



DESIGN REVIEW BOARD MINUTES - APPROVED

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

REGULAR MEETING

Tuesday, February 10, 2009

CONSENT CALENDAR – 2:30 P.M.

Scott Branch, Planning Staff

SIGN SUBCOMMITTEE – 1:30 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)

A. CALL MEETING TO ORDER AND ROLL CALL

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

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

Board Members absent: None.

Staff present: Alan Hanson, Senior Planner; Cindy Moore, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Planning Technician; Steven Wagner, Director of

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Community Services; Rosemarie Gaglione, Capital Improvement Project Manager; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for January 27, 2009

MOTION: Branch moved, seconded by Schneider, and carried by a 7 to 0 vote to approve the Design Review Board Minutes for January 27, 2009, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

A. The Street Tree Subcommittee will present to the full Design Review Board its recommendations for the addition of trees to the Recommended Street Tree List as well as recommended guidelines for nursery plant standards.

Documents: Memorandum from Bill Millar, City Arborist, expressing support for the Street Tree Subcommittee recommendations to the Recommended Street Tree List and Recommended Nursery Plant Standards.

Street Tree Subcommittee Chair Messner presented recommendations from the Subcommittee for the addition of trees to the Recommended Street Tree List and for Recommended Nursery Plant Standards. He stated that the Subcommittee believes that more trees need to be added to the Recommended Street Tree List for more diversity of the urban forest. He also stated that the Subcommittee developed guidelines for Recommended Nursery Plant Standards and Proper Identification by researching several reputable sources including American National Standards Institute (ANSI), the Urban Tree Foundation and the Urban Forest Ecosystems Institute.

Steve Wagner, Director of Community Services, stated that the City is seeking to improve the diversity of the urban forest and that the addition of trees to the Recommended Street Tree Planting List will provide for more options when considering the right tree for the right place. He also stated that nursery plant standards are useful for contract specifications with regard to the selection of the right type of tree.

Member Brown expressed appreciation for the research by the Street Tree Subcommittee and the recommendation to add trees to the Recommended Street Tree List with consideration for many difficulties the City has had with inappropriate trees. She stated that the recommended guidelines for nursery plant standards will help the City ensure that the trees are healthy when purchased and planted.

MOTION: Brown moved, seconded by Smith, and carried by a 7 to 0 vote to forward to staff the following DRB recommendations: 1) the addition of trees to the current Recommended Street Tree Planting List; and 2) the Recommended Nursery Plant Standards and Proper Identification to be included with the current Recommended Tree Planting Guidelines.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Cindy Moore reported: 1) Senior Planner Scott Kolwitz is expected to attend the next DRB meeting on February 24, 2009. 2) The recruitment process, which she explained, is currently in progress for the three DRB positions that will expire in 2009, with a closing date of March 5, 2009, for applications. 3) The Camino Real Hotel Project was considered by the City Council on February 3, 2009, and will return to the City Council on March 3, 2009. 4) The Haskell's Landing project was considered by the Planning Commission on February 9, 2009. A date for the City Council public hearing regarding the Haskell's Landing project has not yet been set.

Vice Chair Smith requested staff report back regarding whether his at-large member position on the DRB could be changed to fill an Architect position.

C. PUBLIC COMMENT:

Ed Easton, Goleta, speaking as a citizen, commented with regard to his views on the role and the importance of the DRB. He encouraged the DRB to be fully engaged and consider all aspects that need to be reviewed in the process. He noted that compatibility is crucial to the site, its surroundings, and neighbors. He suggested that the DRB members review all of the DRB Findings for approval at least once a year and use them to make decisions, the more specifically, the better. He noted that the DRB Findings are important to sustain decisions. He stated that he believes that the DRB members are the arbiters of good architectural design in the City and he looks forward to the results. (Note: a copy of written comments submitted by Ed Easton entitled "DRB Presentation, February 10, 2009", is attached to the minutes).

