



DESIGN REVIEW BOARD MINUTES - APPROVED

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

REGULAR MEETING

TUESDAY, January 8, 2008

CONSENT CALENDAR

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
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

Members:

Scott Branch (Architect), Chair

Bob Wignot (At-Large Member), Vice Chair

Cecilia Brown (At-Large Member)

Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)

Carl Schneider (Architect)

Thomas Smith (At-Large Member)

A. CALL MEETING TO ORDER AND ROLL CALL

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

Board Members present: Scott Branch, Chair; Bob Wignot, Vice Chair; Cecilia Brown; Simon Herrera; Chris Messner; Carl Schneider; Thomas Smith.

Board Members absent: None.

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Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Laura Vlk, Associate Planner; Shine Ling, Assistant Planner; Marti Schultz, Principal Civil Engineer; Diana White, Assistant Engineer; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for December 18, 2007

MOTION: Schneider moved, seconded by Smith and carried by a 4 to 0 vote (Abstain: Brown, Herrera, Wignot) to approve the Design Review Board Minutes for December 18, 2007, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Street Tree Subcommittee will meet on January 23, 2008, at 2:00 p.m.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) There have been some audio visual upgrades made in the Council Chambers that include the installation of cameras and plasma screens that will be used to focus on plans. He said that more improvements are expected in the future and that staff will report on further details. 2) The Lighting Site Visit will be conducted today which is Item M-1 on the agenda. 3) The City Council will conduct a public hearing on Thursday, January 17, 2008, at 6:30 p.m. regarding the City Initiated General Plan Amendments. 4) DRB members are requested to provide suggestions of completed projects including residential, commercial, landscaping, and signs, for review as a discussion item at the DRB meeting on February 26, 2008.

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 no requests for continuance have been received.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

No Report.

F. CONSENT CALENDAR

- None

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G. SIGN SUBCOMMITTEE REPORT

Member Schneider reported that the Sign Subcommittee met today and reviewed Items H-1, No. 07-184-DRB; Item H-2, No. 07-191-DRB; Item H-3, No. 07-211-DRB, and Item H-4, No. 07-216-DRB.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT: 07-184-DRB

6740 Cortona Drive (APN 073-150-024)

This is a request for *Final* review. The property includes an approximately 55,302-square foot industrial building on a 3.14-acre parcel in the M-RP zone district (Industrial Research Park). The building is divided into two tenant spaces; tenant space A occupies 36,412-square feet, while tenant space B occupies 18,890-square feet. The proposed Overall Sign Plan (OSP) provides for one (1) type of sign: one wall sign for each tenant with a maximum sign area of 40-square feet.

Proposed Signage Allowances for Tenants

- Tenant Space A
 - One (1) 40-square foot wall sign
- Tenant Space B
 - One (1) 40-square foot wall sign

The project was filed by Dave Jones of Lenvik & Minor Architects, on behalf of Arnon Blau, property owner. Related cases: 07-184-OSP. (Last heard on 12-04-07) (Brian Hiefield)

Sign Subcommittee Review and Action on January 8, 2008:

The plans were presented by Associate Planner Shine Ling on behalf of the applicant. Shine Ling stated that the applicant has made changes in the Overall Sign Plan per the DRB comments.

SIGN SUBCOMMITTEE ACTION: Brown moved, seconded by Smith and carried by a 3 to 0 vote to grant Final Approval of Item H-1, No. 07-184-DRB, 6740 Cortona Drive, as submitted.

H-2. DESIGN REVIEW BOARD PERMIT NO. 07-191-DRB

6860 Cortona Drive (APN 073-140-015)

This is a request for *Final* review. The property includes three buildings totaling approximately 31,800 square feet of industrial building, warehouse, and chemical storage space on a 4.4-acre parcel in the M-RP (Industrial Research Park) zone district. Tenant spaces A and B occupy the front industrial building, totaling approximately 25,000 square feet. Tenant space C occupies the warehouse building on the northern property line totaling approximately 5,000 square feet of warehouse space. A Chemical Storage Building in the rear of the property comprises the final 1,800 square feet of development.

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The proposed Overall Sign Plan (OSP) provides for two different types of signs: Wall Signs (two per tenant), and one informational monument sign.

The project was filed by Rex Ruskauff of Studio R Architecture & Design, on behalf of Dan Michealsen, property owner. Related cases: 07-191-CUP, 07-191-DP AM02, 07-172-SCC. (Last heard on 12-18-07, 11-06-07) (Brian Hiefield)

Sign Subcommittee Review and Action from the Review on January 8, 2008:

The plans were presented by Associate Planner Shine Ling on behalf of the applicant.

