



# 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

Wednesday, November 12, 2008

### CONSENT CALENDAR – 2:45 P.M.

Scott Branch, Planning Staff

### SIGN SUBCOMMITTEE – 2:00 P.M.

Members: Carl Schneider, Cecilia Brown, Thomas Smith

### STREET TREE SUBCOMMITTEE

Members: Chris Messner, Bob Wignot, Simon Herrera

### ADMINISTRATIVE AGENDA – 3:00 P.M.

### REGULAR AGENDA – 3:15 P.M.

**GOLETA CITY HALL – COUNCIL CHAMBERS  
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

#### Members:

Bob Wignot (At-Large Member), Chair

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

Board Members present: Thomas Smith, Vice Chair; Scott Branch; Simon Herrera; \*Chris Messner; and Carl Schneider. \*Member Messner entered the meeting at 3:04 p.m.

Board Members absent: Chair Wignot and Member Brown.

Staff present: Scott Kolwitz, Senior Planner; Cindy Moore, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Planning Technician; and Linda Gregory, Recording Clerk.

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### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for October 28, 2008.

**MOTION: Branch moved, seconded by Schneider and carried by a 5 to 0 vote (Absent: Brown, Wignot) to approve the Design Review Board Minutes for October 28, 2008, as submitted.**

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

Street Tree Subcommittee Chair Messner reported that the next subcommittee meeting will be held on November 25, 2008, at 2:00 p.m.

#### B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) The City Council will review the Marriott Residence Inn project on November 18, 2008; 2) The Planning Commission reviewed the Camino Real Hotel project on November 10, 2008, and approved a recommendation to the City Council for approval; and 3) The Planning Commission hearing on the appeal to the approval of the project at 7837 Langlo Ranch Road is tentatively scheduled for December 8, 2008.

Vice Chair Smith volunteered to represent the DRB at the Planning Commission hearing on December 8, 2008, regarding the appeal to the approval of the project at 7837 Langlo Ranch Road.

### 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 staff recommends that Items H-1, No. 08-131-DRB, and Item H-4, No. 08-148-DRB, be moved to the full calendar; the applicant for Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, requested a continuance to February 10, 2009; and the applicant for Item L-1, No. 07-045-DRB, 5484 Overpass Road, requested a continuance to January 13, 2009.

There being no objections, Item H-1, No. 08-131-DRB, and Item H-4, No. 08-148-DRB, were moved to the full calendar.

**MOTION: Schneider moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to February 10, 2009, per the applicant's request; and to continue Item L-1, No. 07-045-DRB, 5484 Overpass Road, to January 13, 2009, per the applicant's request.**

## **E. CONSENT CALENDAR SUBCOMMITTEE REPORT**

No report.

## **F. CONSENT CALENDAR**

- **NONE**

## **G. SIGN SUBCOMMITTEE REPORT**

Sign Subcommittee Member Schneider reported that the subcommittee met today and reviewed Item H-2, No. 08-182-DRB, 7127 Hollister Avenue; and Item H-3, No. 08-186-DRB, 6021 Hollister Avenue. He stated that there was not enough time to review Item H-1, No. 08-131-DRB, and Item H-4, No. 08-148-DRB, which will be reviewed on the full calendar.

## **H. SIGN CALENDAR**

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

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

This is a request for *Preliminary* review. The property includes the approved Sumida Gardens Apartments development, which will contain 9 buildings totaling 194,448 square feet on approximately 10.26 acres in the DR-20 zone district. The applicant requests a new Overall Sign Plan (OSP) for the Sumida Gardens Apartments development. The proposed OSP provides for five (5) different types of signs: monument and identification signs; directional signs; pool signage; parking signage; and miscellaneous signage. The OSP would specify the design and maximum number of signs of each type and the maximum sign area for each permissible sign. A total of 20 sign types are proposed. Sign materials generally consist of wood, aluminum, and acrylic. Sign colors are generally ivory, gold, beige, brown, red, and green. Some signs are proposed to be internally illuminated. The project was filed by Craig Minus of The Towbes Group, agent for Sumida Family Limited Partnership, property owner. Related cases: 08-131-OSP; -CUP. (Continued from 10-14-08, 9-09-08\*, 8-12-08) (Shine Ling)

Recused: Member Schneider recused himself, stating that the applicant is a client, and exited the Council Chambers.

