



# DESIGN REVIEW BOARD MINUTES – UNAPPROVED

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

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## REGULAR MEETING

**Tuesday, November 10, 2009**

### **CONSENT CALENDAR – 2:45 P.M.**

Scott Branch, Planning Staff

### **SIGN SUBCOMMITTEE – 2:15 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:**

Thomas Smith (At-Large Member), Chair  
Cecilia Brown (At-Large Member), Vice Chair  
Scott Branch (Architect)  
Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)  
Carl Schneider (Architect)  
Bob Wignot (At-Large Member)

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#### **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 Smith at 3:04 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Thomas Smith, Chair; Cecilia Brown, Vice Chair; Scott Branch; Chris Messner; and \*Carl Schneider.

\* Member Schneider exited the meeting at 5:45 p.m.

Board Members absent: \*Simon Herrera and Bob Wignot.

\* Member Herrera was present at the Street Tree Subcommittee meeting.

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Staff present: Scott Kolwitz, Senior Planner; Patricia Miller, Current Planning Manager; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; Marti Schultz, Principal Civil Engineer; Diana White, Assistant Engineer; and Linda Gregory, Recording Clerk.

### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for October 27, 2009

**MOTION: Schneider moved, seconded by Smith, and carried by a 4 to 0 vote (Abstain: Brown; Absent: Herrera, Wignot) to approve the Design Review Minutes for October 27, 2009, as amended, not including Items H-1, DRB Permit No. 09-132-DRB; and Item H-2, DRB Permit No. 09-144-DRB.**

**MOTION: Smith moved, seconded by Brown, and carried by a 5 to 0 vote (Absent: Herrera, Wignot) to approve the Design Review Minutes for October 27, 2009, regarding only Item H-1, DRB Permit No. 09-132-DRB; and Item H-2, DRB Permit No. 09-144-DRB.**

#### B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner stated that the Subcommittee met today and continued discussion regarding street tree diversity and review of the process for adding more tree species to the Recommended Street Tree List.

#### B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: a) On November 3, 2009, the City Council conducted the first hearing on the Track 3 General Plan Amendments, and continued the item to November 17, 2009; and b) He presented the draft schedule for the Design Review Board 2010 Meetings.

### C. PUBLIC COMMENT:

No speakers.

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

Scott Kolwitz, Senior Planner, stated that staff recommends that Item J-1, DRB Permit No. 09-121-DRB, 6466 Hollister Avenue, be taken off calendar. He noted that staff previously recommended that DRB Permit No. 09-121-DRB, be continued to January 12, 2010. He stated that Item M-1, DRB Permit No. 08-143-DRB, Hollister Avenue Northwest of Glen Annie Road, is a fairly substantial project; therefore, staff recommends that Item M-1 be moved to the end of the Conceptual Calendar, after Items M-2 and M-3.

**MOTION: Schneider moved, seconded by Brown, and carried by a 5 to 0 vote (Absent: Herrera, Wignot) to take off calendar Item J-1, DRB Permit No. 09-121-DRB, 6466 Hollister Avenue, per the staff recommendation.**

There being no objections, Chair Smith moved Item M-1, DRB Permit No. 08-143-DRB, to the end of the Conceptual Calendar, after Item M-2 and Item M-3, per the staff recommendation.

Vice Chair Brown stated that the Sign Subcommittee reviewed today Item H-2, DRB Permit No. 09-144-DRB, 5940 Calle Real, and that the applicant will return during the meeting today with final plans for review by the entire DRB.

## **E. CONSENT CALENDAR SUBCOMMITTEE REPORT**

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-1, DRB Permit No. 09-120-DRB, 7230 Hollister Avenue; and Item F-2, DRB Permit No. 09-147-DRB, 44 Castilian Drive.

## **F. CONSENT CALENDAR**

### **F-1. DESIGN REVIEW BOARD PERMIT NO. 09-120-DRB**

7230 Hollister Avenue (APN 073-020-021)

This is a request for *Final* review. The property includes a 26,534-square foot commercial/industrial building on a 2.04 acre lot in the M-RP zone district. The applicant proposes to enclose an existing porch into a 280-square foot lobby with a 60-square foot awning over the door. The applicant also proposes to construct a 156-square foot covered enclosure around the existing trash area. All materials used for this project are to match the existing commercial property. The project was filed by agent JD Augustus on behalf of BEI Industrial Encoders, property owner. Related cases: 09-120-LUP. (Continued from 10-27-09, 9-8-09) (Brian Hiefield)

*Consent Calendar Subcommittee Action on November 10, 2009:*

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-1, DRB Permit No. 09-120-DRB, 7230 Hollister Avenue, and that Final Approval was granted as submitted.

