



DESIGN REVIEW BOARD MINUTES - APPROVED

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

REGULAR MEETING

Tuesday, February 24, 2009

CONSENT CALENDAR – 2:30 P.M.

Scott Branch, Planning Staff

SIGN SUBCOMMITTEE – 2:30 P.M.

Members: Carl Schneider, Cecilia Brown, Thomas Smith

STREET TREE SUBCOMMITTEE – 2:00 P.M.

Members: Chris Messner, Bob Wignot, Simon Herrera

ADMINISTRATIVE AGENDA – 3:00 P.M.

REGULAR AGENDA – 3:15 P.M.

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

Members:

Bob Wignot (At-Large Member), Chair

Thomas Smith (At-Large Member), Vice Chair

Scott Branch (Architect)

Cecilia Brown (At-Large Member)

Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)

Carl Schneider (Architect)

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: Scott Kolwitz, Senior Planner; Shine Ling, Assistant Planner; Steve Chase, Director of Planning and Environmental Services; and Linda Gregory, Recording Clerk.

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B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for February 10, 2009

MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote to approve the Design Review Board Minutes for February 10, 2009, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today and reviewed items from the previous meeting. The next subcommittee meeting will be on April 14, 2009, at 2:00 p.m. The agenda will include bidding procedures.

B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kowitz reported: 1) He distributed the updated DRB Bylaws and Resolution to DRB members. 2) The recruitment process for the DRB positions that will expire in 2009 is currently in progress. 3) The Planning Commission will consider the appeal to the DRB Preliminary Approval of the project at 7837 Langlo Ranch Road which was continued to March 9, 2009.

Vice Chair Smith stated that he will be able to attend the Planning Commission meeting on March 9, 2009, with regard to the appeal of the DRB Preliminary Approval of the project at 7837 Langlo Ranch Road.

C. PUBLIC COMMENT

No speakers.

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

Senior Planner Scott Kolwitz reported that the applicant for Item M-2, No. 05-034-DRB, 8301 Hollister Avenue, requested a continuance to March 10, 2009.

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote to continue Item M-2, No. 05-034-DRB, 8301 Hollister Avenue, to March 10, 2009, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Member Branch reported that he reviewed today Item F-1, No. 09-005-DRB, 55 North Fairview; and Item F-2, No. 09-006-DRB, 5661 Calle Real.

F. CONSENT CALENDAR

F-1. DESIGN REVIEW BOARD PERMIT NO. 09-005-DRB

55 North Fairview; APN 077-170-025

This is a request for *Final* review. The applicant proposes to install a new above-ground Healy clean air separator tank for the 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. (Shine Ling)

Consent Calendar Action on February 24, 2009:

Consent Calendar Member Branch reported that he reviewed today Item F-1, No. 09-005-DRB, 55 North Fairview, and that Final Approval was granted as submitted.

F-2. DESIGN REVIEW BOARD PERMIT NO. 09-006-DRB

5661 Calle Real; APN 069-160-056

This is a request for *Final* review. 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. (Shine Ling)

Consent Calendar Action on February 24, 2009:

Consent Calendar Member Branch reported that he reviewed today Item F-2, No. 09-006-DRB, 5661 Calle Real, and that Final Approval was granted as submitted.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Subcommittee reviewed today Item H-1, No. 09-021-DRB, 7414 Hollister Avenue.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 09-021-DRB

7414 Hollister Avenue; APN 079-210-063 & 065

This is a request for *Conceptual* review. The applicant requests approval of a new Overall Sign Plan (OSP) for the western parcels of the Hollister Business Park. The proposed OSP provides for three (3) different types of signs: wall signs, directional, and informational signs. The OSP specifies the maximum number of signs of each type and the maximum sign area for each permissible sign. (Shine Ling)

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Sign Subcommittee Action on February 24, 2009:

The plans were presented by Andrew Brenner, project manager for RCI Builders, acting as agent for Citrix Online.