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

Senior Planner Cindy Moore reported: 1) The applicant for Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, requested a continuance to March 24, 2009, with regard to Building 2, including the frontage along Hollister Avenue, the medians, some utilities, and rough grading for the area along Hollister; and a continuation to May 12, 2009, with regard to the remaining items; and 2) The applicant for Item J-2, No. 08-169-DRB & 08-170-DRB, 6767 Hollister Avenue, requested a continuance to May 12, 2009.

MOTION: Schneider moved, seconded by Brown, and carried by a 7 to 0 vote to: 1) continue to March 24, 2009, Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, with regard to Building 2, including the frontage along Hollister Avenue, the medians, some utilities and rough grading for the area along Hollister Avenue; and continue the remaining items to May 12, 2009, per the applicant's request; and 2) continue

Item J-2, No. 08-169-DRB & 08-170-DRB, 6767 Hollister Avenue, to May 12, 2009, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Member Branch reported that today he reviewed Item F-1, No. 08-214-DRB, 370 Storke Road, with agent Harwood White and John Price, property owner, present. He stated that the applicant provided a color chip showing the sample color, Frazee CL 2733m Blankie, and that the plans show black trim around the letters.

F. CONSENT CALENDAR

F-1. DESIGN REVIEW BOARD PERMIT NO. 08-214-DRB

370 Storke Road (APN 073-100-008)

This is a request for *Final* review. The property includes a 1,230-square foot restaurant, 1,978-square foot coin-operated, commercial car wash, and a 40-square foot watchman's trailer within a 10,000-square foot contractor's storage yard, on a 1.00-acre parcel zoned C-3 in the Inland Area of the City. The applicant proposes to install four new signs onsite consisting of the following:

- An 18.3-square foot internally illuminated wall sign stating "Zizzo's Coffee" mounted above the existing awning on the west (front) elevation of the restaurant. The wall sign would measure 18-inches tall by 146-inches long;
- A 72-square foot internally illuminated pole sign stating "Zizzo's Coffee Drive Thru" mounted on an existing sign pole advertising the restaurant. The pole sign would measure 72-inches tall by 144-inches long; and
- A second 21-square foot internally illuminated pole sign stating "Self-Serve Car Wash" located below the restaurant pole sign on the existing sign pole at the front of the property bordering Storke Road. The pole sign would measure 36-inches tall by 84-inches long.

All internally illuminated signs would have acrylic faces and internally illuminated channel lettering. The pole signs would have acrylic faces and vinyl graphics. The menu board would consist of three panels with a dark background and light colored lettering. The project was filed by agent Harwood White on behalf of John Price, property owner. Related cases: 79-V-037, 08-035-CUP, 08-214-LUP. (Continued from 01-13-09) (Alan Hanson)

Consent Calendar Subcommittee Action:

Consent Calendar Member Branch reported that today he reviewed Item F-1, No. 08-214-DRB, 370 Storke Road, with agent Harwood White and John Price, property owner, present. He stated that the applicant provided a color chip showing the sample color, Frazee CL 2733m Blankie, and that the plans show black trim around the letters.

Recused: Member Schneider recused himself because the property owner is a client.

MOTION: Branch moved, seconded by Brown, and carried by a 6 to 0 vote (Recused: Schneider) to grant Final Review of Item F-1, No. 08-214-DRB, 370 Storke Road, as submitted.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Subcommittee met today and reviewed Items H-2, H-3, H-4 and H-5. He reported that Item H-1, No. 08-148-DRB, 5892 Calle Real, was continued to March 24, 2009, per the applicant's request.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 08-148-DRB

5892 Calle Real (APN 069-110-061)

This is a request for *Preliminary* 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. (Continued from 01-13-09, 12-9-08*, 11-12-08). (Brian Hiefield)

Sign Subcommittee Action on February 10, 2009:

SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Smith, and carried by a 3 to 0 vote to continue Item H-1, No. 08-148-DRB, 5892 Calle Real, to March 24, 2009, per the applicant's request.