### **F-2. DESIGN REVIEW BOARD PERMIT NO. 09-147-DRB**

44 Castilian Drive (APN 073-150-003)

This is a request for *Final* review. The property includes a 46,750-square foot commercial building, a 650-square foot water filtration equipment yard, and a 3,623-square foot rear equipment yard on a 3.25-acre parcel in the M-RP zone district. The applicant proposes to install a replacement emergency generator, uninterruptible power supply, and air conditioning equipment at the rear of the building. The equipment would be located within an enclosure that is 40 feet long by 8 feet wide by 9.5 feet tall. The equipment yard would displace 138 square feet of planter area; 190 square feet of replacement landscaping area would be installed near the northeastern corner of the property, resulting in the removal of up to 2 parking spaces. Rooftop

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guard rails are also proposed along several locations on the building. The project was filed by Brian Beebe of Anderson Systems, agent, on behalf of Peter Goodell for Castilian Associates, property owner. Related cases: 09-147-LUP. (Continued from 10-27-09) (Shine Ling)

*Consent Calendar Subcommittee Action on November 10, 2009:*

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-2, DRB Permit No. 09-147-DRB, 44 Castilian Drive, and that Final Approval was granted as submitted. He stated that the color for the guard rails on the rooftop will be gray to match and that the project does not include lighting.

### G. SIGN SUBCOMMITTEE REPORT

Vice Chair Brown reported that the Sign Subcommittee met today and reviewed Item H-1, DRB Permit No-09-100-DRB, 7127 Hollister Avenue; and Item H-2, DRB Permit No. 09-144-DRB, 5940 Calle Real.

### H. SIGN CALENDAR

#### H-1. DESIGN REVIEW BOARD PERMIT NO. 09-100-DRB

7127 Hollister Avenue (APN 073-440-012)

This is a request for *Conceptual* review. The property includes a 1,304-square foot commercial tenant space within a shopping center on a 9.3 acre lot in the SC zone district. The applicant proposes to install a two-line sign for the “Wireless Now Verizon Wireless” store measuring a maximum of 2.08-feet tall by 8.79-feet wide for an aggregate of 19.25 square feet. The non-illuminated sign shall have ¾-inch deep red and black channel letters. The sign shall be centered on Wireless Now’s frontage and located on the fascia within the approved sign area per The Plaza Overall Sign Plan. The project was filed by agent Ken Sorgman on behalf of Wireless Now, and Antonio Romasanta, property owner. Related cases: 23-SB-OSP; 23-SB-CUP; 23-SB-DP AM01; 23-SB-LUP. (Continued from 10-13-09, 9-8-09\*, 8-11-09) (Brian Hiefield)

*Sign Subcommittee Action on November 10, 2009:*

Documents: Letter from Betty Jeppesen, Islay Investments, dated November 9, 2009, Re: Design Review Board Permit No. 09-100-DRB, 7127 Hollister Avenue.

Brian Hiefield, Assistant Planner, stated that new plans have not been submitted since the previous DRB review.

The plans were presented by Betty Jeppesen, representing Islay Investments, property owner; and Jonathan Langan, part owner and manager of the location; on behalf of Wireless Now and Antonio Romasanta, property owner. Betty Jeppesen stated that in response to DRB comments at the previous review, she conducted research with regard to the definition of logo. She pointed out that an attachment to her letter dated November 9, 2009, entitled “Verizon Wireless Identify Standards –

\* Indicates request for continuance to a future date.

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Indirect”, specifically states that the check mark and stylized word “Verizon” with the slash “z” and the phrase “Authorized Retailer” is a logo, and also that two single pages entitled respectively “Signage Compliance” and “Area of Isolation/Logo Measurement” specify throughout that this is the Verizon logo.

Patricia Miller, Current Planning Manager, stated that the project was originally noticed for Conceptual/Preliminary/Final review and was continued for the purpose of considering a possible amendment to the Overall Sign Plan, which is no longer necessary; and that the DRB may consider Conceptual/Preliminary/Final review.

### Comments:

1. Member Brown commented: a) The DRB is an aesthetic review board and it seems that sorting out legal implications with regard to logos is beyond the purview of the DRB; b) The positioning in the revised proposed design needs to be changed; and c) The applicant is requested to submit the original design.
2. Member Smith commented: a) The proposed design appears lopsided; and b) From the explanation in the letter from the applicant, he is satisfied that the whole signage submitted qualifies as the logo.
3. Member Schneider commented: a) The original proposed layout for the sign looked better graphically than the revised proposed layout.

Betty Jeppesen, applicant, presented the original plans submitted for DRB Permit No. 09-100-DRB, in response to the Sign Subcommittee comments.

**SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Schneider, and carried by a 3 to 0 vote to grant Preliminary Approval and Final Approval of Item H-1, DRB Permit No. 09-100-DRB, 7127 Hollister Avenue, of the original design, as submitted.**

## H-2. DESIGN REVIEW BOARD PERMIT NO. 09-144-DRB

5940 Calle Real (APN 069-110-045)

This is a request for *Conceptual/Preliminary/Final* review. The property includes a 3,100-square foot commercial restaurant building on an approximately 22,000-square foot parcel in the C-2 zone district. The applicant proposes to change the face of an existing monument sign. The monument sign structure is approximately 10 feet tall. The sign box is 12 feet wide by 5 feet tall. The sign faces would be constructed of light brown Lexan to fit into the existing light box. The sign would read “Fresco Café North” on two lines, with a maximum letter height of 13.5 inches, and have a sign area of 60 square feet. The project was filed by Indras Govender of Fresco Café North, tenant on behalf of Robert Bartlett, property owner. Related cases: 09-144-SCC. (Continued from 10-27-09) (Shine Ling)

*Sign Subcommittee Action on November 10, 2009:*

The plans were presented by Indras Govender of Fresco Café North, tenant, on behalf of Robert Bartlett, property owner. Indras Govender stated that the revised plans respond to the Subcommittee comments from the previous review. The sign

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will be opaque on the face, with dimensional letters in front that are approximately 1” in height, and LEDs mounted behind which will provide illumination at night. The project sign contractor stated that the proposed sign replicates the Albertson’s sign.

Comments:

1. Member Brown commented: a) The proposed design is much-improved; b) The color of the base needs to be a continuation of the color of the outside edge; and c) The applicant needs to provide details on the plans including the LED lighting.
2. Member Schneider commented: a) The applicant needs to provide details that include the letter thickness between  $\frac{3}{4}$ ” to 1”, and the colors; b) The details need to show the colors that include Rust Brown for the outside edge and base, Black for the letters, and Saddle Brown for the background; and c) The Sign Subcommittee recommends that the applicant respond to the Sign Subcommittee review by providing detailed plans to staff today which will be reviewed today for Conceptual/Preliminary/Final review by the full DRB.

*DRB Action on November 10, 2009:*

Vice Chair Brown reported that the applicant responded to the recommendation of the Sign Subcommittee and has submitted detailed plans that replace the sign face on the existing sign. She stated that the lettering will be push-out, approximately 1” thick, and that only the lettering will be halo-lit at night. She commented that the design is an example of how some of the old cabinet signs that are too big and out of place can be improved with a sign that appears more fresh and modern.

**MOTION: Brown moved, seconded by Schneider, and carried by a 5 to 0 vote (Absent: Herrera, Wignot), to grant Preliminary Approval and Final Approval of Item H-2, DRB Permit No. 09-144-DRB, 5940 Calle Real, as submitted.**

### I. REVISED FINAL CALENDAR

- NONE

### J. FINAL CALENDAR

#### J-1. DESIGN REVIEW BOARD PERMIT NO. 09-121-DRB

6466 Hollister Avenue (APN 073-070-035)

This is a request for *Final* review. The property includes three commercial/industrial buildings totaling approximately 41,000 square feet of floor area on a 5.45-acre site in the C-2 zone district. The applicant proposes to divide an existing warehouse building at 6466 Hollister Avenue and convert the western half to a retail showroom and service facility for motorcycles (10,773 square feet). Exterior improvements include a new storefront to the southwest corner of the building, storefront glazing to existing door locations, exterior wall lighting, and a new 473-square foot storage area enclosed by a CMU wall with stucco finish. A new 1,660-square foot concrete vehicle display pad is also proposed in front of the building’s southwest corner along Hollister Avenue. New colors proposed include Benjamin Moore ‘Greenmount Silk HC-3’

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(beige) for the stucco and Benjamin Moore ‘Moroccan Red 1309’ for recessed wall areas. The project was filed by Edward de Vicente, AIA, architect, on behalf of Randy Hudspeth of Santa Barbara Motorsports, tenant, and Hollinaros LP, property owner. Related cases: 09-121-LUP. (Continued from 10-13-09, 9-8-09) (Shine Ling)

**MOTION: Schneider moved, seconded by Brown, and carried by a 5 to 0 vote (Absent: Herrera, Wignot) to take off calendar Item J-1, DRB Permit No. 09-121-DRB, 6466 Hollister Avenue, per the staff recommendation.**

### K. PRELIMINARY CALENDAR

- NONE

**RECESS HELD FROM 3:17 P.M. TO 3:19 P.M.**

### L. CONCEPTUAL/PRELIMINARY CALENDAR

#### L-1. DESIGN REVIEW BOARD PERMIT NO. 09-131-DRB

6950 Hollister Avenue (APN 073-140-019)

This is a request for *Conceptual/Preliminary* review. The property includes a 56,800-square foot industrial research/office building on a 3-acre parcel in the M-RP zone district. The applicant proposes to install a 33-square foot diesel emergency generator with a sound attenuation enclosure in front of the northwest corner of the building. The service area would occupy 151 square feet and would include the generator, sound enclosure, and fuel tank. The enclosure would be painted green to match existing equipment on site and would be screened with landscaping. The project was filed by Craig Minus of the Towbes Group, agent, on behalf of Nassau Land Company LP, property owner. Related cases: 09-131-SCD; -LUP. (Shine Ling)

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

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

Ex-parte conversations: None.