SIGN SUBCOMMITTEE ACTION: Brown moved, seconded by Smith and carried by a 3 to 0 vote to grant Final Approval of Item H-2, No. 07-191-DRB, 6860 Cortona Drive, as submitted.

H-3. DESIGN REVIEW BOARD PERMIT NO. 07-211-DRB

120 South Patterson Avenue (APN 065-050-030)

This is a request for *Conceptual/Preliminary* review. The applicant proposes to install a two sided freestanding entry sign for the Patterson Place Apartments measuring a maximum of 4-feet 4-inches tall by 8-feet wide. The sign area is proposed to be approximately 18 ½ -inches by 7-feet 4-inches for an aggregate of approximately 11 square feet on each side of the structure. The non-illuminated sign shall have aluminum pin mounted flat cut out (F.C.O.) "Burnt Crimson" lettering. The portion of the sign reading "Patterson Place" will have 6-inch high letters, the portion of the sign reading "APARTMENTS" will have 4-inch high letters, and the address portion of the sign will have 4 ½ -inch high letters. The sign would be located approximately 9-feet east of the edge of public right-of-way and approximately 36-feet north of the Patterson Place Apartments entrance. No logos are allowed as part of the sign. The application was filed by agent Craig Minus of The Towbes Group, property owner. Related case: 74-CP-39, 07-211-SCC. (Last heard on 12-18-07) (Brian Hiefield)

Sign Subcommittee Review and Action on January 8, 2008:

Member Schneider Recused himself.

Site visits: Made by all members except Member Brown and Member Smith.

Ex-parte conversations: None reported.

The plans were presented by agent Craig Minus; and Mary Sue Pouliot, Marketing Director, of the Towbes Group. Craig Minus stated that the goal for this hearing is to review the design of the sign and that the applicant will continue to work with staff regarding the location of the sign.

Marti Shultz, Principal Civil Engineer, stated that staff believes that there is good sight distance associated with the size of the sign. She also stated that staff will be working with the City's traffic engineer to find the correct location for the sign that will

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facilitate safety for entering and exiting the site and that will place the sign as close as possible to the entrance.

Comments:

1. The preference for lighting is downward halo-lit illumination which is fully shielded. The applicant is requested to restudy and provide cut sheets that show lighting that is fully shielded. The illumination should be restricted to just lighting the sign. A suggestion was made that the applicant possibly consider two simple lights that can be fully shielded.
2. Possibly consider a pole light standard to provide lighting at the corner instead of a light for the sign. A pole light would also be a decorative feature for the landscaping.
3. The applicant is requested to address concerns with staff regarding the sight distance and placement of the sign, and to show that the placement of the sign is consistent with the site plan.
4. The applicant is requested to provide the landscape plan showing the new sign.
5. The design of the sign is fine.

SIGN SUBCOMMITTEE ACTION: By consensus (Recused: Schneider) the Sign Subcommittee continued Item H-3, No. 07-211-DRB, 120 South Patterson Avenue, to January 23, 2008, with comments.

H-4. DESIGN REVIEW BOARD PERMIT NO. 07-216-DRB

55 Castilian Drive (APN 073-150-007)

This is a request for *Conceptual/Preliminary* review. The property includes a 32,800-square foot single-story commercial property on a 1.95-acre parcel in the M-RP zone district. The applicant proposes to install a new sign on an existing freestanding monument sign that would read "Castilian Research & Technology Center". There would be an approximately 2'-4" high logo associated with the sign. The dimensions of the sign would be 11'-9" long by 2'-4" tall, with an area of approximately 27-square feet. The monument dimensions are 17' long by 4'-10" tall, with an area of approximately 82-square feet. The non-illuminated sign would have pin-mounted PVC lettering finished with enamel. The permitted monument sign is located in the front yard setback along Castilian Drive and is not proposed to be moved. The project was filed by Ken Sorgman, sign contractor, on behalf of Sabine Freistuhler, property owner. Related cases: 07-216-SCC; 92-SCC-001; 91-BAR-390. (Brian Hiefield)

Sign Subcommittee Review on January 8, 2008:

The plans were presented by Ken Sorgman, sign contractor, on behalf of Sabine Freistuhler, property owner.

Site visits: Reported by all members except Member Schneider. Member Brown stated that she did not visit the site specifically for this project but she has been on that street several times in the recent past for other projects.

Ex-parte conversations: None reported.

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Comments:

1. The Sign Subcommittee recommended Preliminary Approval of Item H-4, No. 07-216-DRB, as submitted.

MOTION: Schneider moved, seconded by Messner and carried by a 7 to 0 vote to grant Preliminary Approval of Item H-4, No. 07-216-DRB, 55 Castilian Drive, as submitted, and to continue to January 23, 2008, for Final review.