H-2. DESIGN REVIEW BOARD PERMIT NO. 08-127-DRB

840 North Fairview Avenue (APN 069-070-027)

This is a request for *Conceptual* review. The property includes a total development of 3,884 square feet consisting of a 3,524-square foot Kingdom Hall and a 360-square foot covered entry on a 46,173-square foot lot in the 20-R-1 zone district. The applicant proposes to construct a concrete block 15-square foot freestanding institutional monument sign with a redwood top piece. The two line sign will read "Kingdom Hall of Jehovah's Witnesses" on the top line, and "Salon del Reino de los Testigos de Jehova" on the bottom line, both with 5.5 inch individually mounted PVC letters painted black. The site address will be located near the top of the monument sign using the same lettering. The sign will be illuminated from above with downlights mounted under the fascia. The project was filed by agent Carlos Grano on behalf of Goleta Congregation of Jehovah's Witnesses, property owner. Related Cases: 08-127-LUP/SCC. (Brian Hiefield)

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Sign Subcommittee Action on February 10, 2009:

The plans were presented by agent Carlos Grano on behalf of Goleta Congregation of Jehovah's Witnesses, property owner.

Comments:

1. Pin-mounting of the letters is recommended.
2. Suggest that the shape of the stone buttress be slightly modified.
3. The applicant needs to provide color chips and lighting details.
4. Member Brown requested some additional landscaping at the base of the monument sign.

SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Smith, and carried by a 3 to 0 vote to continue Item H-2, No. 08-127-DRB, 840 North Fairview Avenue, with comments, to March 24, 2009, for Preliminary/Final review.

H-3. DESIGN REVIEW BOARD PERMIT NO. 09-001-DRB

820 North Fairview Avenue (APN 069-070-028)

This is a request for *Conceptual/Preliminary/Final* review. The property includes a 1,512-square foot classroom building, a 1,384-square foot office and education area, a 360-square foot office, a 2,996-square foot sanctuary building with a separate 316-square foot restroom facility, and a 100-square foot play structure, all on a 1.28-acre site in the 20-R-1 zone district. The applicant proposes to relocate an existing 20-square foot wooden church sign and a 6.5-square foot wooden changeable copy sign to the western face of a trash enclosure located near the northern entrance to the property. Five (5) aluminum ground level signs are also proposed to be located at various entrance and exit driveways on the property. The ground level signs would read "ENTRANCE", "EXIT", "EXIT ONLY NO ENTRY", "RESIDENTS ONLY NO OUTLET", and "NO ENTRY TO Live Oak Unitarian Universalist Congregation." Each sign would have an area of two (2) square feet and be three (3) feet tall. The project was filed by Salvador Melendez, architect, on behalf of Michael Wittman of the Live Oak Unitarian Universalist Congregation, property owner. Related cases: 09-001-SCC; -CUP. (Shine Ling)

Sign Subcommittee Action on February 10, 2009:

The plans were presented by Salvador Melendez, architect, on behalf of Michael Wittman of the Live Oak Unitarian Universalist Congregation, property owner.

Comments:

1. The address numbers shall be painted a dark color to match the background of another portion of the sign.
2. The plans shall have a note indicating there will be no lighting involved with the sign.

SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Smith, and carried by a 3 to 0 vote to continue Item H-3, No. 09-001-DRB, 820 North Fairview Avenue, with comments, to March 10, 2009, for Preliminary/Final review.

H-4. DESIGN REVIEW BOARD PERMIT NO. 09-002-DRB

334 South Patterson Avenue (APN 065-090-028)

This is a request for *Conceptual* review. The property known as the Hollipat site includes the approved temporary parking lot associated with the Goleta Valley Cottage Hospital replacement project. The lot is under construction and will contain 376 parking spaces on approximately four acres in the PI and DR-20 zone districts. The applicant requests new signage for this temporary lot identifying it as the location for hospital parking. All 17 signs would be temporary post and panel with a painted finish on all sides including weather sealed edges secured to painted wood posts. The posts would be installed in the ground with concrete. Three types of temporary signage are proposed: an identification sign, directional and informational signs, and parking signs. The colors of the signs would be Dunn-Edwards "Before the Storm" Green and white reflective vinyl. No lighting is proposed. The project was filed by agent Suzanne Elledge Planning & Permitting Services Inc. on behalf of the Goleta Valley Cottage Hospital, property owner. Related cases: 09-002-CUP, 08-218-LUP, 07-171-OA, 07-171-DP. (Cindy Moore)

Sign Subcommittee Action on February 10, 2009:

The plans were presented by Bill Englund, Englund Designworks, Inc., on behalf of the Goleta Valley Cottage Hospital, property owner.

