



DESIGN REVIEW BOARD MINUTES - APPROVED

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

REGULAR MEETING

Tuesday, November 25, 2008

CONSENT CALENDAR

Scott Branch, Planning Staff

SIGN SUBCOMMITTEE – 2:45 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)

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; Chris Messner; and Carl Schneider.

Board Members absent: Simon Herrera.

Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Shine Ling, Assistant Planner; and Linda Gregory, Recording Clerk.

Design Review Board Minutes - Approved

November 25, 2008

Page 2 of 12

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for November 12, 2008

MOTION: Schneider moved, seconded by Branch, and carried by a 4 to 0 vote (Abstain: Brown, Wignot; Absent: Herrera) to approve the Design Review Board minutes for November 12, 2008, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today and discussed nursery standards, adding more tree species to the Recommended Street Tree List, and the Urban Forest Management Plan update. The discussions were continued to the next Subcommittee meeting which was tentatively scheduled for December 23, 2008, at 2:00 p.m., if the regular DRB meeting will be held on December 23, or for January 27, 2008, at 2:00 p.m., if the DRB meeting is not held on December 23, 2008.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) The appeal to the DRB approval of the project at 7837 Langlo Ranch Road, is scheduled to be held at the Planning Commission meeting on December 8, 2008, and Vice Chair Smith will represent the DRB at the hearing; 2) The regular DRB meeting for December 23, 2008, will be cancelled, noting that there is only one item on the agenda which the applicant has requested a continuance to January 27, 2009; 3) The City Council approved the Marriott Residence Inn project on November 18, 2008, which will be returning for DRB review; 4) The Camino Real Hotel project will be reviewed by the City Council tentatively in February, 2009; 5) The report to the City Council with regard to the joint Planning Commission/DRB workshops on Building Intensity Standards is tentatively scheduled for January or February, 2009; 6) The Redevelopment Agency staff will make a brief presentation at the DRB meeting on December 9, 2008, with regard to the Storefront Façade Improvement Program; and 7) The DRB recommendation to the City Council with regard to the sign review appeal point is tentatively set for February, 2009, along with other possible staff recommendations with regard to the DRB Bylaws; and 8) The Pattaya Bar & Grill, which was reviewed by the DRB with regard to signage, is now officially open in Old Town.

There being no objections, Chair Wignot stated that the next Street Tree Subcommittee meeting will be held on January 27, 2009, at 2:00 p.m., because the regular DRB meeting for December 23, 2008, was cancelled.

C. PUBLIC COMMENT:

None.

Design Review Board Minutes - Approved

November 25, 2008

Page 3 of 12

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

Senior Planner Scott Kolwitz reported that the applicant for Item J-1, No. 07-141-DRB, 6325 Lindmar Drive, requested a continuance to January 27, 2009.

MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Herrera) to continue Item J-1, No. 07-141-DRB, 6325 Lindmar Drive, to January 27, 2009, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

No report.

F. CONSENT CALENDAR

- NONE

G. SIGN SUBCOMMITTEE REPORT

H. SIGN CALENDAR

Sign Subcommittee Member Brown reported that the Subcommittee met today with Assistant Planner Shine Ling, and Craig Minus and Courtney Seeples of The Towbes Group, agent for Sumida Family Limited Partnership, property owner, and reviewed Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue; and further reported that Final Approval was granted as submitted.

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 *Final* 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 11-12-08, 10-14-08, 9-09-08*, 8-12-08) (Shine Ling)

Sign Subcommittee Review and Action on November 25 2008:

Recused: Member Schneider recused himself.

* Indicates request for continuance to a future date.

Design Review Board Minutes - Approved

November 25, 2008

Page 4 of 12

The plans were presented by Courtney Seepie, project manager, and Craig Minus of The Towbes Group, agent for Sumida Family Limited Partnership, property owner. Courtney Seepie and Craig Minus both stated that the applicant does not know at this time what temporary signage will be required on the site and would appreciate the opportunity to apply for temporary signs at a later date.

Comments:

1. The applicant has responded to the DRB comments.
2. Any temporary signs to be installed would be part of a revised Overall Sign Plan.

SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Smith, and carried by a 2 to 0 vote (Recused: Schneider) to grant Final Approval of Item H-1, No. 08-131-DRB, 5505-5585 Overpass Road & 5410 Hollister Avenue, as submitted, with the following condition: 1) The applicant has been notified that plans for any temporary signs will require DRB review as part of a revised Overall Sign Plan.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

J-1. DESIGN REVIEW BOARD PERMIT NO. 07-141-DRB

6325 Lindmar Drive (APN 073-005-021)

This is a request for *Final* review. The property includes a 27,927-square foot industrial/manufacturing building, 20,276-square feet of courtyards, loading docks and parking, an as-built 1,964-square foot solvent storage/water treatment enclosure/addition, and 23,535-square feet (32%) of landscaping on a 73,616-square foot lot in the M-RP zone district. The applicant proposes to construct a mechanical courtyard in the existing courtyard between buildings A and C, construct two new mechanical roof wells (one on building B and one on building C), permit the aforementioned as-built 1,964-square foot solvent storage area on the west side of building A, permit an as-built parking lot on the east side of buildings B and C (which requires the removal of 1,167-square feet of landscaping), alter the loading area on the west side of building A, abandon an existing driveway on the north side of the property, remove equipment from the front yard setback for re-location into the proposed mechanical courtyard, remove an unpermitted parking lot storage area on the southwest side of the property, and re-locate equipment from the side yard (along the south property line) setback. All materials used for this project are to match the existing buildings with the exception of new lighting, which will be Lamps Plus bronze, 9" high outdoor dark sky tube lights. The project was filed by agent Bruce Burke on behalf of James L. Bartlett, property owner. Related cases: 07-141-DP AM01; 07-141-LUP. (Continued from 10-14-08*, 08-26-08) (Laura Vlk)

* Indicates request for continuance to a future date.

MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Herrera) to continue Item J-1, No. 07-141-DRB, 6325 Lindmar Drive, to January 27, 2009, per the applicant's request.

K. PRELIMINARY CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 07-171-DRB

351 S. Patterson Avenue/Hollister Avenue (APNs 065-090-022, -023, -028)

This is a request for *Preliminary* review of a new application for the Goleta Valley Cottage Hospital which proposes to improve its existing facilities in order to comply with State Senate Bill 1953, a law requiring the seismic retrofit and/or upgrading of all acute care facilities. Existing development consists of a 93,090-square foot hospital and a 41,224-square foot Medical Office Building (MOB).

The applicant proposes to replace the hospital with an entirely new facility and demolishing the old hospital building, resulting in a total of 152,658 square feet, a net increase of approximately 59,568 square feet. The existing MOB located north of the hospital is also proposed to be replaced and will be demolished, resulting in a total of 55,668 square feet, a net increase of approximately 14,444 square feet.

Parking to serve both the hospital and MOB uses will be redeveloped on both sites and a temporary construction parking area including 377 spaces is proposed across South Patterson Avenue in the northwestern portion of the parcel known as the "Hollipat" site.

Phased construction is planned through 2011 in a manner that will continue to provide all existing medical services to the community.

The hospital, MOB, and a portion of the Hollipat parcels have a General Plan Land Use Designation of Office & Institutional. The hospital parcel has a Hospital Overlay. The remaining portion of the Hollipat parcel has split land use designations of medium and high density residential. The zoning for the hospital, MOB, and a portion of the Hollipat parcel is Professional & Institutional (PI). The remaining portion of the Hollipat parcel has split zoning of Design Residential, 20 and 25 units per acre. The MOB parcel and a portion of the Hollipat parcel have a Design Control Overlay and the southern portion of the hospital parcel has the Approach Zone Overlay. The project was filed by agent Suzanne Elledge on behalf of the Goleta Valley Cottage Hospital, property owner. Related cases: 07-171-OA, 07-171-DP. (Continued from 7-8-08, 6-24-08, 5-28-08, 5-13-08*, 2-12-08, 01-23-08, 12-18-07, 11-06-07) (Cindy Moore)

Senior Planner Scott Kolwitz announced that the project plans were received from the applicant on time but a replacement sheet, #E-1.1, was submitted on November 24, 2008, which shows that the plans were revised to remove overhead wires associated with the parking lot lighting and to underground the wiring in the temporary parking lot.

There being no objections, Chair Wignot stated that the revised sheet #E-1.1 will be considered during the review process.

* Indicates request for continuance to a future date.