I. FINAL CALENDAR

- None

J. CONCEPTUAL/PRELIMINARY CALENDAR

CHANGE ORDER OF AGENDA

J-1. DESIGN REVIEW BOARD PERMIT NO. 05-095-DRB

7121 Del Norte (APN 077-113-003)

This is a request for *Conceptual/Preliminary* review. The property includes a 2,574-square foot residence (including a converted garage) and a 390-square foot 2-car carport on a 6,300-square foot lot in the 7-R-1 zone district. The applicant proposes to permit an existing approximately 50-square foot exterior staircase, 120-square foot garden shed, 76-square foot fire pit and 50-square foot Jacuzzi, to construct a 208-square foot outdoor Bar-B-Que with work area with an 8-foot tall trellis, and to construct an approximately 440-square foot second story deck with an additional 8-foot tall trellis above the existing carport. Access to the deck would be provided by a bridge connecting to the existing second-story balcony. The resulting 2-story structure would be a 2,574-square foot residence (including a converted garage), and the site would also include a 390-square foot 2-car carport, an approximately 440-square foot second story deck with an additional 8-foot tall trellis above the existing carport, approximately 50-square foot exterior staircase, 120-square foot garden shed, 76-square foot fire pit, 50-square foot Jacuzzi, and 208-square foot outdoor Bar-B-Que with work area with an 8-foot tall trellis. This existing permitted structure is above the maximum allowable floor area for this property, which is 1,984 square feet plus an allocation of 440 square feet for a 2-car garage; however, as the proposed project consists of non-habitable structures, the situation will not be exacerbated. All materials used for this project are to match the existing residence. The project was filed by agent Victor Alvarez on behalf of Juan & Lola Zaragoza, property owners. Related cases: 05-095-LUP. (Continued from 12-18-05*, 10-16-07*, 09-05-07*, 08-21-07) (Scott Kolwitz)

Senior Planner Scott Kolwitz provided a set of photographs taken from the exterior stairway on the side of the building and photographs showing homes in the neighborhood. He stated that the applicant has submitted approved plans showing that the existing exterior stairwell at the side is permitted. Therefore, he stated that the review should focus upon the proposed balcony unless changes to the exterior stairway are proposed.

* Indicates applicant request for continuance to a future date.

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Documents: E-mail from Julie Dyer, dated September 11, 2007, expressing the following concerns regarding the project: 1) in her opinion, R-1 zoning is reserved for those who value green space with natural elements buffering their dwellings from their neighbors; 2) this house is terribly overbuilt on this lot and now resembles an apartment block; 3) the addition of the deck to the carport puts another strain on the peace and privacy of neighbors; 4) paving the entire remnant of the back garden may result in unwanted runoff for neighbors to the south.

The plans were presented by Juan Zaragoza, property owner. He said that there are other houses in the neighborhood that have two stories. He stated that he has never had issues with drainage or flooding near his property. He also stated that he has been in contact with his neighbor on the south regarding the installation of fencing along the back property line.

Comments:

1. It is appreciated that the project has been scaled back. The plans are an improvement from the previous plans that brought much of the massing forward.
2. The elevations need to reflect the existing conditions including the exterior stairway, the door/window situation at the top of the landing, and lighting.
3. The applicant is requested to explore using permeable materials for hardscape and to explain the hardscape on the site plans.
4. Member Messner commented that he does not believe the balcony should be connected to the carport and that these should be free standing from one another.
5. Chair Branch confirmed with the applicant that the balcony is being connected to the carport for structural support purposes.
6. Member Schneider stated that he is not in favor of the proposal to paint the rails with a dark stain because it would draw visual attention, and he thinks that matching the blue color on the carport might be better. He said that his biggest concern is the potential for someone to step over the rail to use the carport which would result in a privacy issue.
7. The applicant shall submit a full set of plans with all of the requirements for Preliminary review and include what is to be demolished and reconstructed. Also, color boards need to be submitted for the body of the house, carport, trim/fascia and the balcony and stair railing.
8. Member Wignot requested that staff update the project description on the DRB agenda for January 23, 2008.

MOTION: Smith moved, seconded by Wignot and carried by a 7 to 0 vote to continue Item J-1, No. 05-095-DRB, 7121 Del Norte, with comments, to January 23, 2008.