Diane Wisby, Goleta Valley Cottage Hospital, stated that the temporary parking lot signage was designed to make sure that drivers do not go unintentionally to the Medical Office Building parking lot. She said that consideration was also given to the premise that people are coming there for the first time.

Comments:

1. The horizontal sign format (Sign Type C-02) is more appropriate for the corner of Hollister Avenue and Patterson Avenue than the vertical format (Sign Type C-01).
2. The height of the horizontal signs (Type C-02) should be lowered approximately 12 inches.
3. The "Exit to Patterson Ave." signs located at T02 and T03 do not seem necessary.

SIGN SUBCOMMITTEE MOTION: Schneider moved, seconded by Brown, and carried by a 3 to 0 vote to continue Item H-4, No. 09-002-DRB, 334 South Patterson Avenue, to March 10, 2009, for Preliminary/Final review, with the following comments: 1) Change the format of Sign Type C-01, located at T06 (corner of Hollister Avenue and Patterson Avenue) to a horizontal format, to match Sign Type C-02 (located at T01 and T04); 2) Lower the height of the Type C-02 Signs approximately 12" to a height of 5'6", and adjust the relationship of the font size between the text "Goleta Valley Cottage Hospital" and "Parking"

so the font size for “Parking” reduces in scale; 3) Omit the Sign Type C-03 located at T02 (“Exit to Patterson Ave.”); and 4) Omit the Sign Type C-03 located at T03 (“Exit to Patterson Ave.”).

H-5. DESIGN REVIEW BOARD PERMIT NO. 09-008-DRB

100-148 Sumida Gardens Lane & 5410 Hollister Avenue (APN 071-331-011 & 012)

This is a request for *Revised Final* review. The property includes the approved Sumida Gardens Apartments development, which is under construction and will contain 9 buildings totaling 194,448 square feet on approximately 10.26 acres in the DR-20 zone district. The applicant requests revised final review of temporary signage for the development, which will be incorporated into the development’s approved Overall Sign Plan. Two types of temporary signage are proposed: ground level directional signs (2); and flags (5). One ground level sign would be located at the center of the horseshoe in front of the clubhouse on Sumida Gardens Lane, and the other ground level sign would be located near the northern driveway to the development. Each ground level sign would be 36 inches tall and would have a sign area that is a maximum of 24 inches wide by 19 inches tall and read “RENTAL OFFICE” with a directional arrow. The flags would be 3 feet wide by 5 feet tall and be mounted on flag poles that are 20 feet tall. Three types of flags are proposed: one would read “Sumida Gardens” and display the Sumida Gardens Logo; one would read “NOW RENTING”; and one would have no copy. The colors of the flag would be Dartmouth Green, white, and gold. No lighting is proposed. 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; 09-008-SCC. (Shine Ling)

Recused: Member Schneider recused himself because the applicant is a client.

Sign Subcommittee Action on February 10, 2009:

The plans were presented by Craig Minus of The Towbes Group, agent for Sumida Family Limited Partnership, property owner; and Mary Sue Pouliot, Marketing Director.

Comments:

1. No off-site flags shall be located along the Overpass Road frontage.
2. Three flags may be placed at the corner of Hollister Avenue and Overpass Road.
3. Three flags may be placed at the horseshoe area in front of the clubhouse on Sumida Gardens Lane.
4. The Sign Subcommittee recommends that Revised Final Approval be granted for the temporary signs, for one year, with the above comments.

MOTION: Brown moved, seconded by Smith, and carried by a 6 to 0 vote (Recused: Schneider) to grant Revised Final Approval of Item H-5, No. 09-008-DRB, 100-148 Sumida Gardens Lane & 5410 Hollister Avenue, for one year for the temporary signs, with the following conditions: 1) No off-site flags shall be located along the Overpass Road frontage; 2) Three flags may be placed at the

corner of Hollister Avenue and Overpass Road; and 3) Three flags may be placed at the horseshoe area in front of the clubhouse on Sumida Gardena Lane.

