



MEMORANDUM

DATE: March 9, 2010

TO: Design Review Board Members

FROM: Shine Ling, Assistant Planner

SUBJECT: Case No. 10-017-DRB RV: Revisions to Park One Building Landscaping;
6550 Hollister Avenue; APN 073-330-006

Item I-1 on your agenda for March 9, 2010 is a request for Revised Final review of a revised landscape plan for the Park One building at 6550 Hollister Avenue. Architectural changes to the existing building were initially approved by the DRB on July 14, 2009 (09-067-DRB).

The proposed landscape plan includes updated plantings for parking lot landscape islands, new patios and walkways, and the removal of the coral trees at the Hollister/Los Carneros corner and replacement with Canary Island date palm trees. Monument sign structures are indicated for reference only; these will be submitted separately for Sign Subcommittee review in the near future. No other changes to the previous approval are proposed.

Attached is a 11"x17" copy of the proposed landscape plan and the originally approved landscape plan.

Copy of approved



Colored concrete with score joints



Colored concrete with stone banding



Contemporary bike racks



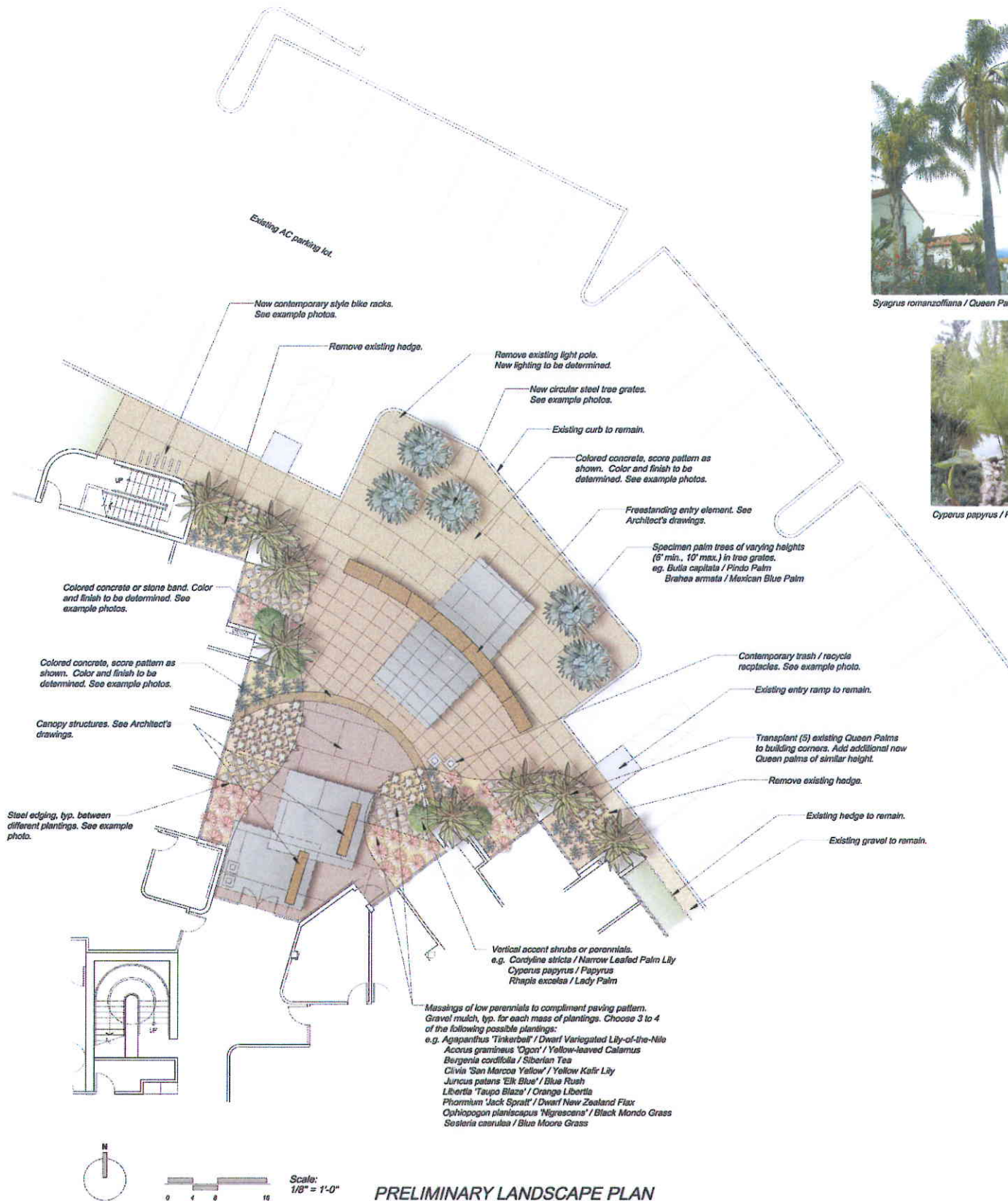
Steel edging with colored gravel



Contemporary trash / recycle receptacles



Circular round tree grates



Syagrus romanzoffiana / Queen Palm



Butia capitata / Pindo Palm



Rhapis excelsa / Lady Palm



Cyperus papyrus / Papyrus



Cordyline stricta / Narrow Leafed Palm Lily



Bergenia cordifolia / Siberian Tea