Design Review Board Minutes - Approved

November 25, 2008

Page 6 of 12

The plans were presented by Suzanne Elledge on behalf of the Goleta Valley Cottage Hospital, property owner; Martha Degasis, project landscape architect, Arcadia Studios; and La Var Pitts, HBE, Project Superintendent.

Suzanne Elledge, agent, reported that since the last DRB review the applicant has worked with the Community Services staff to refine the design of the temporary parking area to include pervious pavements and to address technical details. She stated that the plans that were previously reviewed by the DRB have been slightly revised in terms of technical details but the design is the same. She requested that the DRB grant Preliminary Approval of the project at today's hearing and that the DRB advise the applicant regarding what needs to be done to achieve Final Approval on December 9, 2008, which would be after the City Council is scheduled to take final action on the project on December 2, 2008.

Martha Degasis, project landscape architect, presented the landscape plan, irrigation plan; proposed parking lot lighting, and a brief overview of the drainage plan. She stated that the project civil engineers were unable to travel to attend the meeting because of the Thanksgiving holiday. She clarified that the islands in the parking lot are painted only.

La Var Pitts, Project Superintendent, stated that further information will be provided with regard to the drainage plans and photometrics.

Marti Schultz, Principal Civil Engineer, stated that staff believes the proposed plans for crosswalks from the temporary parking lot are sufficient, which include the existing crosswalk at Hollister Avenue and the proposed pedestrian crossing further south across from the hospital entrance. She clarified that the applicant will review with staff the plans for signage with regard to pedestrians that will include directional signs and signage to alert vehicle traffic to watch for pedestrians.

Comments:

1. Member Schneider commented: a) Typically, 30-foot lighting standards spaced far apart in parking lots are not acceptable because there would be hot spots and darker areas in between; therefore, he suggested that the height of the lighting standards be lowered, possibly adding some more standards; b) Requested the applicant consider creative treatments for the islands, even though the parking lot is temporary; c) Consider adding pots in the islands which would act as barriers and block vehicles from running into lighting standards, as well as break up the mass of asphalt; d) Consider placing holes for live plantings or adding pots to add plantings in the islands in the temporary parking lot; and e) Requested the applicant provide details in terms of color and materials with regard to the pervious pavement.
2. Member Branch commented: a) Requested the applicant provide details with regard to the color of the permeable paving and the materials; b) Agreed with Member Schneider's suggestion to lower the height of the lighting standards and add more standards; c) Agreed with Member Schneider's suggestion to consider

Design Review Board Minutes - Approved

November 25, 2008

Page 7 of 12

- either adding pots or digging holes to add plantings in the islands in the temporary parking lot as a temporary solution for the parking lot, stating that it would hopefully be economical; and d) A decision by the DRB with regard to the temporary parking lot is part of the process that is needed to help move the hospital and MOB project forward.
3. Vice Chair Smith commented: a) Requested that the applicant provide a full explanation of the site drainage plan including the drain pipe underneath the permeable materials; and b) There needs to be a better treatment other than paint for the islands, even though the parking lot is temporary.
 4. Member Brown commented: a) Agreed with comments from Member Schneider, Member Branch, and Vice Chair Smith; b) Requested that the applicant provide a photometric plan, lighting details and cut sheets showing full-shielded lighting; c) If Cobra Head lighting is used, she noted that it is possible to place a shroud around the fixture, which is a more effective type of lighting; d) Requested that consideration be given to a treatment for the islands that is more decorative and natural rather than a barrier; for example, possibly consider a boulder, although a tree would be her preference; e) Requested the applicant provide information with regard to calculations used to determine the purpose, need, and function of the proposed drain pipe underneath the pervious pavement; and f) Recommended that signage be placed that will encourage pedestrians to use the crosswalks and discourage pedestrians from walking across the median.
 5. Member Messner commented: a) Since the hospital will be removing the Guadalupe Palm Trees because of the building expansion and transplanting them anyways, a good place to replant some of them would be in the center divider median on Patterson Avenue in front of the hospital. These trees are so old they have been a fixture in the community along with the hospital. The trees will continue to grow well and will serve as sort of a barrier.
 6. Chair Wignot commented: a) Suggested that approximately half of the ADA parking spaces which are located near Hollister Avenue, be placed at the south end of the temporary parking lot near the temporary crosswalk, noting that the crosswalk near Hollister Avenue seems to be serving the Medical Office Building (MOB) and the other proposed crosswalk to the south seems to be serving the hospital; b) The applicant is requested to provide photometric study and lighting cut sheets showing whether fixtures are compliant with dark sky principles or need to be shielded; c) The apartments to the east may be impacted by the lighting, which needs to be addressed; d) Suggested placing a crosswalk at the middle of the temporary parking for people who would want to cross the street; e) The plans for the painted islands will not provide protection for the lighting poles; f) The lighting pole in the middle of the parking area is not protected and seems to need some type of stanchion or an island; g) There should be signage advising the public that the parking lot is for hospital and MOB use only; and h) The Existing Tree Disposition Plan, which identifies every tree on the hospital site by number, is very useful.