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 Engineering & Environmental on behalf of Santa Barbara Realty Holding Company, LLC., property owner. Related cases: 37-SB-RZ, -OA, -TM, -DP, -RN (Continued from 11-12-08*, 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 Brown, and carried by a 7 to 0 vote to continue to March 24, 2009, Item J-1, No. 37-SB-DRB, 6767 Hollister Avenue, with regard to Building 2, including the frontage along Hollister Avenue, the medians, some utilities and rough grading for the area along Hollister Avenue; and continue the remaining items to May 12, 2009, per the applicant's request.

J-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

* Indicates request for continuance to a future date.

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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 11-12-08, 10-14-08). (Cindy Moore)

MOTION: Schneider moved, seconded by Brown, and carried by a 7 to 0 vote to continue Item J-2, No. 08-169-DRB & 08-170-DRB, 6767 Hollister Avenue, to May 12, 2009, per the applicant's request.

K. PRELIMINARY CALENDAR

- NONE

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 08-213-DRB

425 Caseta Way (APN 077-412-030)

This is a request for *Conceptual/Preliminary* review. The property includes a 1,904-square foot residence and an attached 460-square foot, two-car garage on a 10,041-square foot lot in the 8-R-1 zone district. The applicant proposes to construct 586 square feet in additions, consisting of a 294-square foot addition on the first-floor and a 292-square foot addition on the second-floor. The resulting 2-story structure would be 2,950 square feet, consisting of a 2,490-square foot single-family dwelling and an attached 460-square foot two-car garage. This proposal is within the maximum allowable floor area for this property, which is 2,835 square feet plus an allocation of 440 square feet for a two-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Mary Chang on behalf of Richard and Marylou Eckert, property owners. Related cases: 08-213-LUP. (Brian Hiefield)

Site visits: Made by Members Brown, Messner, Schneider, Smith and Wignot.

Ex-parte conversations: None.

The plans were presented by agent Mary Chang on behalf of Richard and Marylou Eckert, property owners, and by Thomas Ochsner, project architect. Mary Chang provided an aerial photograph showing mature vegetation around the corner of the property. She stated that she believes all of the homes within close vicinity of this property are two-story homes. Thomas Ochsner stated that the project would not interfere with the privacy of the neighboring properties, noting that there is dense foliage around the property corner.

Planning Technician Brian Hiefield stated that there is an issue included in the staff report that will need to be resolved with regard to an existing patio cover structure without permit within the side yard setback on the south side of the property.

Marylou Eckert, property owner, commented that the existing patio cover existed when she purchased the property in 1974. She asked questions with regard to possible plans that a neighbor may have to add a garage or shed.

Richard Eckert, property owner, stated that he would like to eliminate a garden shed in the back of his property and put his tools on the south side of the property. He noted that his neighbor, who has placed a large hedge along the south side of the property for privacy purposes, does not have any objections.

Senior Planner Alan Hanson reported that staff has checked the City's file and clarified that the property at 447 Caseta Way was included in the noticing for this hearing (in response to a question from Chair Wignot). In response to questions from Marylou Eckert, property owner, regarding a neighbor's possible plans to add a garage or shed, Alan Hanson stated that the neighbor would need to contact City staff.

Comments:

1. Member Schneider commented: a) The proposed design fits with the existing house; b) He does not believe there is a potential privacy concern to the rear with regard to the second floor windows, based upon visiting the site and the existing foliage; and c) The issue with regard to the side yard needs to be resolved, noting that the requirements of both the Building Code and the Zoning Ordinance will need to be considered.
2. Member Branch commented: a) The proposed project is an appropriate addition to the site; b) The applicant will need to present the design plans with regard to resolving the side yard issue; and c) The applicant will need to provide a lighting plan if exterior lighting is proposed.
3. Vice Chair Smith commented: a) The proposed addition is fine and works well with the existing house and property; and b) The applicant will need to present the design plans with regard to the side yard.