J-2. DESIGN REVIEW BOARD PERMIT NO. 07-219-DRB

370 Storke Road (APN 073-100-008)

This is a request for *Conceptual/Preliminary* review. The property includes a 1,230-square foot restaurant, 1,998-square foot car wash, and 20,000-square foot outdoor storage area on a 1.0-acre parcel zoned C-3 in the Inland Area of the City. The

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applicant proposes to renovate the exterior of the existing restaurant, replacing wood siding with stucco, changing out doors and windows, replacing the existing mansard roof with a 4-foot high parapet, adding a continuous covered eave with a copper colored standing seam roof around the west, north, and south elevations of the building, a copper colored standing seam roofed eave above the mechanical/electrical cabinet and utility door on the east elevation, and replacing the existing roof-mounted HVAC equipment with new HVAC equipment that would also be mounted on the roof. In addition, exterior lighting along the north and south property lines and new landscaping is proposed along with two additional planter areas on the south and east sides of the building. The existing parking area would be re-stripped and one new handicapped parking space would be added. A new 36" high masonry wall around the existing outdoor dining area in the front of the restaurant is also proposed. No expansion of any aspect of the existing structure is proposed as part of this project. The new stucco would be painted "coconut." New flashing would use copper colored aluminum. The project application was filed by Harwood White, agent, on behalf of John Price, property owner. Related cases: 06-185-LUP, 06-185-DRB, 07-095-APP, 07-183-LUP, 07-183-DRB, & 07-219-LUP. (Alan Hanson)

Documents: 1) Letter from Sandy Roberts, owner of Kelkar Business Center, 356, 358, 360 Storke Road, dated January 8, 2008, with photographs, requesting clarification of what the City defines as "drive in", and expressing concern that the applicant will lease or rent to a company who will assume that a drive in is the same as a drive through. 2) Letter from Sandy Roberts, dated January 2, 2008, providing concerns regarding this project that include the use of the term "drive-thru" in the documentation rather than the term "drive-up"; and concern regarding fencing issues and drainage of this project on to his property.

Senior Planner Alan Hanson stated that this project, which is currently under construction, has been reviewed several times by the DRB and that when staff reviewed the most recent changes to the exterior remodel it was determined that the requested changes were a substantial enough deviation from the approved plans and that such changes exceeded the threshold for Revised Final review; therefore, these changes have been incorporated into a new Land Use Permit application that will require full DRB review.

Senior Planner Scott Kolwitz stated that all references regarding this item should read as "drive-up" rather than "drive-thru" for consistency. Senior Planner Alan Hanson clarified that the language "drive-up" was used in a letter from the County of Santa Barbara Zoning Administrator to describe the status of the project when the project was under the County's jurisdiction

The plans were presented by Harwood White, agent, and John Price, property owner. Harwood White stated that the three proposed changes are being requested while the construction project is underway because they appear to be better for the project.

John Price, property owner, stated that in response to the concerns of Sandy Roberts, the adjacent property owner of Kelkar Business Center, located at 356, 358 and 360

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Storke Road, he will install a wood fence along the property line to address Mr. Robert's drainage concerns.

SPEAKER:

Bob Murray, representing Sandy Roberts, expressed concerns regarding drainage from the applicant's property and that the soil would clog up the French drain on his client's property causing water damage to his building. Bob Murray requested that the fence that was installed by Sandy Roberts to help prevent water drainage onto his property, which was removed by the project's property owner, be reinstalled.

Comments:

1. The raised planter on the south elevation needs to be shown on the elevation.
2. The proposed fence on the southern property line needs to be incorporated into the site plan if a fence will be installed as part of the project even though a Land Use Permit for the fence by itself may not be required.
3. Chair Branch said it would be appropriate for the applicant and adjacent property owner to address the concerns regarding the fence and drainage, which were expressed by Bob Murray, outside of the DRB review process.
4. The applicant shall remove the first word, "Employee", in Item #11 under the Floor Plan Reference Notes on Plan #A 1.1.
5. Member Schneider commented that his personal preference architecturally would be for the roof over the trellis elements to be in sections over the windows rather than be continuously wrapped around; however, he understands the concern for having a solid roof at the drive up window.
6. Chair Branch commented that he does not have a concern regarding the wrap around roof design. Member Smith said that the wrap around design is fine.

MOTION: Brown moved, seconded by Smith and carried by a 7 to 0 vote to grant Preliminary Approval of Item J-2, No. 07-219-DRB, 370 Storke Road, with the condition that the following changes shall be shown on the site plans to be submitted for Final review: 1) the raised planter on the south elevation shall be shown on the elevation, 2) the language regarding the exterior materials (e.g. standing seam roof on overhangs and the window trims) to show consistency, and 3) the wood fence proposed for the property line including materials; and to continue Item J-2, No. 07-219-DRB, to January 23, 2008, for Final review on the Consent Calendar.