MOTION: Branch moved, seconded by Schneider and carried by a 6 to 0 vote (Absent: Herrera) to grant Preliminary Approval of the portion being reviewed of Item K-1, No. 07-171-DRB, 351 S. Patterson Avenue/Hollister Avenue, with the following conditions: 1) The applicant shall provide more explanation of the

Design Review Board Minutes - Approved

November 25, 2008

Page 8 of 12

site drainage including the system underneath the permeable materials; 2) The applicant shall provide the lighting plan, photometrics, and cut sheets for the lighting fixtures, and consider lowering the 30-foot poles; 3) The applicant is requested to consider treatments of the island in the parking lot; and 4) The applicant shall consider the suggestion to move some of the ADA parking from the area near the crosswalk at Hollister Avenue to the area at the south end of the temporary parking lot near the proposed crosswalk; and to continue the item to December 8, 2008, for Final review.

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 08-194-DRB

5755 Hollister Avenue (APN 071-122-001)

This is a request for *Conceptual/Preliminary* review. The property includes an approximately 1,000-square foot retail commercial building a 912-square foot gasoline fueling station canopy, three double-sided fueling dispensers, and a car storage lot on a 25,000-square foot commercial property in the C-2 and C-3 zone districts. The applicant proposes new blue and white aluminum fascia panels for the fueling station canopy and the service station façade. No new floor area or other structural development is proposed. The project was filed by Harwood White, agent, on behalf of John Price of Goleta Properties LLC, property owner. Related cases: 08-194-LUP. (Shine Ling)

Recused: Member Schneider recused himself.

Site visits: Made by all members present.

Ex-parte conversations: None.

The plans were presented by Harwood White, agent, on behalf of John Price of Goleta Properties LLC, property owner, and John Price, property owner. Harwood White stated that the applicant is participating in the City's Redevelopment Agency Storefront Façade Improvement Program. He clarified that there are no plans to change the existing lighting at this time. John Price clarified that the proposed blue color is the corporate color for Fuel Depot.

SPEAKER:

Gary Vandeman, Goleta, encouraged everyone to pass by the site at night, expressing concern that the under-canopy lights are very bright. He stated that the color scheme is hard to understand from the drawings provided. He believes that the blue tile does not truly represent Old Town Goleta and the strong cobalt blue color is not appropriate for Goleta.

Comments:

1. Member Branch commented: a) The proposed blue color is overbearing for its location in Old Town and the bright color doesn't seem to comply with Goleta Heritage District Architecture & Design Guidelines; b) Suggested consideration that the band would be mostly white with a blue stripe, so that the dominant color

- is not blue, for both the building and the canopy; and c) The depth of the canopy is fine.
2. Vice Chair Smith commented: a) He agreed with Member Branch that the proposed blue color is overbearing and the bright color doesn't seem to work with the Goleta Heritage District Architecture & Design Guidelines; and b) He agreed with the applicant that there is a difference between the materials on the existing 1960's style mansard and the current look of other Fuel Depot businesses in the region.
 3. Member Brown commented: a) The sign would be more handsome and stand out more with the color arrangement suggested by Member Branch; b) The applicant's efforts to spruce up the site are appreciated; c) Old Town is a unique area and the applicant's efforts and flexibility to adhere to the Old Town guidelines as much as possible would be appreciated; and d) It would be better for the DRB to provide direction with regard to the appropriateness of landscaping when the applicant presents the landscape plans for the rear portion of the site because it seems that it would be problematic for the applicant to install landscaping at this time.
 4. Member Messner commented: a) From his experience, once the weather has affected a bright color over time, typically the brightness will become more dull with a matte appearance.
 5. Chair Wignot commented: a) The consensus of the DRB seems to be that the proportion of the proposed blue color being used is excessive and would need to be scaled back in quantity.