Comments:

1. The two existing lighting fixtures that illuminate the existing monument sign shall be changed to shielded fixtures, using the same light fixture that was previously approved for the Hollister Business Park East Overall Sign Plan. A note shall be added to the Sign Permit indicating that the light fixture shall be replaced as a condition of approval.
2. Overall Sign Plan, Item II. Signage Allowances, A. Monument Signs: The second to the last sentence shall be changed to read: "The sign is lit with one monument shielded upright on each side".

SIGN SUBCOMMITTEE ACTION: By consensus, the Sign Subcommittee continued Item H-1, No. 09-021-DRB, 7414 Hollister Avenue, to March 24, 2009, for Preliminary and Final review on the Consent Calendar, with comments.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

- NONE

K. PRELIMINARY CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 08-157-DRB

600 Pine Avenue; APN 071-130-040

This is a request for *Preliminary* review. The applicant proposes to construct a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor & 4,682-square foot second-floor mezzanine) on the east end of the existing building and an 1,650-square foot "airlock" addition on the north side of the building, expand parking from 165 to 239 (188 standard, 44 compact, & 7 ADA compliant) parking spaces, and to retain 3 loading zones and the 20 indoor bicycle parking spaces. The resulting 2-story structure would be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor & a 21,342-square foot second floor mezzanine. (Scott Kolwitz/Laura Vik)

Recused: Member Schneider recused himself, stating that the property owner is a client.

Site visits and ex-parte conversations: Chair Wignot stated that he was not present at the DRB meeting on November 12, 2008, when this item was discussed, but he has visited the site, read the minutes, and is ready to participate in the review. He has

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had no ex-parte conversations with the applicant. Member Brown stated that she was not present at the DRB meeting on November 12, 2008, but she has visited the site, read the minutes, and is ready to participate in the review. She has had no ex-parte conversations with the applicant.

The plans were presented by Heidi Jones, agent, Suzanne Elledge Planning and Permitting Services, representing ATK Space Systems; Kim True project landscape architect; and Brian Poliquin and Inaki Villarin, project architects, from Poliquin Design Group.

Senior Planner Scott Kolwitz stated that the Community Services staff regularly checks projects as part of the process with regard to detention basins and filters for drainage.

Comments:

1. Chair Wignot commented: a) The storm drainage information should be provided by the time of Final review, if possible.
2. Member Brown commented: a) The lighting seems too bright, particularly along the edge of the property. b) The applicant is requested to restudy the lighting plan and eliminate light trespass.

MOTION: Branch moved, seconded by Messner, and carried by a 6 to 0 vote (Recused: Schneider) to grant Preliminary Approval of Item K-1, No. 08-157-DRB, 600 Pine Avenue, with the following conditions: 1) The applicant shall restudy the lighting plan and eliminate light trespass beyond the property line; and 2) The applicant shall provide details with regard to the color of the light poles; and to continue the item to March 24, 2009, for Final review on the Consent Calendar.

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)

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The plans were presented by Thomas Ochsner, project architect. He presented the revised plans that address the issue raised at the last meeting with regard to the existing patio cover located within the side yard setback, stating that the solution was to use setback averaging and cut the roof structure back to meet the California Building Code requirements, keeping in place a portion of that structure. He said that Sheet A.2.3 shows the location of the exterior lights and notes that the lighting fixtures are dark-sky compliant. He stated that the proposed colors, roof materials, windows and stucco will match existing. He clarified that the gutters and downspouts for the new addition will match the existing house, and that gutters and downspouts will be added to the existing accessory structure.

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-1, No. 08-213-DRB, 425 Caseta Way, as submitted; and to continue the item to March 10, 2009, for Final review on the Consent Calendar.

L-2. DESIGN REVIEW BOARD PERMIT NO. 09-011-DRB

6920 Marketplace Drive; APN 073-440-018

This is a request for *Conceptual/Preliminary* review. The applicant proposes to remodel the exterior of the building, including the refurbishing of an existing storefront on the west elevation and the creation of a new storefront at the southwest corner. An 800-square foot trellis would be installed over the northern outdoor dining patio. A new landscape plan is also proposed. Materials would consist of sandstone, wrought iron, and dark wood trim. No new habitable floor area is proposed. (Shine Ling)

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

Ex-parte conversations: None.