The plans were presented by Courtney Seeples, project manager, and Craig Minus, both of the Towbes Group, agent for Sumida Family Limited Partnership, property owner. Craig Minus stated that changes were made in response to DRB comments from the last review listed in the minutes as follows: #3) Off-site monument sign – an adjustment was made to the font, and the proportionality on the face of the sign was improved, reducing the amount of white space; #4) On-site monument sign – an adjustment was made to the font, and the proportionality on the face of the sign was improved, reducing the amount of white space; and #8) Rental office sign –the words

\* Indicates request for continuance to a future date.

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“Sumida Gardens Apartments” and the picture of the palm tree were removed, leaving the words “Rental Office”, and the additional height of the sign was reduced.

Assistant Planner Shine Ling stated the Zoning Administrator approved the Overall Sign Plan, with the condition that the street address on the off-site monument sign shall be the actual name of the street at the time of sign permit approval. He noted that a decision has not yet been made with regard to a request by the Fire Department to change the name of the north-south segment of Overpass Road to Sumida Gardens Lane.

Comments:

1. Member Branch commented: a) All of the signs are fine.
2. Vice Chair Smith commented: a) The changes made by the applicant in response to the DRB comments are a definite improvement.

**MOTION: Branch moved, seconded by Messner, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Brown, Wignot) to grant Preliminary Approval of Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue, as submitted, noting that the Zoning Administrator’s approval may be subject to a change with regard to the actual street name in the street address on the off-site monument sign; and to continue to November 25, 2008, for Final review.**

### **H-2. DESIGN REVIEW BOARD PERMIT NO. 08-182-DRB**

7127 Hollister Avenue (APN073-440-001 & 073-440-012)

This is a request for *Conceptual/Preliminary* review. The property includes a 21,444-square foot commercial tenant space on a 9.3 acre lot in the SC zone district. The applicant proposes to install two wall signs on the existing tower element, one on the east elevation and one on the north elevation. The 18-foot by 3.08-foot sign will have 24-inch blue letters reading “PACIFIC SALES”, and 9-inch red letters reading “KITCHEN, BATH & ELECTRONICS” with a total sign area of 55.44 square feet. The individually pin mounted vinyl channel letters will be internally illuminated with white and red LED bulbs. The project was filed by agent Christian Muldoon on behalf of Islay Investments, property owner. Related cases: 23-SB-OSP; 23-SB-CUP; 23-SB-DP AM01; 23-SB-LUP. (Brian Hiefield)

*Sign Subcommittee Review on November 12, 2008:*

The plans were presented by Christian Muldoon on behalf of Islay Investments, property owner; Tonie Ginn, Coast Sign; Justin Tichy, Vice President of Operations, Pacific Sales; and Jeff Sporre, Construction Manager, Pacific Sales.

Jeff Sporre, Pacific Sales, stated that Pacific Sales is in the process of changing their legal name from “Kitchen and Bath Centers” to “Kitchen, Bath & Electronics”.

Senior Planner Scott Kolwitz stated that the applicant may continue to process the application with the proposed new name if the owner is in the process of legally changing the name, but the applicant would need to take the risk that if the name is

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not legally changed for any reason, the application process would revert back to the existing name of the business.

Brian Hiefield, Planning Technician, stated that if the signs are approved with the existing legal name at this time, a revised Final review could be held by the DRB if the name is legally changed in the future.

Justin Tichy, Pacific Sales, stated that it would be most efficient to have the sign with the proposed new legal name approved prior to the grand opening, but he understands the process needs to be followed.

Jeff Sporre, Pacific Sales, requested that the sign application move forward at this time with the current legal name on the signs, which is "PACIFIC SALES" "KITCHEN AND BATH CENTERS".

SPEAKER:

Gary Vandeman, Goleta, noted that the drawings indicate that the proposed signs are internally illuminated which he believes is not encouraged.