Ophiopogon planiscapus 'Wigrescens' / Black Mondo Grass



Phormium 'Jack Spratt' / Dwarf New Zealand Flax



Juncus patens 'Elk Blue' / Blue Rush



Liberia 'Taupo Blaze' / Orange Liberia



Acorus gramineus 'Ogon' / Yellow-leaved Calamus



Agapanthus 'Tinkerbell' / Dwarf Variegated Lily-of-the-Nile



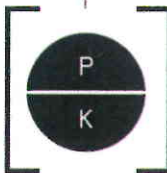
Sosteria caerulea / Blue Moore Grass



Clivia 'San Marco Yellow' / Yellow Kalir Lily



PRELIMINARY LANDSCAPE PLAN

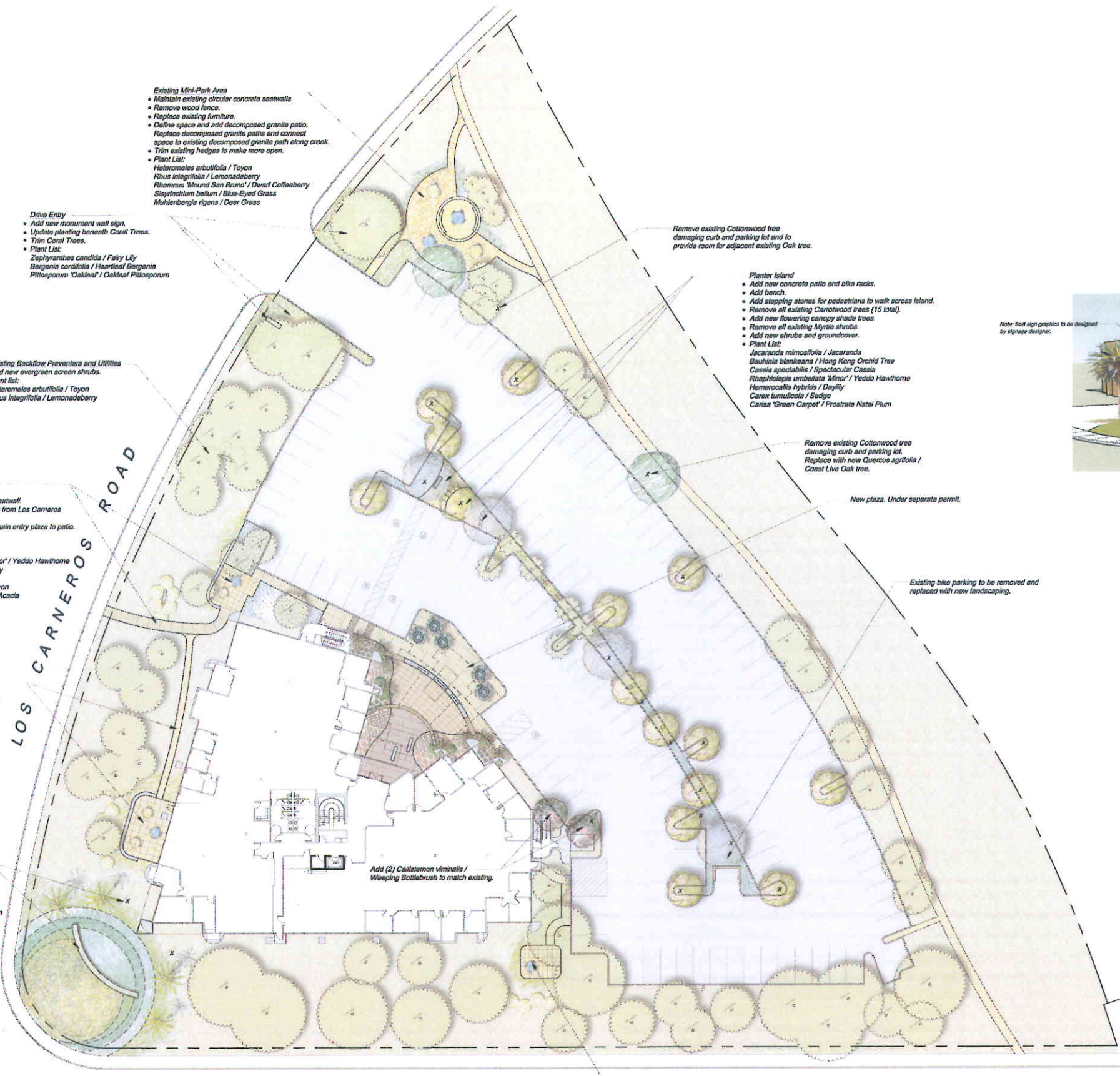


PAUL QUIN KYLIDAKI BFA ON ORNDY
ARCHITECTURE PLANNING INTERIOR DESIGN
6400 Carnegie Avenue, Suite 216
Woodland Hills, CA 91367
(P) 818 313 6813 (F) 818 313 6817



PARK ONE
NORTHEAST CORNER OF LOS
CARNEROS ROAD AND
HOLLISTER ROAD. GOLETA, CA
CITY PLANNING- 06.10.08 L1.1

Proposed



- Existing Mini-Park Area**
- Maintain existing circular concrete seawalls.
 - Remove wood fence.
 - Replace existing furniture.
 - Define space and add decomposed granite patio.
 - Replace decomposed granite paths and connect space to existing decomposed granite path along creek.
 - Trim existing hedges to make more open.
 - Plant List:

- Drive Entry**
- Add new monument wall sign.
 - Update planting beneath Coral Trees.
 - Trim Coral Trees.
 - Plant List:

- Existing Backflow Preventers and Utilities**
- Add new evergreen screen shrubs.
 - Plant list:

- New Patio and Walkways**
- Add new concrete patio.
 - Maintain existing concrete seawall.
 - Add new ADA concrete path from Los Carneros