The plans were presented by Alex Semchenko, project architect, ADS Group, on behalf of Mark Linehan of Camino Real LLC, property owner; Clay Holdren and Dean Brenner, representing Holdren's Steaks & Seafood; and Wendy Carpenter, project interior design and colors. Alex Semchenko stated that the proposed plans divide the existing space basically in half to develop two restaurants because one restaurant in a large space is not economically feasible particularly in the current economic times. Clay Holdren stated that the proposed types of restaurants will be Italian and a Steak House for variety.

Assistant Planner Shine Ling clarified that signage is shown on the elevations for reference purpose only and that the signage is not a part of the current project review.

Comments:

1. Member Brown commented: a) The proposed colors are appreciated and will be more appropriate for the Camino Real Marketplace site than the previous colors; and b) The applicant needs to clarify whether the light source on the pilaster is gas or electric, expressing concern that the light bulb with an electric source would

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have the potential to project the light outward rather than downward if not shielded.

2. Member Branch commented: a) The proposed plans are a great improvement for the site; and b) If the lighting on the pilaster is just for effect, the wattage needs to be extremely low.
3. Chair Wignot commented: a) The proposed project is very good and well thought out; b) The color scheme is nice; and c) The proposed plans with the glass to minimize the wind in the outside patio is a good idea, noting that this kind of feature has worked well in other locations.
4. Member Schneider commented: a) The existing awning where the door will be removed looks like it extends too far. He suggested the applicant consider cutting it off to make it look appropriate.
5. (The majority of members expressed appreciation that a steak house type of restaurant is proposed for this area.)

MOTION: Brown moved, seconded by Messner, and carried by a 7 to 0 vote to grant Preliminary Approval of Item L-2, No. 09-011-DRB, 6920 Marketplace Drive, with the following condition: a) The lights on the pilaster shall be gas-lit, with the stipulation if the lights are electric the applicant shall provide details for review by the DRB; and to continue the item to March 10, 2009, for Final review on the Consent Calendar.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 09-016-DRB

75 Coromar Drive; APN 073-150-014

This is a request for *Conceptual* review. The applicant proposes to install a soil and groundwater remediation system at the southeast corner of the property in the front yard setback. The equipment would be approximately 10 feet tall, with vent piping extending an additional 5 feet. The work area would be screened within an existing 6-foot wooden fence. No habitable floor area or other exterior changes to existing development are proposed. (Shine Ling)

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

Ex-parte conversations: None.

The plans were presented by Patrick Devericks, TN & Associates, Inc., on behalf of the Raytheon Company, property owner; and Jim Harden and Pat Hester, Raytheon.

Comments:

1. Vice Chair Smith commented: a) Cut sheets will need to be provided showing that the lighting will be directed downward and will be dark sky compliant.
2. Chair Wignot commented: a) Suggested that motion detectors be installed to reduce the lighting impact. b) The fence is not very attractive and is not similar to any other fence in the area; however, it would be acceptable since it is temporary.

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3. Member Schneider commented: a) A deadline should be designated for the end of the remediation and removal of the fence. b) The recommended deadline should be three years, with the opportunity for two one-year extensions
4. Member Brown commented: a) There will need to be documentation with regard to future work that will be done to restore the landscaping. b) The applicant is requested to provide a proposed landscape plan.

MOTION: Branch moved, seconded by Brown, and carried by a 7 to 0 vote to continue Item M-1, No. 09-016-DRB, 75 Coromar Drive, with comments, to March 24, 2009, for Preliminary review.