MOTION: Smith moved, seconded by Messner, and carried by a 7 to 0 vote to continue Item L-1, No. 08-213-DRB, 425 Caseta Way, to February 24, 2009, with the following comments: 1) The applicant shall provide design plans showing how the issue will be resolved with regard to the existing patio cover without a permit within the side yard setback on the south side of the property; 2) The applicant shall provide color samples; and 3) The applicant shall provide lighting plans if exterior lighting will be proposed.

L-2. DESIGN REVIEW BOARD PERMIT NO. 09-005-DRB

55 North Fairview Avenue (APN 077-170-025)

This is a request for *Conceptual/Preliminary* review. The property includes a 1,674-square foot commercial building, two canopy structures (1,248 square feet and 576 square feet) and related gasoline pumps, parking, landscaping, and signage on a 19,811-square foot parcel in the C-2 zone district. The applicant proposes to install a new above-ground Healy clean air separator tank for the

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gasoline fueling station facility behind the service building. The tank would be placed within a new 57-square foot metal enclosure painted to match the service building. The enclosure and concrete pad would be 11.5 feet tall. Air breather piping would extend from the top of the tank to a height of 12 feet above grade to match the existing vent risers located behind the building. No habitable floor area or other exterior changes to existing development are proposed. The project was filed by Ahmad Ghaderi of A&S Engineering, agent, on behalf of Francisco Bernal of Equilon Enterprises, tenant, and Fairview Center LLC, property owner. Related cases: 09-005-LUP. (Shine Ling)

The plans were presented by Ahmad Ghaderi of A&S Engineering, agent, on behalf of Francisco Bernal of Equilon Enterprises, tenant, and Fairview Center LLC, property owner.

Site visits: Made by Members Branch, Brown, Herrera, Messner, Schneider, Smith and Wignot.

Ex-parte conversations: Chair Wignot reported that he spoke with the station proprietor, Paul, who was not aware of the project and is now informed.

Comments:

1. Vice Chair Smith commented: a) He noted that the Analysis in the staff report regarding Zoning Consistency indicates that Storage (trash) is not consistent.

MOTION: Schneider moved, seconded by Brown, and carried by a 7 to 0 vote to grant Preliminary Approval as submitted of Item L-2, No. 09-005-DRB, 55 North Fairview Avenue; and to continue Item L-2 to February 24, 2009, for Final review on the Consent Calendar.

L-3. DESIGN REVIEW BOARD PERMIT NO. 09-006-DRB

5661 Calle Real (APN 069-160-056)

This is a request for *Conceptual/Preliminary* review. The property includes a 480-square foot commercial building and an existing 1,703-square foot canopy structure as well as related gasoline pumps, parking, landscaping, and signage on a 10,513-square foot parcel in the C-2 zone district. The applicant proposes to install a new, above-ground Healy clean air separator tank for the gasoline fueling station facility. The tank would be placed within a new 84-square foot metal enclosure painted brown to match an adjacent trash enclosure. The enclosure would be six (6) feet tall. Air breather piping would extend from the top of the tank to a *minimum* height of 12 feet above grade. No habitable floor area or other exterior changes to existing development are proposed. The project was filed by Ahmad Ghaderi of A&S Engineering, agent, on behalf of Amber Jones of Valero California Retail Co., property owner. Related cases: 09-006-LUP. (Shine Ling)

The plans were presented by Ahmad Ghaderi of A&S Engineering, agent, on behalf of Amber Jones of Valero California Retail Co., property owner.

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Site visits: Made by Members Brown, Herrera, Messner, Schneider, Smith and Wignot.

Ex-parte conversations: None.

Speaker:

Gary Vandeman, Goleta, suggested that the DRB consider selecting a specific color to paint the vent pipes that would be appropriate for all locations throughout the City when there are other similar projects, rather than different colors.

Comments:

1. Member Brown commented: a) The proposed enclosure should be painted the same color as the trash enclosure located in front of it, for uniformity.
2. Chair Wignot commented: a) The vent pipes at this location are screened by a shade tree (in response to the speaker's suggestion to consider designating a specific color to be used for painting vent pipes).

