultural tradition of Goleta with exterior finishes consisting of horizontal and clapboard siding and the use of stone veneer on the entry, retaining walls, and chimney. The proposed color palette includes yellow, tan, red, and white trim accents. All mechanical equipment would be screened in mechanical wells. The project would maintain the existing Venoco Offsite 30-foot Meteorological Station previously permitted to monitor air quality downwind of the gas processing plant.

Proposed landscaping includes trees planted along the property lines and the use of drought-tolerant plantings along the walking paths and patios, as well as butterfly and kitchen gardens. Approximately 14 trees would be removed from the site, but larger trees along the southern and eastern perimeters would be preserved.

Access would be provided from two driveways on Viajero Drive, with the existing curb cut on Hollister Avenue removed. A 20-foot emergency Fire Department access consisting of grass crete would be provided around the building on the northern and eastern portions of the site. Two parking lots with a total of 48 parking spaces would serve the front and rear of the site. The project proposes to eliminate a private road easement along the eastern portion of the site, and the abandonment by the City of a small portion of Viajero Drive so that the easement is consistent with the constructed road.

Estimated earthwork quantities include 9,400 cubic yards of cut, 800 cubic yards of fill, with 8,600 cubic yards of export.

The project was filed by agent Harwood White on behalf of Mariposa, LLC, property owner. Related cases: 07-217-RZ, -DP, -MCUP, -RMM. (Cindy Moore)

Site visits: Made by all members.

Ex-parte conversations: Member Schneider reported a very short discussion with agent Harwood White.

The plans were presented by agent Harwood White on behalf of Mariposa, LLC, property owner, and Jay Blatter, project architect. Mr. White stated that the vision of the property owner is to create a senior care facility to serve a need that is pressing in the community. One of the critical criteria in the applicant's determination of a project to replace the existing storage facility was compatibility with the adjacent school. He



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stated that most units would have shared bathing facilities which would reduce construction and maintenance costs, which would translate into a lower monthly cost, but with a rich offering of communal facilities. Harwood White stated that the applicant believes the project shows good cause for a finding that would need to be made by the decision-maker to revise the floor area ratio for this project.

Jay Blatter, project architect, provided an overview of the proposed project and site plan issues. He stated that the project is registered LEED for Home project. With regard to consideration of the floor area ratio issue, he believes there should be consideration that an assisted living home facility provides space for communal amenities and cannot be compared to an apartment structure.

The landscape plans were presented by David Black, project landscape architect. He stated that the primary objective is to buffer the frontage along Hollister and Viajero Drive adequately with enough landscape massing to screen the parking areas from the street. He said that the landscape plans also attempt to mitigate the visual impact of the buildings from Ellwood School next door.

### Comments:

1. Member Branch commented: a) overall, the project is fine and this type of facility is well needed in the community; b) the water feature is appreciated and it would be nice to have a water feature with sound located in an area where it can be enjoyed by the residents; c) the photovoltaics do not need to be hidden, in his opinion; d) suggested use of water reclamation with regard to irrigation and the LEED certification process; e) suggested adding corbels underneath the pop-outs on the north elevation; f) the dormer vents seem a little large, suggesting the addition of a little more mass on the sides of the vent; g) the elevations need to show more details regarding the eaves, fascia and exposed rafter tails with regard to the porch at the entry; and h) on Sheet A3.2, he has some concern regarding the recessed four windows in the form, on the east elevation.
2. Vice Chair Smith commented: a) the project is fine; b) suggested that the dormer vents would relate better with the pop-out element below if they were bigger; and c) in his opinion, the Venoco monitoring station appears industrial and needs a little more study.
3. Member Herrera commented: a) the name of the facility, Mariposa, is appreciated because the project is located so close to the butterfly preserve; b) the use of permeable materials is good; c) a noise wall between the school and the facility would be beneficial; and d) there is a reclaimed water line that runs under the street which may be useful for the facility.
4. Member Messner commented: a) encouraged the use of photovoltaics for solar power; b) suggested consideration of improving the layout with regard to providing better traffic flow for trash vehicles and other utility vehicles; c) recommended that the bus stop provide a pull-out from the street to help with the flow of traffic; d) suggested consideration of the installation of a windmill for energy, or some other method, with regard to the Venoco monitoring station; e) the design for compatibility and transition with Ellwood School is appreciated;