*Sign Subcommittee Comments:*

1. The Sign Subcommittee recommends Preliminary Approval with the conditions that the text be changed to read "PACIFIC SALES" "KITCHEN AND BATH CENTERS", which is the legal name; and that the red LED's shall be removed.
2. Member Schneider commented: a) The applicant needs to provide proof that the legal name of the business has been changed to "PACIFIC SALES" "KITCHEN, BATH & ELECTRONICS", before the Land Use Permit could be issued for the proposed name on the sign, to comply with the Overall Sign Plan (OSP); b) the red LED's would need to be eliminated to comply with the OSP; c) the design and concept of the project are fine; and d) in response to a comment by speaker Gary Vandeman, channel letters, which typically are internally illuminated, are allowed, but internally illuminated can signs are discouraged.

**MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Brown, Wignot) to grant Preliminary Approval of Item H-2, No. 08-182-DRB, 7127 Hollister Avenue, with the following conditions: 1) the current legal name of the business shall be used on the wall signs which is "PACIFIC SALES" "KITCHEN AND BATH CENTERS"; and 2) the red LED's shall be removed and the illumination shall be all white LED's; and to continue to December 9, 2008, for Final review.**

### **H-3. DESIGN REVIEW BOARD PERMIT NO. 08-186-DRB**

6021 Hollister Avenue (APN 073-082-028)

This is a request for *Conceptual/Preliminary* review. The property includes an approximately 28,000-square foot hotel on a 0.7-acre lot in the C-2 zone district. The applicant proposes a change to the faces of three existing signs: a 54-square foot freestanding pole sign, an approximately 109-square foot wall sign, and a 4.3-square

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foot freestanding directional sign. The signs will be constructed of yellow polycarbonate with a vinyl overlay for graphics. The two faces of the freestanding sign are 9 feet tall by 6 feet wide each, and the face of the wall sign is 33 feet wide by 3.3 feet tall. The two faces of the freestanding directional sign are 25 inches tall by 25 inches wide. An as-built Conditional Use Permit is also requested for the freestanding directional sign. The project was filed by Christian Muldoon of Vogue Signs, agent, on behalf of Van Bivens, secretary for the H. Oliver Dixon Trust, property owner. Related cases: 08-186-CUP, 08-186-SCC, 08-187-SCC, and 08-188-SCC. (Shine Ling)

*Sign Subcommittee Review on November 12, 2008:*

The plans were presented by Christian Muldoon of Vogue Signs, agent; and by Van Bivens, secretary for the H. Oliver Dixon Trust, property owner.

Assistant Planner Shine Ling stated that staff will schedule a Zoning Administrator hearing for the Conditional Use Permit for an as-built freestanding directional sign.

*Sign Subcommittee Comments:*

1. Member Schneider commented: a) Recommended that the existing rectangular box sign not be illuminated at night for twenty-five percent of the sign at both ends, so only the middle half of the sign will be lit at night; b) There is too much white space on the rectangular box at both ends; and c) The other proposed signs are fine.
3. Vice Chair Smith commented: a) Agreed with Member Schneider that there would be too much yellow color illuminated at night on the rectangular box at both ends; and b) Suggested that the yellow color remain during the day but only the logo is illuminated at night.

**MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Item H-3, No. 08-186-DRB, 6021 Hollister Avenue, with Conceptual comments to December 9, 2008, for Preliminary review.**

### **H-4. DESIGN REVIEW BOARD PERMIT NO. 08-148-DRB**

5892 Calle Real (APN 069-110-061)

This is a request for *Conceptual* review. The property includes a commercial building occupied by Bank of America. The applicant proposes to install new signage associated with Bank of America, including a new freestanding pole sign (Sign 1), two wall signs (Signs 14, & 15), and two directional signs (Signs 11, & 13). Signage proposed that will not require permits are a sign for disabled parking (Sign 3), glass door signage (Signs 9, & 10), and a Do Not Enter sign to replace the existing sign (Sign 12). The project was filed by agent Steve Stallone on behalf of Bank of America, property owner. Related cases: N/A. (Brian Hiefield)

The plans were presented by agent Steve Stallone on behalf of Bank of America, property owner. He stated that the Bank of America has changed its logo to have a red background. He said that the property owner requests a pole sign because it can

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be seen from down the road which would be helpful for motorists and the existing monument sign is situated low and less visible from a distance.