The plans were presented by Craig Minus of the Towbes Group, agent, on behalf of Nassau Land Company LP, property owner. Craig Minus stated that the project is being facilitated by a tenant improvement which is occurring in the building at 6950 Hollister Avenue and that the back-up generator is critical to the tenant’s operations. He stated that there has been a slight modification to the plans with regard to the proposal for the generator equipment which has been changed from the Caterpillar unit to a Cummins unit. He noted that the decibel levels from the Cummins unit are slightly lower. Also, although the height of the Cummins unit is four inches taller, the footprint has shrunk slightly. He stated that the generator will be tested once a week, approximately ten minutes per day, which typically occurs on Saturdays at about noon. He stated that he will review the original landscape plan with staff in response to the DRB comment that there appears to be at least one missing tree and one failing tree in the rear parking lot.

Comments:

1. Vice Chair Brown commented: a) The applicant is requested to consult with the project landscape architect and revise the landscape plan to provide some other plant species that can provide better visual screening; b) A shrub that is taller and much denser is needed because the proposed *Agapanthus* species does not provide much screening; and c) With regard to the original landscape plan for the rear parking lot, she noticed that there appears to be at least one tree missing in the planting strip and one tree that is failing, which should be replaced.
2. Member Messner commented: a) Recommended that the applicant add plants to the landscape palette that are upright, with more of a thick nature, and at least five-foot minimum height, for visual screening, which would also help muffle some of the sounds; b) Suggested that the Wax Privet tree species would be a good plant to consider for screening purposes because it is medium-height and thick; c) He noted that there are also many other species that could be considered for better screening; d) The *Agapanthus* species would help fill in the opening at the base area below where some of the plants tend to rise up, and would be appropriate to plant along with other plantings for screening; and e) Planting the right plants means less maintenance.

**MOTION: Brown moved, seconded by Smith, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Herrera, Wignot), to grant Preliminary Approval of Item L-1, DRB Permit No. 09-131-DRB, 6950 Hollister Avenue, as submitted, with the following Conditions: 1) The applicant shall submit a revised landscape plan that provides better visual screening with plants that are denser, like a hedge, that will provide more of a real screen, although the plants do not need to be a hedge; and 2) The applicant shall review the original landscape plan and replace any trees that are missing from the planter strip and any tree that is failing in the rear parking lot; and to continue Item L-1, DRB Permit No. 09-131-DRB, to December 8, 2009, for Final review on the Consent Calendar.**

**AGENDA MANAGEMENT:**

There being no objections, Chair Smith moved Item M-1, DRB Permit No. 08-143-DRB, to the end of the Conceptual Calendar, after Items M-2 and M-3, per the staff recommendation.

**M. CONCEPTUAL CALENDAR**

**M-1. DESIGN REVIEW BOARD PERMIT NO. 08-143-DRB**

Hollister Avenue Northwest of Glen Annie Road (APN 073-030-020, -021)

This is a request for *Conceptual* review. The property includes 9,546-square feet of development consisting of a television studio and drive-thru ATM facilities on 23.55 acres located on Hollister Avenue between Glen Annie Road and Santa Felicia Drive within the Inland Area of the City zoned MHS/AHO DR-12.3 and M-RP and partially covered by the F(APR). The applicant proposes to demolish the existing 9,546-square feet of development consisting of a television studio and drive-thru ATM facilities and



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to construct 89,914 square feet of commercial development and 300 residential rental units and 5 live/work condominiums.

The commercial condominiums would range between 520 to 25,000 square feet totaling 89,914 square feet. Amenities include plazas, pedestrian walkways, 339 parking spaces, drive aisles, operations screening, a 204,800-cubic foot underground stormwater storage area, landscaping, and exterior lighting.

The 300 apartments would be comprised of a mix of one-bedroom (105 units totaling 52,920 square feet), two-bedroom (140 units totaling 136,391 square feet), and three bedroom (60 units totaling 71,551 square feet) units contained within five two-story buildings, and fifteen three-story building with a total of 260,862 square feet. Amenities would include a communal recreation building, pool/spa, pocket parks, pedestrian walkways, carwash and maintenance building, 583 parking spaces (in garages, carports and open areas) and drive aisles, landscaping, and exterior lighting.

Primary access is proposed via a new connection to the Hollister Avenue/Marketplace Drive intersection, which is presently a "T" intersection controlled by traffic signals. The main access driveway is proposed to form the north leg of the intersection, resulting in a conventional four-leg intersection. The new approach would contain a left-turn lane and a left+ thru + right-turn lane for traffic outbound from the site plus two inbound lanes. Hollister Avenue would be widened on the north side to provide an eastbound left-turn lane and a westbound right-turn lane for traffic inbound to the site. Secondary access for the project would be provided via a new driveway connection to Hollister Avenue at the west end of the project site and a new connection to Glen Annie Road at the east end of the project site. The Glen Annie Road/Hollister Avenue intersection would be reconfigured to restrict southbound left-turns from Glen Annie Road to Hollister Avenue. A bus turnout is proposed just west of this intersection.