 - Sidewalk to patio.
 - Extend concrete path from main entry plaza to patio.
 - Add new furniture.
 - Repair existing lawn areas.
 - Plant List:

- New Patio**
- Add new concrete patio.
 - Add new concrete seawall / retaining wall to match existing.
 - Add new decomposed granite path to connect to other patio.
 - Add new furniture.
 - Plant List:

- Corner Monument**
- Add new monument wall sign
 - New Aloe planting in front of monument.
 - Remove existing Coral Trees and add new Canary Island Date Palms.
 - Plant List at Corner Monument:

Remove existing Cottonwood tree damaging curb and parking lot and to provide room for adjacent existing Oak tree.

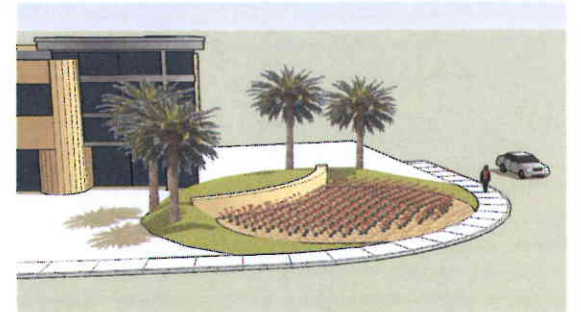
- Planter Island**
- Add new concrete patio and bike racks.
 - Add bench.
 - Add stepping stones for pedestrians to walk across island.
 - Remove all existing Cottonwood trees (15 total).
 - Add new flowering canopy shade trees.
 - Remove all existing Myrtle shrubs.
 - Add new shrubs and groundcover.
 - Plant List:

Remove existing Cottonwood tree damaging curb and parking lot. Replace with new Quercus agrifolia / Coast Live Oak tree.

New plaza. Under separate permit.

Existing bike parking to be removed and replaced with new landscaping.

- New Patio**
- Add new concrete walkway to patio.
 - Create small concrete patio at low spot behind berm.
 - Add new tables and chairs.
 - Add screen shrubs between patio and street.
 - Plant List:



3D Views of Proposed Corner Monument Sign



NOT FOR CONSTRUCTION