Senior Planner Scott Kolwitz clarified that the General Plan encourages that the protrusion of signs and/or sign structures in the skyline should be minimized to avoid a cluttered appearance.

Planning Technician Brian Hiefield encouraged the applicant to check and verify that the photo interpretation of the wall sign located near the monument sign is to scale with the measurements on the drawings.

### Comments:

1. Member Schneider commented: a) The existing monument sign works well; b) He suggested that the new corporate colors be applied to the existing monument sign instead of adding a pole sign; c) He is not in favor of the proposed pole sign; d) Reducing the size of the wall signs by fifty percent would be adequate, particularly with the red background; e) Signs #9, 10, 11 and 13 are fine; and f) The recent removal of banner signs on the site is appreciated.
2. Vice Chair Smith commented: a) He agreed with Member Schneider that the new corporate colors should be applied to the existing monument sign instead of adding a pole sign.
3. Member Branch commented: a) If the existing monument sign remains, the size of the wall signs could each be reduced by fifty percent; b) The existing monument sign and the proposed wall sign are at the same eye level, and approximately the same size; and c) Pole signs are not favored.
4. Member Messner commented: a) The red background on the signs seems to be overbearing on the bank wall corners and too repetitious.

**MOTION:** Schneider moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Item H-4, No. 08-148-DRB, 5892 Calle Real, to December 9, 2008, with the following Conceptual comments: 1) Sign #1 Pylon Sign: apply the new corporate colors to the existing monument sign instead of adding a pole sign which is not favored; 2) Wall Signs #14 and 15: reduce the wall signs by fifty percent; 3) The monument and wall signs shall have an opaque background with push-through letters, and only illuminate the copy and logo at night; 4) Signs #9 and 10: the door vinyl signs are fine as submitted; 5) Sign #11: the directional ATM sign at the canopy is fine as submitted; and 6) Sign #13: the directional exit sign is fine as submitted.

## I. REVISED FINAL CALENDAR

- NONE

**J. FINAL CALENDAR**

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

6767 Hollister Avenue (APN 073-450-005)

This is a request for *Final review*. The property includes two screened storage areas and nine buildings totaling 326,490 square feet on a 92.25-acre lot in the Manufacturing Research Park (M-RP) and Service Industrial-Goleta (M-S-GOL) zone districts. The applicant proposes to construct Buildings 1, 2, 4 and associated improvements, improvements for the private internal drive, and street and frontage improvements to Hollister Avenue and Los Carneros Road as part of the phased build out of the previously approved Cabrillo Business Park project. Building 1 would be a two-story, 80,000-square foot structure and Buildings 2 and 4 would both be two-story, 60,000-square foot structures. Associated improvements for each building include onsite sidewalks, asphalt, curb and gutters, landscaping, and parking. New materials consist of concrete, accent stone, and glazing. At full build out, the Cabrillo Business Park would total 946,282 square feet, including 704,600 square feet of new buildings and 241,682 square feet of the existing retained buildings. The project was filed by agent Dudek on behalf of Santa Barbara Realty Holding Company, LLC., property owner. Related cases: 37-SB-RZ, -OA, -TM, -DP, -RN. (Continued from 9-23-08\*, 7-22-08, 6-10-08\*, 4-22-08, 4-20-04, 3-16-04, 2-17-04\*, 1-6-04, 12-2-03) (Cindy Moore)

**MOTION: Schneider moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to February 10, 2009, per the applicant's request.**