Estimated project grading would involve 51,000-cubic yards of cut and 33,000-cubic yards of fill (net export of 18,000-cubic yards of cut). Southern California Edison power-lines are proposed to be relocated from the southern property line to the northern and western boundaries of the project. Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District. The project was filed by agent Ken Marshall of Dudek, Inc on behalf of Goleta Hollister, LLC, property owner. Related cases: 08-143-GPA; -RZ; -OA, -TM (TM 32,048); -DP; -CUP. (Scott Kolwitz)

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

Ex-parte conversations: None.

Scott Kolwitz, Senior Planner, provided the history of the proposed project and the review process. He stated that after the Planning Commission conducted Conceptual Review on April 13, 2009, the applicant considered the comments and submitted revised plans and an expanded application on October 8, 2009. Environmental review of the proposed project will commence when the DRB completes Conceptual Review. Scott Kolwitz also presented a brief overview of the staff report including the issues section. He clarified that the issue regarding the railroad cut will be considered

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in the environmental review. He also distributed an e-mail from Mark Stegall, business owner, Santa Felicia Drive.

The proposed project plans and a PowerPoint were presented by the project team including Peter Koetting, developer; Denise Ashton, project residential architect; Courtney Miller, project landscape architect; Vasilis Papadatos, project retail architect; Don Donaldson, project civil engineer; and Ken Marshall of Dudek, Inc., on behalf of Goleta Hollister, LLC, property owner. Peter Koetting stated that the proposed mixed-use village concept is designed with the strategy for a walkable sustainable community, integrating residential and retail/commercial/employment opportunities and reducing the need for automobile trips.

The members of the applicant's project team responded to questions from the DRB members and staff.

Speakers:

Pat Vaughn, resident across the street from the proposed project in Pacific Glen, stated that her biggest concern is the proposed height because the grade will be four-feet higher than Glen Annie Road, which will make a two-story building appear taller. She pointed out that currently, from her home, she looks directly across the street at a flat green lot. She expressed concern that the proposed project is very large and she may possibly only be able to see the sky. Another concern is that there will be thirty-three units on Glen Annie Road with thirty-four parking spaces in front of them which will cause parking problems because currently Pacific Glen does not have enough parking and there is some overflow parking on Glen Annie Road.

Tasha Williams, Pacific Glen resident, stated that currently parking is an issue and all of the parking on Glen Annie Road is taken up during the evening. She expressed concern that adding thirty-four parking spaces for thirty-three units would take away approximately half of the parking on that street, and that the additional units may add to the parking on that street. She is concerned that public parking spaces on Glen Annie Road could be removed from use by Pacific Glen residents in the future. Her secondary concern is the proposal to remove the left-turn out of Glen Annie Road onto Hollister Avenue and that Pacific Glen residents will not be able to use the street as it is currently being used. She expressed concern that the Pacific Glen residents will need to drive through the proposed project to access southbound Highway 101. Another concern is that currently U-turns are not allowed at the Hollister Avenue/Marketplace intersection.

Leslie Lund, Pacific Glen resident, stated that her home is located across from the service road at Glen Annie Road, and her concerns include parking, lights from cars and trucks, and noise from early morning trash pick-ups. Another concern is the large number of vehicles having to make a U-turn in the morning at Hollister Avenue. She expressed concern that the three-story walk-up units will probably not be rented by families with children and that the tot lots might not be used. She appreciates the proposed plans to incorporate solar energy opportunities and pedestrian connectivity. She expressed appreciation for the revisions that have been made by the applicant,

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especially removing the proposed restaurant near her home. She commented that the proposed renderings are beautiful. She stated that she spoke with some of the property owners on Santa Felicia Drive who expressed concerns regarding the relocation of the power poles to the back of the property, and also with regard to the elevation differences and the potential for flooding onto their property. She requested that staff clarify the noticing procedure.

Scott Kolwitz, Senior Planner, provided an overview of the noticing process, and invited interested parties to contact him.

Geoff Lancaster, Pacific Glen resident, stated that the proposed Tuscan architecture is appreciated and the proposed project matches the neighborhood. He believes there needs to be assurance that the materials used in the project are good quality and sustainable. He stated that something needs to be done to ensure that the garages are used for parking vehicles. He expressed concern that the apartments may be turned into condominiums in the future. He requested that the applicant address the elevation differences at the northeast area of the proposed project. He stated that the concept of providing a car wash that recycles water is a good idea. He requested that careful consideration be given with regard to traffic circulation. He would have thought that the Westar residential access road would intersect with Sespe Lane, and believes that the streets should be aligned with regard to traffic circulation. He expressed concern that the Pacific Glen residents will lose the use of Glen Annie Road to exit their development, and stated that the Pacific Glen residents need to protect their interests.