MOTION: Brown moved, seconded by Branch and carried by a 5 to 0 vote (Recused: Schneider; Absent: Herrera) to continue Item L-1, No. 08-194-DRB, 5755 Hollister Avenue, to December 9, 2008, with the following comment: 1) The applicant shall restudy the quantity of cobalt blue being proposed.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 08-109-DRB

550 South Patterson Avenue & 5305/5324 Ekwil Street (APNs 065-090-029, 034, & 036)

This is a request for *Conceptual* review. 550 South Patterson Avenue is already fully developed with approximately 97,000 square feet of office and warehouse space. 5305 Ekwil Street is partially developed with approximately 79,000 square feet of existing warehouse and office space south of the existing Ekwil cul-de-sac. That portion of 5305 Ekwil Street to the north of the cul-de-sac, as well as the easterly half of 5324 Ekwil Street, is currently improved and fenced as a gravel parking area for tractor/trailer rigs used in the applicant's food and beverage distribution business. There is approximately 7,000 square feet of existing office space and associated parking and landscaping on the western half of 5324 Ekwil Street.

The proposed project involves a final development plan application for a 2,880-square foot expansion of existing office space and corresponding 1,600-square foot reduction in existing warehouse space at facilities owned by the applicant located at 5305 Ekwil Street; demolition of 6,680 square feet of existing office space and construction of 51,080 square feet of new warehouse, 11,320 square feet of office space, 1,600-square foot truck washing facility, loading docks, and truck parking located at 5324

Design Review Board Minutes - Approved

November 25, 2008

Page 10 of 12

Ekwill Street and the portion of 5305 Ekwill Street north of the Ekwill Street cul-de-sac currently being used for tractor/trailer parking.

Additional project elements include a request for abandonment of 22,679 square feet of Ekwill Street right-of-way (ROW) easement and 4,699 square feet of Ekwill Street ROW held in fee by the City to allow for the proposed facility expansion. In return the applicant is offering to dedicate 2,723 square feet of property owned by the applicant at 550 South Patterson Avenue to be used for a cul-de-sac at the proposed eastern terminus of Ekwill Street.

The project includes landscaping, utility, and drainage improvements to serve new development on 5324 Ekwill Street and the northern portion of 5305 Ekwill Street as well as changes to parking and landscaping on the southerly portion of 5305 Ekwill Street and 550 South Patterson Avenue to support the proposed facility expansion.

Although not part of the DRB's review, the project also includes a lot line adjustment application to adjust the lot lines between 5324 and 5305 Ekwill Street; a modification to the City's parking requirements to allow for eight (8) fewer parking spaces than required under City ordinance, a rezoning application to rezone 5324 Ekwill Street and the northern portion of 5305 Ekwill Street from PI (Professional & Institutional) to M-1 (Light Industrial); an ordinance amendment application to provide for a project specific exemption in the Goleta Growth Management Ordinance (GGMO); and a General Plan Amendment (GPA) application to change the existing General Plan land use designation of 5324 Ekwill Street and the northern portion of 5305 Ekwill Street from I-OI (Office & Institutional) to I-G (General Industrial).

The project was filed by Suzanne Elledge Planning & Permitting Services, agent on behalf of Jordano's Inc., and Ekwill Properties, property owner. Related cases: 08-109-GPA, RZ, OA, LLA, FDP. (Alan Hanson)

Site visits: Made by all members present except Schneider.

Ex-parte conversations: None.

The plans were presented by Steve Welton, with Suzanne Elledge Planning & Permitting Services, agent on behalf of Jordano's Inc., and Ekwill Properties, property owner; and by David Jones, project architect, of Lenvik and Minor Architects. David Jones provided an overview of the drainage plans that include a type of underground stormwater detention system. He stated that the applicant supports the use of photovoltaics as much as possible. He noted that the parking lot lighting would need to be sufficient for safety and security. His recollection is that over the years there have been a couple of complaints with regard to noise from compressors on trailers that have been parked on the site.

Steve Welton, agent, stated that compressors have not been operated on the site for a while. He noted that there is some reverberation from components in the existing building, which is the only noise he noticed when walking the site in the afternoon, although there may be some noise periodically from trucks. He stated that the

Design Review Board Minutes - Approved

November 25, 2008

Page 11 of 12

applicant will provide further details at the appropriate review level with regard to facility operations, as well as landscape and lighting plans.