**K. PRELIMINARY CALENDAR**

- **NONE**

**L. CONCEPTUAL/PRELIMINARY CALENDAR**

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

5484 Overpass Road (APN 071-220-033)

This is a request for *Conceptual/Preliminary review*. The property includes a 5,780-square foot shop building, a 1,362-square foot office building, a 18,835-square feet of unenclosed materials storage (a portion of which – in the southwest corner of the property – is as-built), an as-built 640-square foot storage unit, and two unused fuel pumps and associated underground fuel tanks on a 84,070-square foot lot in the M-1 zone district. The applicant proposes to construct a 2,961-square foot, two story office addition, and a new trash enclosure. This application also includes a proposal to permit the aforementioned as-built outdoor material storage area and storage unit, and to re-configure the site's parking areas. All materials used for this addition are to match the existing office building with the exception of the proposed lighting, which would be the Capri Mini by The Plaza Family. The project was filed by agent Joseph H. Moticha on behalf of Randy Douglas, Tierra Contracting, Inc., property owner. Related cases: 07-045-DP AM01, 07-045-LUP. (Continued from 10-14-08\*, 09-23-08\*, 09-09-08) (Laura Vlk)

\* Indicates request for continuance to a future date.

**MOTION: Schneider moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Brown, Wignot) to continue Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, to February 10, 2009, per the applicant's request; and to continue Item L-1, No. 07-045-DRB, 5484 Overpass Road, to January 13, 2009, per the applicant's request.**

**L-2. DESIGN REVIEW BOARD PERMIT NO. 08-169-DRB & 08-170-DRB**

6767 Hollister Avenue (APN 073-450-005)

This is a request for *Conceptual/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 M-RP and M-S-GOL zone districts. The applicant proposes to construct Buildings 12A and 12B and associated improvements as part of the phased build out of the Cabrillo Business Park project. Building 12A would be a one-story, 10,000-square foot structure and Building 12B would be a one-story, 7,500-square foot structure. Associated improvements for each building include onsite sidewalks, asphalt, curb and gutters, landscaping, and parking. New materials consist of metal, concrete, accent stone, and glazing. At full build out the Cabrillo Business Park as proposed to be amended would total 948,782 square feet, including 707,100 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: 08-107-DP AM, 08-039-LUP, 08-040-LUP, 08-041-LUP, 08-042-LUP, 08-160-LUP, 08-119-LUP, 08-025-LUP, 07-144-MC, 07-236-MC, 37-SB-RZ, -OA, -TM, -DP, -RN. . (Continued from 10-14-08) (Cindy Moore)

The plans were presented by Steve Fedde with Sares-Regis Group, property owner; agent Troy White, Dudek, on behalf of Santa Barbara Realty Holding Company, LLC, property owner; and Lauri Romano, project landscape architect. Steve Fedde stated that changes were made in response to DRB comments that include: a) the metal cap element was removed; b) the east elevation of Building 12B was upgraded with some more small glass and other architectural elements that are consistent with other sides of the building; c) a green screen element with plant material was added on the south side of both buildings that hides all the service entries; and d) some of the corners of the buildings, particularly the southwest corner, were upgraded to better identify the entries. He presented a modified lighting plan that responded to comments from Member Brown, that included adding some additional lighting along a walkway where needed. Lauri Romano presented the landscape plans. She stated that changes were made in response to DRB comments that include: a) three Cypress trees were added along Los Carneros Road; b) more decorative paving was added along with other details to enhance the pedestrian experience on the south side; and c) green screens with vines were added on the south side of both buildings.

Comments:

1. Member Branch commented: a) The plans are a good improvement; b) The project seems pretty balanced; and c) The green screen element is a better solution for the utilitarian side of the buildings.

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2. Member Herrera commented: a) The landscape plans are good; and b) The concrete patterns are beautiful.
3. Member Messner commented: a) The choice of plants is appreciated; b) The Cypress tree planted off to the side balances the site very well; c) Actual plant sizes, quantities and groundcovers on centers will need to be shown on the plans for Final review; and d) It is important that the bus stop has a pull out area.
4. Vice Chair Smith commented: a) The response to the DRB comments, particularly with regard to the architecture on the buildings, is appreciated.
5. Member Schneider commented: a) In the future when buildings are reviewed, the applicant is requested to bring information showing the other buildings in the project site for reference; b) Overall, the plans are good; c) The green screen is a better solution than something architectural; and d) The changes on the south elevation help create a sense of entry and draws people into the plaza.