Wendy Dunn, resident in Pacific Glen, stated that her main concern is the effects on the Pacific Glen residents with regard to parking and vehicular access in and out of Glen Annie Road. She believes that there should be no vehicular access from Glen Annie Road into the proposed project for both the commercial and residential areas. She commented that if there was a vehicular entrance to the apartments off of Glen Annie Road, the residents would park on Glen Annie Road. However, it would be an inconvenience for residents to park on Glen Annie Road if there was no entrance. She stated that the parallel parking spaces would not be needed if things stayed the same. She does not believe in reality that there will be enough parking spaces in the proposed development, regardless of the zoning standards. She stated that the proposed project will probably be great and look good with a few modifications.

Ira Gladvick, Pacific Glen resident, spoke in support of not having an entrance into the proposed project from Glen Annie Road because of the impacts to his neighborhood. He expressed concern regarding the addition of commercial shopping space when the site is so close to the Camino Real Marketplace and there is vacant retail space close by that is not being used. He also has expressed concerns regarding the impacts to the neighborhood of the proposed three-story apartment complex.

### Comments:

1. Member Schneider commented: a) Sheet C-3 shows that the service road for the commercial area is on the residential area, but he believes the property line

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should run down the middle of the road, which may affect the densities and other setbacks; b) The applicant needs to work with the Fire Department regarding the site plan to ensure that accessibility requirements are met; c) If a bus stop shelter will be required along Hollister Avenue, the applicant needs to provide details; d) The applicant needs to double-check their open space requirement calculations because he has a concern that the proposed project will be short on open space, noting that hardscape sidewalks are not to be included when calculating the open common landscape area; and e) He has a number of comments regarding the site design, but unfortunately, he must leave the meeting at this time for a previous commitment.

2. Member Branch commented: a) Expressed appreciation to the applicant for the extraordinary amount of work to this point and for meeting with the neighbors; b) He has some concern regarding parking; c) In consideration of the neighbors' comments regarding parking and traffic circulation, at this stage of the process it might be worth considering the concept of not closing Glen Annie Road, or the concept of aligning with the street that accesses Pacific Glen; d) From a site planning standpoint, there is a good flow overall; e) There does not seem to be enough overall open space in the residential area and in the commercial area, particularly near the restaurants, which should be restudied; f) The landscaping and meandering sidewalk along Hollister Avenue is encouraged; g) Consideration will need to be given to appropriate placement and screening of the utility boxes; h) With regard to addressing the grade differential at Glen Annie Road, it would be worth considering changing Buildings 14 and 16 into one-story buildings in terms of neighborhood compatibility and the streetscape view, and it would mitigate some of the parking issues on the street; i) He believes that many residents will park on Glen Annie Road for convenience, and also that they would park there regardless of whether there is access to the proposed project from Glen Annie Road; j) The proposed community car wash area is a good idea; k) The proposed project feels dense, although the zoning permits the density; l) The use of residential courtyards are useful to break up the large-scale buildings in the open space area; m) There are rows and rows of garages that need to be restudied, noting that one solution, aside from breaking up the architecture, would be to add planting fingers for landscaping between the garage doors; n) It is important for a project this size to incorporate photovoltaics and sustainability as much as can be done, along with consideration regarding bioswales and groundwater; o) The proposed commercial architecture is okay and works somewhat with the architecture across the street; p) He has concerns with regard to some of the three-story elements of the residential architecture, and possibly some stepping would help; q) Consider flat tile, as opposed to barrel tile, which can work with some of the elements if not too ornate; r) Overall, the concept is good, and executed relatively well; s) His preference would be to remove one or two of the three-story buildings which would shift the site such that it might allow more view corridors from the commercial area and add more open space to the residential area.
3. Vice Chair Brown commented: a) For a project this size, It is appreciated that the applicant has been working with the neighbors and hopefully their concerns can be accommodated; b) The issues presented by the neighbors with regard to parking and traffic circulation were valuable and there may need to be some

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shifting with regard to the site plan; c) This project may be under-parked with regard to the number of residents that will be using vehicles; d) There is the possibility that residents in the adjacent development may be parking in the commercial parking lot; e) Tot lots should not become open spaces that are not used, and perhaps there should be a dual use; f) Consider widening the sidewalk along Glen Annie Road so it is stepped back and pedestrians can move away from the traffic; g) She believes there needs to be some flexibility provided for connectivity between the proposed project and Santa Felicia Drive; for example, consider installing a gate; h) The topography needs to be studied in relationship to the existing residential development and the proposed project site to have a better understanding of the potential impacts; i) The architecture should not be too stylized, but should be more timeless; j) With regard to the commercial area, it will be important to carefully consider the details and to incorporate a human-scale relationship, which will make a difference; k) Incorporate four-sided architecture in the commercial area; l) Refine the pedestrian connectivity within the commercial parking lot, and also consider the connectivity between the commercial and residential areas; m) Consider taking advantage of the mountain views, which are very important to the community; for example, by providing the opportunity for views to the north for people sitting outside; n) The lighting component should be considered early in the process; o) More trees should be added in the drive aisles and near parking spaces in the residential area; p) The applicant is requested to provide street elevation simulations to show a better understanding of the proposed architecture and landscaping; q) Further information regarding stormwater issues is requested; r) The live-work concept is supported, but the applicant is requested to provide the location of a site that can be visited as an example of a similar component that has existed for awhile.