M-2. DESIGN REVIEW BOARD PERMIT NO. 05-034-DRB

8301 Hollister Avenue; APN 079-200-012 & 079-200-013

This is a request for *Conceptual* review. Proposed development would occur within a 12.66-acre (gross and net) area called Lot 2, and would also include widening of the existing Hollister Avenue roadway site located within a portion of Lot 1 immediately north of Lot 2. The applicant is requesting approval of General Plan/Coastal Land Use Plan Amendments, a vesting tentative tract map, and a final development plan as described below.

General Plan Amendments (05-034-GP)

The project proposes amendments to ten Goleta General Plan/Coastal Land Use Plan policies and tables as initiated by the City Council on May 20, 2008. These amendments address issues including: Open Space Element preservation and management of public lateral and vertical access areas, and open space area maps; Conservation Element special status species and environmentally sensitive habitat; and Safety Element seismic hazards map.

Vesting Tentative Parcel Map (05-034-TPM)

The applicant requests a two-lot subdivision of the 72.73-acre Bacara Resort and Spa project area that is comprised of APNs 079-200-012 & -013. Lot 1, totaling 60.07 acres (gross and net), would include the existing Bacara Resort and Spa, existing and proposed Hollister Avenue widening corridor, and an open space eastern terrace area. Lot 2, totaling 12.66 acres, would include all other proposed project site improvements.

Final Development Plan (05-DP-034)

The Final Development Plan would provide for construction of a 56-unit condominium hotel development and ancillary facilities. The proposed 56-unit condominium hotel development would be located within the Lot 2 12.66-acre project site commonly referred to as the "Valley Floor" of the Bacara property, located directly southeast of the existing Bacara Resort and Spa facilities. Widening of Hollister Avenue would occur from the proposed improvements east to the Bacara Resort and Spa property boundary. Proposed improvements include a pool, cabana pool decks (e.g., shade structures), resort support facilities and guest parking. To accommodate the proposed improvements, the existing tennis club house and maintenance building, four (4) tennis courts, a 50-space public parking lot, and a vertical beach access trail would be relocated. An existing beach house

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and public restrooms located adjacent to the beach on the southern slope of the Valley Floor would remain. (April Winecki & David Stone of Dudek)

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote to continue Item M-2, No. 05-034-DRB, 8301 Hollister Avenue, to March 10, 2009, per the applicant's request.

N. ADVISORY CALENDAR

- NONE

RECESS HELD FROM 4:37 P.M. TO 4:45 P.M.

O. DISCUSSION ITEMS

O-1. BUILDING INTENSITY STANDARDS

Steve Chase, Director of Planning and Environmental Services, provided an overview of the Planning Commission public hearing, discussion and action on February 23, 2009, regarding the City-Initiated Track 2.5 Building Intensity Standards – General Plan/Coastal Land Use Plan Amendments.

Chair Wignot commented that he believes that invoking the “good cause finding” for a project based on any component with regard to affordable housing is too broad.

Member Schneider stated that he does not believe that a maximum building height in the General Plan is the best way to regulate building height from a design standpoint because it does not allow for flexibility. He plans to comment regarding building height standards at the City Council hearing.

O-2. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Member Brown requested that the Director of Planning and Environmental Services attend a DRB meeting to discuss the sign review process including the review by the Zoning Administrator.

Member Brown requested a future agenda item to discuss the process for updating the Recommended Street Tree List and consider an outreach for community input.

There being no objections, Chair Wignot stated that the Street Tree Subcommittee will discuss at the next Subcommittee meeting on April 14, 2009, methods to conduct an outreach for community and professional input with regard to the process for updating the Recommended Street Tree List, and report back with suggestions.

O-3. ANNOUNCEMENTS BY MEMBERS

Chair Wignot stated that there will be an item on the City Council agenda on March 3, 2009, regarding the Mariposa at Ellwood Shores General Plan Amendment Initiation.

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Member Brown stated that documentation with regard to the Bacara project will be available for DRB review on March 10, 2009.

Member Messner stated that he will be absent from the DRB meetings in March.

P. ADJOURNMENT: 5:25 P.M.

Minutes approved on March 10, 2009.

Design Review Board Agenda

January 27, 2009

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