**MOTION: Branch moved, seconded by Schneider, and carried by a 5 to 0 vote (Absent: Brown, Wignot) to grant Preliminary Approval of Item L-2, No. 08-169-DRB, and 08-170-DRB, 6767 Hollister Avenue, as submitted, and continue to February 10, 2009, for Final review.**

### 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

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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. (Continued from 9-23-08\*, 8-26-08, 7-22-08, 6-24-08\*, 5-28-08, 4-8-08\*, 2-12-08\*, 01-23-08\*, 12-18-07, 12-04-07, 11-06-07) (Scott Kolwitz)

Senior Planner Scott Kolwitz reported that the biological study has been completed since the last hearing. He pointed out the location of the various wetland and oak woodland buffer zones. He stated the current project as proposed meets the intent of the General Plan and would be allowed to move forward. He also stated that the Community Services staff met with the applicant and discussed the applicant's proposed traffic access plan.

The plans were presented by Ken Mineau, Mukhtar Khan and Md Wahiduzzaman as owner representatives of the Islamic Society of Santa Barbara, applicant and property owner. The landscape plans were presented by Daniel Wilson, project landscape architect.

Speakers:

Norma Geyer, Goleta, expressed concern regarding parking, stating that she does not want parking from the project to extend to the surrounding streets. She requested a new traffic study and also a study showing how many people attend the services. When she attended different services, she estimated that the number of people in attendance was approximately seventy. She provided the following newspaper articles indicating that the Islamic Society reported an estimated 2,000 members when interviewed: 1) From the *Santa Barbara Newsroom*, "Plans Close For SB's First Islamic Mosque", dated January 8, 2008; and 2) From the *Santa Barbara Independent*, "Your Worship: Islamic Society", dated August 19, 2007. She noted that at previous DRB meetings, one member requested an updated traffic study and another member requested an estimate of the number of people attending services.

Craig Geyer, Goleta, commented that project has made a lot of progress and has become more compatible. He said that the landscape plan looks good and he appreciates that the height of the building has been lowered. He expressed concern regarding the number of modifications and stated that his biggest concern is with regard to parking. He requested that a current membership study and current traffic study be prepared. He said that he would be willing to support the project if a current traffic study supports only 38 parking spaces. He requested a copy of the biological study that was recently completed.

Senior Planner Scott Kolwitz stated that the applicant has submitted membership information. He stated the traffic study that was completed in 2006 assumed 95

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persons were attending the services. He said that according to the Islamic Society membership information, there were 62 members in 2006; 73 members in 2007; and 74 members in 2008; which are below the 95 members upon which the traffic study was based. He said that upon review of the applicant's proposed revised plans for access to the site, the Community Services staff believes the revision does not alter the traffic study and that it is sufficient. He noted that traffic issues will be addressed when the project moves forward for environmental review. He also stated that the biological study is available to the public.

### Comments:

1. Member Schneider commented: a) The site plan and architecture are fine; b) The building design is simplistic yet appropriate; and c) The parking aesthetics and modification are fine.
2. Member Branch commented: a) The thought that has gone into the landscape plan is very respectful to the site, as well as lowering the building height with the one-story elements; b) The project is done very well at this point; and c) Based on information provided by staff which indicates that parking has been reviewed and is adequate, his review of the project needs to be from an aesthetic standpoint.
3. Member Herrera commented: a) Recommended that the applicant use as many permeable pavers as possible, especially near the wetlands; b) The landscape plan is good.
4. Member Messner commented: a) The landscape plan is good; b) The *jacaranda* species size of 15-gallons is too small; c) Recommended that the *jacaranda* in the open area possibly be a multi-trunk, with a 24"-30" box size; d) The tree sizes need to be much bigger for the other trees in the section that faces outward to the front; e) The other trees are well-balanced and flow well; f) Recommended using the low-fast *cotoneaster* for the ground covers; and g) Suggested that it would be nice to landscape the proposed median.
5. Vice Chair Smith commented: a) He appreciates the appearance of the building and how it fits in the area; and b) The landscape plan is fine.