4. Member Messner commented: a) Consideration needs to be given to the number of parking spaces that will be used by employees who will park in the commercial area; b) It is preferable that all of the utility boxes and check valves are positioned in places where they are not out in front to be seen; c) Irrigation equipment should be located where it will not interfere with landscape maintenance; d) Consider the potential traffic flow with regard to trash pick-ups; e) A pull-out bus stop is appropriate for the site; and f) The car wash facility for residents is a good idea.
5. Chair Smith commented: a) He likes the concept of the commercial area in front and the higher density residential in the rear on the site; b) The Camino Real Marketplace landscaping bordering Hollister Avenue is appreciated, and he hopes something similar can be achieved on the proposed site; c) He likes the proposed architectural style for the commercial buildings and also for the residential, especially with the use of the courtyards and the breaking of the massing; d) The view of the mountains is very important to the community; therefore, he is concerned with regard to Buildings 1, 4, 5 and 7 (shown on Sheets A-16 and A-17); e) He strongly urged that the topography be restudied to set back to help preserve the mountain views along Hollister Avenue, and to see if it can be achieved by reducing the grade, adding more terracing, or possibly making Buildings 1, 4, 5 and 7 two-story rather than three-story buildings; f) Some benefits of reducing Buildings 1, 4, 5 and 7 to two-story buildings would be the need for less parking spaces and it would possibly allow more open space; g) Regarding the parking and traffic circulation problems expressed by the neighbors on Glen

Annie Road, possibly consider whether there is a way to connect the access road to Pacific Glen's entry; h) The two-story buildings on Glen Annie Road are appreciated which are Buildings 14, 16, 18, 19 and 20; i) He expressed concern that the plan feels tight, like trying to fit a size 11 foot into a size 9 shoe; j) He likes the direction this project is going. k) He noted that on the east side of the site there is a slope difference on the opposite sides of the street, and suggested the applicant consider some mitigation for the neighbors.

**MOTION: Branch moved, seconded by Brown, and carried by a 4 to 0 vote (Absent: Herrera, Schneider, Wignot) to continue Item M-1, DRB Permit No. 08-143-DRB, Hollister Avenue Northwest of Glen Annie Road, to January 12, 2010, with comments.**

**M-2. DESIGN REVIEW BOARD PERMIT NO. 08-196-DRB**

6900 Hollister Avenue (APN 073-140-006)

This is a request for *Conceptual* review. The project site encompasses 23,958 square feet at the northwest corner of Storke Road and Hollister Avenue in the CH zone district. The applicant proposes the construction of a new 1-story 6,018-square foot office building. Two drive-up teller stations are proposed as part of its operation. Parking and driveway access would be shared with the property to the north and east. The project was filed by Craig Minus of the Towbes Group, agent, on behalf of Nassau Land Company LP, property owner. Related cases: 08-196-GPA; -RZ; -DP; -CUP; -LLA. (Shine Ling)

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

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

Ex-parte conversations: Vice Chair Brown stated that she met yesterday with Kim True, project landscape architect, who is unable to attend today's meeting, and they discussed plant palettes and some other issues that she believes the DRB will be discussing at the review today.

Shine Ling, Assistant Planner, stated that after the Conceptual Review has been completed by the DRB, the environmental review will be conducted by staff. Thereafter, the proposed project will be presented to the Planning Commission for review and recommendation to the City Council which is the decision-maker.

The plans were presented by Craig Minus of the Towbes Group, agent, on behalf of Nassau Land Company LP, property owner; and by Ed Lenvik, project architect, of Lenvik & Minor Architects. Ed Lenvik, project architect, stated that he believes that the proposed architecture integrates and ties in with the architectural style of the Rincon Palms Hotel across the street. He stated that the parking plan is designed to be efficient and that the applicant is comfortable that the parking scheme is reasonable. He stated that ATE Transportation Engineers has conducted a number of trackings for the drive-up teller stations to ensure that the circulation works

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Diana White, Assistant Engineer, stated that staff will consider locating the pedestrian walkway inside the sidewalk away from the curb, as it can be allowed, to provide a more pleasant and safer environment.

Marti Schultz, Principal Civil Engineer, stated that she believes the issue regarding the dimensions of the measurement of distance for entering and exiting parking spaces can be worked out with staff. She noted that the required landscaping will not be impacted.

Shine Ling, Assistant Planner, stated that since reciprocal parking and access are features of the project, a modification to the parking requirement of minimum parking spaces could likely be supported.