Senior Planner Alan Hanson clarified that the project meets the parking requirements with regard to loading dock space but it is deficient by eight spaces for vehicle parking. Staff does not believe that this deficiency will be a problem and will be addressed as a modification as part of the Development Plan review. He stated that a couple of comment letters were received that focused on the issue of noise from the existing facility. He also stated that an Initial Study, which will be conducted as part of the environmental review process, would address the type of concerns expressed by the DRB with regard to parking lot lighting and noise.

Comments:

1. Member Branch commented: a) It appears that a lot of time and thought has gone into the plans; b) Encouraged green roofing with native material especially with roofs this large, and possibly consider a sod roof; c) It seems that the parking lot screening will be fairly substantial, especially with the number and type of trees proposed; d) The parking lot lighting should be fully shielded; e) The plans for solar panels and for the underground stormwater drainage system that deals with the water onsite before it leaves the site are appreciated; and f) More details such as the color palettes, windows and awnings, are needed at the appropriate review level.
2. Member Schneider commented: a) The conceptual plans are fine; b) A lot of thought appears to have gone into the drainage plans and other items; c) His concern at this point is to ensure that parking lot lighting is appropriate; and d) The tree removal issue needs to be better documented.
3. Member Brown commented: a) It would be helpful to have a better understanding of the parking lot design, and how and when it is going to be used, with regard to noise and concerns relating to the adjacent residential neighbors; b) Requested that the landscape architect attend the next review and provide landscape details; c) The applicant is requested to provide the parking lot lighting plan with cut sheets for lighting fixtures and standards including height and mounting details; d) The lighting should be fully shielded with no horizontal light escape; e) Requested details with regard to the building lights including the exterior wall fixtures; f) The plans for photovoltaic panels are appreciated; g) Suggested using skylights; h) The revegetation plans for the riparian area and also the stormwater plans are appreciated; i) It is a good idea to make Ekwill Street shorter so there is greater use of land; and j) The building is an industrial building.
4. Vice Chair Smith commented: a) Agreed with comments by Members Branch, Schneider and Brown; and b) Expressed concern with regard to the lighting plans which will need to be reviewed with further details when appropriate.
5. Chair Wignot commented: a) Agreed with comments in favor of the project made by the DRB Members; b) He cannot support the project because he believes it will be a disservice to the neighbors with regard to noise to have the parking lot and loading zone on the east side of the building, which needs to be considered when reviewing the site layout, orientation and location of structures; c) Expressed concern that the applicant has advised that a layout cannot be developed that

Design Review Board Minutes - Approved

November 25, 2008

Page 12 of 12

would place the truck parking area on the west side of the building; d) There needs to be more details provided with regard to the hours of operation, preferably during the day, which would have a relationship with the noise concerns; and e) The neighbors have complained about noise from trucks that have been parked on the site in the past.

MOTION: Brown moved, seconded by Branch and carried by a 6 to 0 vote (Absent: Herrera) that Conceptual review was conducted with comments of Item M-1, No. 08-109-DRB, 550 South Patterson Avenue & 5305/5324 Ekwil Street, and that the project shall be taken off calendar to continue processing.

N. ADVISORY CALENDAR

•NONE

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Chair Wignot suggested a future agenda item for the DRB to discuss the DRB Bylaws.

There being no objections, the DRB members requested that an agenda item be scheduled for the DRB meeting on January 13, 2009, to discuss the DRB Bylaws and possible recommendations to staff and the City Council.

Member Branch stated that the DRB members have expressed interest in the opportunity to view and comment on the staff report to the City Council that is being prepared with regard to the DRB Bylaws, if possible.

Member Brown stated that AB 1234 requires that elected and appointed officials receive ethics training every two years.

Senior Planner Scott Kolwitz stated that staff will report back with regard to the procedure for ethics training for DRB members.

O-2. ANNOUNCEMENTS BY MEMBERS

Member Messner announced that his photography will be on display at Gallery 113 in Santa Barbara from December 1-31, 2008, with a reception on December 4, 2008.

P. ADJOURNMENT: 5:37 P.M.

Minutes approved on December 9, 2008.

Design Review Board Agenda

November 25, 2008

Page 13 of 13