MOTION: Brown moved, seconded by Schneider, and carried by a 7 to 0 vote to grant Preliminary Approval as submitted of Item L-3, No. 09-006-DRB, 5661 Calle Real, with the condition that the proposed enclosure shall be painted the same color as the trash enclosed in front of it; and to continue Item L-3 to February 24, 2009, for Final review on the Consent Calendar.

M. CONCEPTUAL CALENDAR

- NONE

RECESS HELD FROM 4:45 P.M. TO 4:50 P.M.

N. ADVISORY CALENDAR

N-1. DESIGN REVIEW BOARD PERMIT NO. 06-127-DRB

San Jose Creek/Fish Passage (APNs 071-190-017; 071-170-036; 071-140-060 & 040; 071-090-036, 037, & 078; 071-260-001 thru 008; 071-140-046 & 056)

This is a request for continued *Advisory* review. The San Jose Creek Capacity Improvement project has been a part of the City's Capital Improvement Program since its inception, and is needed to address flood breakout in the Old Town area. An earlier version of the project was reviewed by the DRB on September 6, 2006. This project was later approved by the City Council on June 4, 2007. Between July and December 2007, the City has worked to revise the project to accommodate a fish passage element. (Laura Bridley, Rosemarie Gaglione)

The plans were presented by Laura Bridley, Contract Planner; Rosemarie Gaglione, Capital Improvement Project Manager; and David Black, project landscape architect. David Black pointed out that he understands all of the landscape material used on this project will be grown by a grower that has experience growing genetically appropriate

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material taken from this general area. He stated that he does not believe that a 15 gallon size tree would present a problem adjacent to a sidewalk. He noted that the vast majority of Kellogg Avenue will not have a sidewalk.

Comments:

1. Member Brown commented: a) From her experience living near San Jose Creek, there would seem to be a need for some periodic creek maintenance, for example pruning so the landscaping will not become overgrown; b) Requested that concerns regarding gophers be addressed, noting problems with regard to Sycamore trees; and c) Requested that the project landscape architect provide information regarding whether Pepper trees will be removed.
2. Member Messner commented: a) Expressed his preference for planting the Sycamore trees more into the creek area because their roots filter out the water more naturally; b) He supports the proposed use of root barriers and planting setbacks; and c) Expressed his preference that the 15 gallon tree size conforms to larger standards, noting that the DRB approved Recommended Nursery Plant Standards today; and d) Low tree branches may not be appropriate when people are walking on the sidewalk.
3. Member Herrera commented: a) Suggested that reclaimed water be used for landscaping if it is available in the area.
4. Chair Wignot commented: a) The impact of the trees on sidewalks will be less noticeable over time with the proposed parkways that are seven to eight feet wide than impacts in residential areas where parkways are three to four feet wide; and b) The Street Tree Subcommittee members support the use of root barriers.

ACTION: The DRB Members reviewed Item N-1, No. 06-127-DRB, San Jose Creek/Fish Passage, and provided Conceptual comments.

O. DISCUSSION ITEMS

Chair Wignot requested that staff provide a copy to the DRB Members of the current Cumulative Projects List.

Senior Planner Alan Hanson reported that DRB Permit No. 05-034-DRB, 8301 Hollister Avenue, Bacara Resort and Spa, is currently scheduled for the next DRB review on March 10, 2009, and that DRB Members may contact staff to review documents.

Member Brown expressed her concern, in general, that the DRB needs to be aware of issues with regard to site planning that may be important to consider when reviewing projects at the Conceptual level.

O-1. BUILDING INTENSITY STANDARDS

Senior Planner Alan Hanson stated that staff will report back with the schedule for the review of the Building Intensity Standards.

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O-2. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

No requests.

O-3. ANNOUNCEMENTS BY MEMBERS

Member Messner announced that he will not be present at the DRB meetings in March 2009. He reported the some of his photographs were recently published on www.CNN.com/Travel.

P. ADJOURNMENT: 5:25 P.M.

Attachment: Written comments submitted by Ed Easton entitled "DRB Presentation, February 10, 2009". (Agenda Item C – Public Comment).

Minutes approved on February 24, 2009.

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