



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
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AGENDA ITEM L-1

DATE: August 11, 2009
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-102-DRB; Holiday Inn Outdoor Lighting; 5650 Calle Real; APN 069-160-042

APPLICANT: Gary Opdahl
Holiday Inn
5650 Calle Real
Goleta, CA 93117

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review. The property includes a hotel and restaurant totaling 42,694 square feet on a 4.23-acre site in the C-2 zone district. The applicant requests new outdoor lighting fixtures to light the building façade. Four downlights are proposed to be placed on the front faces of the four pillars of the port-cochere; two uplights are proposed to be placed on the south elevation of the hotel building fronting Kingston Avenue. Each fixture would consist of an Insight Masque façade lighting fixture with a ceramic metal halide bulb emitting green light. The fixtures would be positioned so the light would not wash beyond the building façade. No other changes to building floor area, exterior elevations, or land use are proposed. The project was filed by Gary Opdahl of Holiday Inn Santa Barbara-Goleta, agent, on behalf of FCH/JPM Hospitality (SPE) LLC, property owner.

BACKGROUND:

The project was submitted on June 30, 2009. This is the first time the project has been before the DRB. There are no known violations on the property.

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	30 feet from Centerline 10 feet from right-of-way	30 feet from Centerline 10 feet from right-of-way	Yes
Side Yard Setback	3 feet	Greater than 3 feet	Yes
Rear Yard Setback	10 feet	Greater than 10 feet	Yes
Building Height	35 feet maximum	~28 feet	Yes
Building Coverage	N/A	N/A	N/A
Parking spaces	266 spaces	252 spaces approved by Development Plan 68-M 71	Yes
Landscaping	Determined by Development Plan	23.1% approved by Development Plan 68-M-71 (no change)	Yes
Storage (trash)	Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view	Trash enclosure present	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance.

ISSUES:

The DRB should evaluate the project with respect to the DRB's Outdoor Lighting Guidelines and General Plan Policy VH 4.12 (Lighting):

VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:

- Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.
- Direct upward light emission shall be avoided to protect views of the night sky.
- Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.

ATTACHMENTS:

- Reduced 8.5" x 11" copies of site plans and elevations.

down

up

Not Spoken

N 2110 Pool

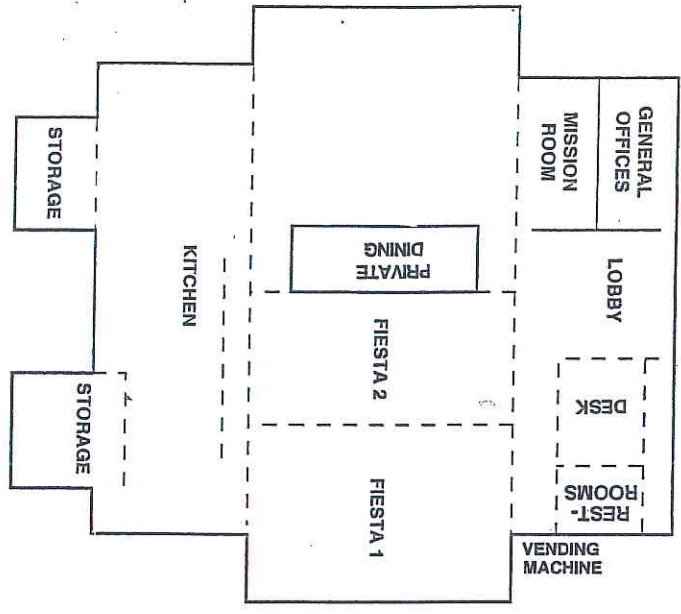
Parking

101	103	105	107	109	111	113	115	117	119	121	123	125	127	129
201	203	205	207	209	211	213	215	217	219	221	223	225	227	229
102	104	106	108	110	112	114	116	118	120	122	124	126	128	

Stairway

Courtyard and Pool

Main Level and Second Level



Stairway

184	182	180	178	176	174	172	170	168	166	164	162
284	282	280	278	276	274	272	270	268	266	264	262
185	183	181	179	177	175	173	171	169	167	165	163
285	283	281	279	277	275	273	271	269	267	265	263

Parking

Stairway

ICE VENDING MACHINE	131	231
232	133	233
234	135	235
236	137	237
138	139	239
140	141	241
142	143	243
144	145	245
146	147	247
148	149	249
150	151	251
152	153	253
254	155	255
256	157	257
258	159	259
VENDING MACHINE	161	261

Parking

GUEST LAUNDRY
SECOND LEVEL

**(4) Downlights 70 Watt
(Base Package)
4" Down from Top**

MASQUE I
MASQUE II

**EXTERIOR
ARCHITECTURAL
LUMINAIRES
FACADE LIGHTING PRECISION REFLECTORS
CERAMIC METAL HALIDE / QUARTZ HALOGEN**

**Filippo Andò, SMS**

**SUSTAINABLE
MANAGEMENT
SOLUTIONS, LLC**

SBACA - Golconda, CA

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**(2) Uplights 70 Watt
(Recommended)
Centered at 10' H**