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5. Member Schneider commented: a) the applicant's choice of this type of facility that is needed in the community is commendable; b) the site plan works relatively well; c) in his opinion, due to the nature of the use of the facility, although the site may have less open space, the ability to provide more rooms and amenities may be more beneficial; d) suggested consideration with regard to the lighting needs and proposed usage along the fire road and service entry, for example, lights may disturb residents sleeping at night; e) the permeable materials and meandering walk are appreciated; f) conceptually, the architecture is quite good, with the agrarian nature of the board and bat style; g) in his opinion, from an historical standpoint, the horizontal lap siding and the board and bat materials work well together, and the shingles may be out of character and not needed based on the colors which would simplify the design; h) agreed with Member Branch's comment with regard to the dormer vents, suggesting that the proportions be resolved or possibly consider removal; i) agreed with Member Branch's comment with regard to the corbels on the north elevation; j) suggested that the form on the east elevation with the four recessed windows is an odd form and should be flush; k) the building masses well to the street with the parking and landscaping in front; l) the Teka lighting fixture works well; m) the colors work well and the wrap-around porches are appreciated; and n) although he understands the applicant's solution to try to integrate the Venoco monitoring station within the project, he would prefer that the station be located off-site; however this is not within the purview of the DRB.
6. Chair Wignot commented: a) there is a definite need for this project in the community and the site is appropriate; b) he supports the applicant's application for a higher floor area ratio on this site because the project provides a good cause benefit for the community; c) there will be a noise factor on the northwest corner from delivery and service trucks, which is not a good aspect of the layout; d) details need to be provided with regard to the location and screening of utility boxes; e) drainage details need to be provided by the applicant; f) suggested consideration of the new solar power systems that would be an integral part of the roof design; g) recommended that it would be of benefit for the applicant to make the exterior more fully fire-proofed, and expressed concern that the design has so much exposed wood under eaves; h) requested information regarding the disposition of the existing street lights on Hollister Avenue; and i) requested design details for the transition area to the Ellwood School with regard to sidewalks and the area where parked cars are exiting.

**MOTION: Branch moved, seconded by Messner and carried by a 6 to 0 vote (Absent: Brown) that Conceptual review was conducted of Item M-3, No. 07-217-DRB, 7760 Hollister Avenue, with comments, including the comment that the DRB would support the applicant's request for a revision of the floor area ratio requirements for this project based upon good cause for community benefit; and that Item M-3, No. 07-217-DRB, be taken off calendar for processing**

## **N. ADVISORY CALENDAR**

### **N-1. DESIGN REVIEW BOARD PERMIT NO. 05-037-DRB**

Cathedral Oaks/Highway 101 Interchange

This is a request for further *Advisory* review. The proposed project includes the removal of the existing Cathedral Oaks Road/Hollister Avenue/US Highway 101 bridge over U.S. Highway 101 and bridge over Union Pacific Railroad (UPRR) and the construction of new bridges to align with the existing terminus of Cathedral Oaks Road. The proposed overcrossing (US Highway 101) and overhead (UPRR) bridges would accommodate a 12-foot vehicle lane in each direction, one 12-foot center left turn pocket lane/median, 5-foot shoulders/bike lanes in each direction, and a 6-foot sidewalk located on the west side. The project was filed by Caltrans, in association with the City of Goleta. (Last heard on 6-10-08\*, 5-13-08\*, 4-08-08\*, 1-23-08\*, 11-06-07\*, 10-16-07\*, 8-21-07, 7-17-07; 5-02-06) Related case: 05-037-DP. (Rosemarie Gaglione; Laura Bridley)

The landscape and slope paving plans were presented by the Caltrans project team. Paul Martinez, Caltrans project manager, stated that construction of the project is scheduled to begin in July, 2009, with completion in of the construction in January, 2012, followed by a planting period for three years. Chris Babb, Caltrans project engineer, provided an over of the features of the project

Laura Bridley, Contract Planner, clarified that the interchange project has been approved and that the purpose of today's hearing is for Advisory review of the final design drawings for context.