K. CONCEPTUAL CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 07-103-DRB

26 Coromar Drive (APN 073-150-013)

This is a request for *Conceptual* review. The property includes a 33,600-square foot manufacturing building, a 360-square foot compressor room, a 400-square foot storage garage, a 1,000-square foot hazardous materials building, and a 2,160-square foot covered storage area on a 155,580-square foot lot in the M-RP zone district. The applicant proposes to construct additions on site in three phases. Phase

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I, a 1,000-square foot hazardous materials building, was previously constructed under case number 06-093-SCD & 06-093-LUP. Phase II consists of a new 8,800-square foot clean room addition to the main manufacturing building, two 400-square foot outbuildings, and the demolition of 1,760-square feet of the covered storage area. A landscape plan is also a part of this proposal, and all materials used for this phase are to match the existing commercial property. Phase III proposes a 10,400-square foot office addition to the existing manufacturing building. This phase also includes its own landscape plan, and all materials used for this phase are to match the existing commercial property. The project was filed by agent David L. Burke on behalf of Renco Encoders, property owner. Related cases: 06-093-SCD, 06-093-LUP, & 07-103-DP. (Laura Vlk)

Site visits: Made by all members except Brown and Messner.

Ex-parte conversations: None.

The plans were presented by agent David L. Burke, of Burke Design, on behalf of Renco Encoders, property owner. He stated that the tree wells on the right-of-way along Cortona Drive that are shown on the plans should be shown as a continuous planter along Cortona Drive. Tim Rose and Robert Setbacken of Renco Encoders answered questions regarding the application of the building.

Diana White, Assistant Engineer, stated that the planters along Cortona Drive will be two and one-half feet wide along the eight-foot right-of-way from base of curb.

Comments:

1. The applicant is requested to landscape the overparked areas during Phase II to provide the benefits of landscaping until Phase III is completed in the future.
2. The applicant is requested to consider permeable paving, if possible, considering the hazardous materials concern. Member Wignot suggested that it might be useful for the applicant to discuss permeable pavement treatment options with Cathleen Garnand of the County Water Agency's Project Clean Water.
3. Chair Branch stated that conceptually the selection of materials is fine. Member Smith agreed with Chair Branch.
4. Member Schneider stated that the additions work well with the existing building architecturally; with the exception that he would prefer the shape of the shading canopies to be more rectangular and flat, which would match better architecturally, rather than the pitched element, and suggested that the applicant may consider restudying. Chair Branch and Member Wignot said they prefer the pitch element but can understand Member Schneider's concern regarding matching with a flat element.
5. The applicant is requested to rename the "cooling tower" on the plans with language to indicate that it is a low architectural element rather than a tower form.
6. The applicant is requested to submit a final landscape plan and lighting plan at the next review. The DRB also requested that the applicant's landscape architect attend the next review as well.
- 7 The DRB expressed appreciation for the completeness of the application.

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MOTION: Branch moved, seconded by Messner and carried by a 7 to 0 vote to continue Item K-1, No. 07-103-DRB, 26 Coromar Drive, to March 11, 2008, with comments.

L. DISCUSSION ITEMS

L-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

No requests.

L-2. ANNOUNCEMENTS BY MEMBERS

No announcements.

M. DISCUSSION ITEMS

M-1. LIGHTING SITE VISIT SCHEDULE:

Document: Excerpt from Outdoor Lighting Guidelines prepared by Member Brown and former DRB Member Zee, as members of the DRB Lighting Guidelines Subcommittee.

Member Brown stated that the Outdoor Lighting Guidelines were prepared to show the preferred kind of outdoor lighting and that the lighting site visit will provide both good and bad examples.

Chair Branch stated that he agrees that the lenses should be translucent not transparent in the period style fixtures but expressed concern that, when the lenses are shielded, the point of illumination is not where it should be in the period style fixtures.

The DRB conducted a site visit of outdoor lighting at the following sites:

1. Hollister Center: 6300 Hollister Avenue;
2. Fairview Corporate Center: 420 South Fairview Avenue;
3. Hampton Inn: 5565 Hollister Avenue;
4. Willow Creek: 345 Kellogg Way;
5. Car Dealership lights: 495 South Kellogg Avenue;
6. Patterson Packing: 98 North Patterson Avenue;
7. Calle Real street lights;
8. Maravilla: 5400 Calle Real;
9. Fairview Shopping Center 299 North Fairview Avenue;
10. Gas Station lights at Fairview/Calle Real

N. ADJOURNMENT: 7:07 P.M.

Minutes approved on January 23, 2008.

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* Indicates applicant request for continuance to a future date.