General Notes

**MASQUE I
MASQUE II**

**EXTERIOR
ARCHITECTURAL
LUMINAIRES
FACADE LIGHTING PRECISION REFLECTORS
CERAMIC METAL HALIDE / QUARTZ HALOGEN**



Scott Longway, SMS



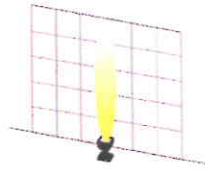
SBACA - Goleta, CA

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Photometric Data

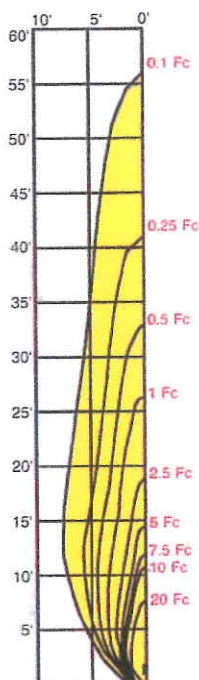
Narrow Wash



Masque I

70W CMH (T-4, G8.5)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 6,400
Offset: 6 Inches
Aiming Angle: 0°

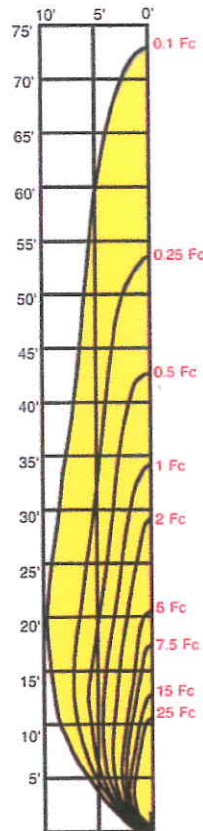
Multipliers (T-4, G8.5 Lamps):
20W CMH 1,700 Lumens X 0.27
39W CMH 3,400 Lumens X 0.53
70W CMH 6,400 Lumens X 1.0



Masque II

150W CMH (T-6, G12)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 14,000
Offset: 6 Inches
Aiming Angle: 0°

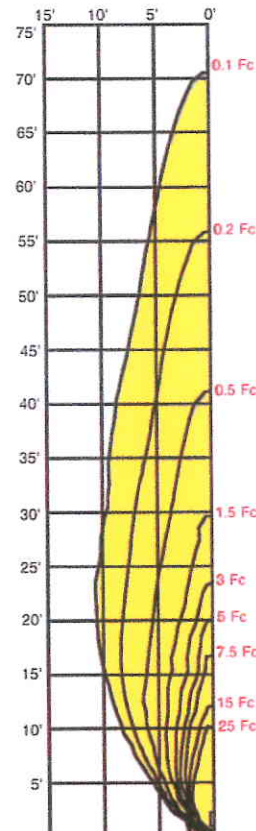
Multipliers (T-6, G12 Lamps):
70W CMH 6,600 Lumens X 0.47
100W CMH 9,000 Lumens X 0.64
150W CMH 14,000 Lumens X 1.0



Masque III

150W MH (ED-17, Med)
Narrow Wash (NW)
Beam Angle: 11°
Field Angle: 34°
Initial Lamp Lumens: 14,000
Offset: 6 Inches
Aiming Angle: 0°

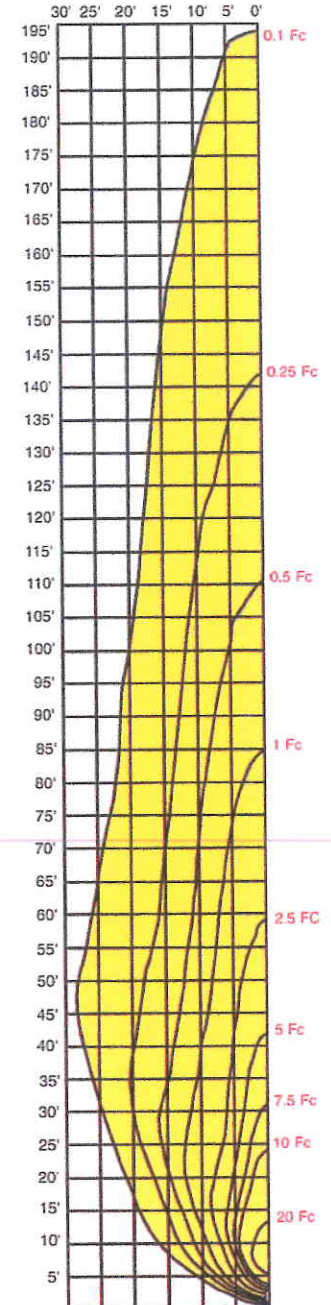
Multipliers (ED-17, Med Lamps):
70W CMH 6,200 Lumens X 0.44
100W CMH 9,500 Lumens X 0.68
150W CMH 14,000 Lumens X 1.0



Masque IV

400W MH (ED-28, Mog Base)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 40,000
Offset: 48 Inches
Aiming Angle: 0°

Multipliers (ED-28 & T15 Lamps):
250W MH 23,000 Lumens X 0.58
400W MH 40,000 Lumens X 1.0
Multipliers (ET-18 Lamps):
250W MH 22,000 Lumens X 0.55
400W MH 36,000 Lumens X 1.0



All photometry is performed by an independent test laboratory.