David Emerson, project landscape architect, discussed the landscape plans and addressed comments from the last DRB review. The majority of the shrubs have been changed to the *Toyon* species in response to a DRB comment recommending more of a variation. He stated the Eucalyptus species were not removed, noting that the U.S. Highway 101 Design Guidelines refer to the preservation of specimen Eucalyptus trees for thematic and historical consistency and also recommends the use of Eucalyptus trees as a unifying skyline tree. With the Monarch butterfly preserve and the strong presence of Eucalyptus trees nearby, he believes it would be appropriate to keep some Eucalyptus trees, although the DRB may provide further comment.

Valerie Moore, Caltrans, Structures Aesthetics Unit, presented the slope paving plans with variations of the City's logo and surface treatments. She provided an aerial view of the proposed overhead with the simulated proposed designs.

#### Comments Regarding Landscaping:

1. Member Messner commented: a) expressed his preference for the removal of the Eucalyptus species and suggested replacement with Cypress trees which would provide an attractive gateway, noting that the site is near the ocean and there are existing Cypress trees.

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2. Chair Wignot commented: a) suggested that the City consider using similar planting materials used by Caltrans at the Cathedral Oaks/Hollister Intersection for consistency; and b) suggested the City consider using reclaimed water for irrigation, if possible.

### Comments Regarding the Slope Paving and Design:

1. Member Schneider expressed support for the proposed logo, with the rebar rip-out texture, and with no color which would make the maintenance easier.
2. Chair Wignot commented: a) a smooth surface around the design is not desirable because of the potential for graffiti; b) some sort of texture around the logo would be preferred; and c) the colored logo is attractive but there are concerns with regard to long-term maintenance.
3. Member Messner commented: a) the cobblestone texture appears too busy in relation to the logo; and b) the rip-out texture is the only texture example that would be appropriate because it is so subtle it would blend.

### **STRAW VOTE:**

**How many members would support the recommendation made by Member Schneider to support the proposed logo design?**

**Members Voting Affirmative: Herrera, Messner, Schneider, Smith, Wignot. (5).**

**Members Not Voting Affirmative: None (0).**

**Members Absent: Branch, Brown (2).**

### **STRAW VOTE:**

**How many members would support approving a monotone for the logo, without the color?**

**Members Voting Affirmative: Herrera, Messner, Schneider, Smith, Wignot. (5).**

**Members Not Voting Affirmative: None (0).**

**Members Absent: Branch, Brown (2).**

**MOTION: Schneider moved, seconded by Messner, and carried by a 5 to 0 vote (Absent: Branch, Brown) to approve using the rebar rip-out texture for the logo, with details to be determined with regard to the amount of the depth of the texture for the logo, and the amount of texture in certain areas of the logo to help read the logo, for Item M-3, No. 07-217-DRB, Cathedral Oaks/Highway 101 Interchange.**

**MOTION: Messner moved, seconded by Herrera, and carried by a 5 to 0 vote (Absent: Branch, Brown) to approve the proposed landscape plan for Item M-3, No. 07-217-DRB, Cathedral Oaks/Highway 101 Interchange, with the condition that the proposed Eucalyptus trees be replaced with Cypress trees.**

**O. DISCUSSION ITEMS**

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

(Discussion Held After Item I-1)

Comments Regarding Draft Letter:

1. Chair Wignot suggested the following amendments to the draft letter: a) the letter should include a subject line, for example, Changing Sign Appeal Point; b) the first letter in the words in the phrase “sign applications”, which appears several times in the letter, should either be both lower case or capitalized for consistency; and c) the language in the last sentence in the fourth paragraph on the first page of the letter should be changed from “signs” to “sign applications”.
2. Chair Wignot stated that the letter captures the essence of what the DRB members believe needs to happen with regard to sign applications.

**MOTION: Brown moved, seconded by Branch and carried by a 7 to 0 vote to accept the draft letter prepared by Member Schneider as amended with the changes recommended in Chair Wignot’s comments; and that Chair Wignot and Member Schneider shall sign the amended letter and forward it to the City Council with copies to the staff members noted.**

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

No requests.

**O-3. ANNOUNCEMENTS BY MEMBERS**

Member Messner announced that he will have an art show with his photographs at the Faulkner Gallery in Santa Barbara, with the opening reception on August 7, 2008.

**P. ADJOURNMENT: 9:30 P.M.**

Minutes approved on August 12, 2008.

**Design Review Board Agenda**

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