**MOTION:** Smith moved, seconded by Branch and carried by a 5 to 0 vote (Absent: Brown, Wignot) that Conceptual review has been conducted of Item M-1, No. 03-051-DRB, Northeast corner of Los Carneros/Calle Real, with the following comments: 1) The applicant shall use as much permeable paving as possible; b) The trees should have a larger box size, particularly the *jacaranda* species and other trees in the section that faces outward; and c) The parking modifications are acceptable; and to take the item off calendar for environmental review.

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

600 Pine Avenue (APN 071-130-040)

This is a request for *Conceptual* review. The property includes a 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 540-square foot detached masonry building, a 2,500-square foot mechanical yard, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350

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square feet of landscaping on a 6.58-acre parcel in the M-RP zone district with an RDA overlay.

The applicant proposes to construct a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor & 4,682-square foot second-floor mezzanine) on the east end of the building and an 1,650-square foot "airlock" addition on the north side of the building, to expand parking from 165 to 239 (188 standard, 44 compact, & 7 ADA compliant) parking spaces, and to retain 3 loading zones and the 20 indoor bicycle parking spaces. The resulting 2-story structure would be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor & a 21,342-square foot second floor mezzanine. Landscaping would be reduced to 119,755 square feet and would require the removal of 13 trees (2 Jacaranda, 1 Liquidambar, 2 Lophostemon, 3 Brazilian Pepper & 5 Tipuana); however 78 new trees (25 Jacaranda/Purple-Leaf Plum, 45 Australian Willow/Brisbane Box, 8 Queen Palm) and additional shrubs and ground cover are proposed. Grading would consist of 3,500-cubic yards of cut and 300-cubic yards of fill. Stormwater would be directed to two detention basins prior to reaching Old San Jose Creek. All materials used for this project are to match the existing residence/commercial property. The project was filed by agent Laurel Perez & Heidi Jones of Suzanne Elledge Planning & Permitting Services on behalf of Pine Avenue Associates, property owner. Related cases: 75-DP-11, 75-DP-34, 79-DP-9, 79-ND-3, 79-DP-9 SC01, 79-DP-9 SC02, 79-DP-9 SC03, 79-ND-43 Addendum, 75-DP-34 AM01, 06-091-DRB, 06-091-SCD, 07-190-SCD, & 08-157-DP RV. (Continued from 10-28-08, 09-23-08) (Scott Kolwitz & Laura Vlk)

Recused: Member Schneider recused himself.

The plans were presented by Heidi Jones of Suzanne Elledge Planning & Permitting Services on behalf of Pine Avenue Associates, property owner; and Brian Poliquin, project architect. Heidi Jones noted that the drainage study has been reviewed by the Community Services staff and deemed adequate for the site. She pointed out that the size of the oak trees has been changed from one-gallon to five-gallon. Brian Poliquin, project architect, stated that in response to DRB comments regarding the north elevation, a recessed band at the top was shrunk down, and also recesses were added which create some type of rhythm on the building. He noted that similar architectural details were added on the other facades to maintain consistency. He stated that all existing lights will remain on the site, and provided a sample of the proposed light for the new portion of the site.

Comments:

1. Member Branch commented: a) The architecture on the north elevation is better and much more balanced with the changes, noting that the recesses work well.
2. Member Messner commented: a) He recommended for consideration by the Community Services staff that filters are needed for the new drainage and pre-existing drainage that flow into the creek.
3. Member Herrera commented: a) The plans are good.
4. Vice Chair Smith commented: a) The architectural solution on the north elevation that reduces the banding element and adds recesses is appreciated.

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**MOTION:** Smith moved, seconded by Branch and carried by a 4 to 0 vote (Recused: Schneider; Absent: Brown, Wignot) that Conceptual review has been conducted of Item M-2, No. 08-157-DRB, 600 Pine Avenue, with the comment that it is recommended that the Community Services staff study the detention basins and consider adding filters for some of the drainage outflow; and to take the item off calendar for environmental review.

### **N. ADVISORY CALENDAR**

- NONE

### **O. DISCUSSION ITEMS**

#### **O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS**

No requests.

#### **O-2. ANNOUNCEMENTS BY MEMBERS**

No announcements.

### **P. ADJOURNMENT: 5:00 P.M.**

**Design Review Board Agenda**

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