### Comments:

1. Member Branch commented: a) The proposed project is designed well, and he appreciates the elevations; b) Parking spaces 14 through 19, with regard to the inlet, might not be pragmatic functionally during the day, depending on the circulation usage; c) Overall, there will be more parking spaces than is needed because of the reciprocal parking; and d) The proposed project is a welcome replacement for the former gas station.
2. Vice Chair Brown commented: a) The proposed building is quite handsome; b) There is room to add more trees, which are needed, in the parking lot and in the front; c) The landscaping on the corner of this site is important, and she believes the landscape plan should replicate the quality of the Camino Real Marketplace landscaping on the south corner of the intersection; d) The focus should be on the architecture of the building and not the ancillary items, such as the ATM machine, lighting and signs, which should be designed to fit with the building; e) Consider landscaping in relationship to some of the objects that are ancillary to the building that include signs, ATM machines, and utility boxes; f) The concept of integrating the architecture with the Rincon Palms Hotel architecture across the street is appreciated; g) The trash container and screening will need to be reviewed later, as well as the signs; and h) The use of reclaimed water is appreciated.
3. Chair Smith commented: a) The planning concept is very nice; b) The proposed architecture is appreciated, including its coordination with the Rincon Palms Hotel architecture across the street; c) The Storke/Hollister intersection is very busy and shaping up to be noteworthy; d) Adding a little more landscaping will be good for the proposed project; and e) He noted that it would have been difficult to try and re-use the former gas station design, which he does not believe would have been appropriate for the site.

**MOTION: Brown moved, seconded by Smith, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Herrera, Wignot), that Conceptual Review has been completed of Item M-2, DRB Permit No. 08-196-DRB, 6900 Hollister Avenue, with comments; that the DRB would support a modification to the parking requirement for three fewer parking spaces than required by the zoning ordinance; and that Item M-2, DRB Permit No. 08-196-DRB, shall be taken off calendar.**

**M-3. DESIGN REVIEW BOARD PERMIT NO. 09-154-DRB**

7402 Hollister Avenue (APN 079-210-064)

This is a request for *Conceptual* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. On the eastern parcel of the HBP the applicant proposes to construct a wireless communications facility 12 feet from the eastern property line. A 50-foot tall monopine would be constructed to support 12 antennae. The service area would occupy 623 square feet and would include the monopine structure and associated equipment cabinets. Up to 2 parking spaces would be displaced by the facility. The project was filed by Scott Dunaway of SureSite Consulting Group, LLC, agent, on behalf of T-Mobile USA, Inc., lessee, and Hollister Business Park LLC, property owner. Related cases: 09-154-CUP. (Shine Ling)

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

Ex-parte conversations: None.

Documents: Letters received in opposition to the project from: 1) Shithi Kamal, dated November 8, 2009; and 2) Ann Wisehart and Mike Glick, received November 9, 2009.

The plans were presented by Karl Forrester, agent on behalf of T-Mobile USA, Inc., lessee, and Hollister Business Park LLC, property owner.

Shine Ling, Assistant Planner, summarized the permit process for the proposed project. He stated that the two letters received include concerns regarding electromagnetic emission, which is not within the purview of the DRB. Therefore, the letters will be forwarded for the Planning Commission review. He suggested the possibility that the applicant may possibly consider moving the proposed monopine approximately a couple hundred feet to the west, which would be away from the neighbors.

Comments:

1. Vice Chair Brown commented: a) There needs to be a better shape for the monopine so it will appear fuller, with more of a conical form rather than a form that is more rectangular; and b) Since the proposed monopine will be located near a landscaped area, it would seem appropriate to add some landscaping.
2. Member Schneider commented: a) He noted that he voted in favor of a previous monopine application, and although he did not like the completed project, it is only seen close up by very few people; and b) If a monopole cannot be designed without antennas hanging off it, a monopine design would be okay.
3. Chair Smith commented: a) The Eucalyptus tree design would be more in keeping with the surrounding area.

**MOTION: Brown moved, seconded by Smith, and carried by a 5 to 0 vote (Absent: Herrera, Wignot), to continue Item M-3, DRB Permit No. 09-154-DRB, 7402 Hollister Avenue, to December 8, 2009, with the following comments: 1) The applicant is requested to provide a photograph of a shape for the proposed**



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monopine that is more conical and fuller so there is an understanding regarding the details such as the number of branches and the dimensions of the shape; and 2) The applicant is requested to provide a proposed landscape plan .

**RECESS HELD FROM 4:47 P.M. TO 5:00 P.M. (AFTER ITEMS M-2 AND M-3; AND PRIOR TO ITEM M-1).**

**N. ADVISORY CALENDAR**

- **NONE**

**O. DISCUSSION ITEMS**

**O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS**

No requests.

**O-2. ANNOUNCEMENTS BY MEMBERS**

None.

**P. ADJOURNMENT: 7:30 P.M.**