



# 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, April 13, 2010**

### **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**

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:**

Cecilia Brown (At-Large Member), Chair  
Simon Herrera (Landscape Contr.), Vice Chair  
Scott Branch (Architect)  
Chris Messner (Landscape Contractor)

Carl Schneider (Architect)  
Thomas Smith (At-Large Member)  
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 3:03 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; Simon Herrera; Chris Messner; Carl Schneider; and Bob Wignot.

Board Members absent: None.

Staff present: Scott Kolwitz, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; and Linda Gregory, Recording Clerk.

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### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for March 23, 2010.

**MOTION: Brown moved, seconded by Smith, and carried by a 7 to 0 vote, to approve the Design Review Board minutes for March 23, 2010, as submitted.**

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

Street Tree Subcommittee Member Wignot reported that the next Subcommittee meeting will be on April 27, 2010, at 2:00 p.m.

#### B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) On April 6, 2010, the City Council re-appointed Member Smith for a three-year term on the DRB. On March 2, 2010, the City Council re-appointed Member Herrera for a three-year term on the DRB. 2) The City Council approved the Citrus Village Project. 3) On April 12, 2010, at the Planning Commission meeting, the T-Mobile Monopine Project was taken off calendar for continued study. 4) On April 21, 2010, a Stormwater Management Plan stakeholders meeting will be held at 6:00 p.m. Interested persons may contact Everett King, Environmental Services Coordinator, or Scott Kolwitz, Senior Planner, to be placed on the e-mail distribution list. 5) Staff is preparing the Approved vs. Built Slideshow, which is tentatively scheduled for the DRB meeting on May 25, 2010.

#### B-4. ELECTION OF OFFICERS

Member Wignot nominated Member Brown for the position of Chair of the DRB. Member Branch seconded the nomination.

**MOTION: Wignot moved, seconded by Branch, and carried by a 6 to 0 vote (Abstain: Brown) to elect Member Brown to the position of Chair of the DRB.**

Chair Brown nominated Member Herrera for the position of Vice Chair of the DRB. Member Smith seconded the nomination.

**MOTION: Brown moved, seconded by Smith, and carried by a 6 to 0 vote (Abstain: Herrera) to elect Member Herrera to the position of Vice Chair of the DRB.**

Chair Brown and the members of the DRB thanked Member Smith for his good work serving as DRB Chair for the past year.

## **B-5. SUBCOMMITTEE REORGANIZATION**

Chair Brown commented with regard to whether the Street Tree Subcommittee will continue to meet much longer.

Member Wignot, Street Subcommittee Member, suggested that appointments should still be made to the Street Tree Subcommittee for now. He noted that his understanding from the staff is that the Street Tree Subcommittee would serve as kind of a "second opinion" as the Urban Forestry Management Plan process moves forward.

Scott Kolwitz, Senior Planner, stated that the DRB Subcommittees will remain the same until there is an official change.

Chair Brown stated that traditionally the positions on the various DRB subcommittees have been rotated which allows the members to assume varied responsibilities. She believes that it is important for other members with some other expertise to serve on the Sign Subcommittee, noting that she and Member Schneider have served for several years. Also, she suggested possibly incorporating the Sign Review process into the full DRB agenda, which is being done by other jurisdictions. She noted that it seems in some instances that there are more sign review projects than other types of projects on the DRB agenda. Chair Brown stated that she would like to step down as a member of the Sign Subcommittee. She also noted that she has some frustration that the results of some of their efforts are not enforced.

Member Schneider recommended that Member Branch be appointed to the Sign Subcommittee. He believes that the Sign Subcommittee should remain separate rather than having all members of the DRB reviewing the proposed sign projects. He suggested there may need to be a discussion regarding the Consent Calendar process.

Member Branch believes the current Sign Subcommittee review process should be retained. He recommended that it would be wise to retain Member Smith and/or Member Schneider on the Sign Subcommittee for the benefit of their experience and knowledge.

Scott Kolwitz, Senior Planner, stated that staff would support retaining the current Sign Review process.

**By consensus, the DRB appointed Members Branch, Schneider and Smith to serve on the Sign Subcommittee.**

Chair Brown suggested that the Consent Calendar review could be incorporated into the agenda at the first part of the DRB meeting. She noted that the Final plans are typically available one week before the meeting, which would allow time for the Final review to be conducted at any time that is one week prior to the meeting.

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Member Branch, Consent Calendar Member, stated that typically the Consent Calendar review process takes approximately eight minutes.

Scott Kolwitz, Senior Planner, clarified that the Final review on the Consent Calendar is conducted in consultation with the DRB Chair or the Chair's designee.

Member Schneider suggested that the Chair's designee could be rotated.

Scott Kolwitz, Senior Planner, commented that designating one specified member would be useful with regard to the flow of the process.

There being no objections, Chair Brown recommended that the Consent Calendar review be incorporated into the regular DRB meeting agenda, rather than designating a separate time for the Consent Calendar; and that the Chair's designee would rotate among the DRB members who are architects (Members Branch, Schneider and Smith), who will sort out the timing of the review amongst themselves, either prior to the meeting or during the agenda item at the DRB meeting.

Speaker:

Gary Vandeman, Goleta, suggested that consideration be given to appointing Member Herrera and Member Messner to serve on the Sign Subcommittee, both of whom could learn about the sign review process.

Member Herrera expressed interest in serving on the Sign Subcommittee if it did not interfere with his position on the Street Tree Subcommittee.

**By consensus, the DRB decided that the current members of the Street Tree Subcommittee, who are Members Herrera, Messner and Wignot, will remain the same members.**

### C. PUBLIC COMMENT

No speakers.

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

Scott Kolwitz, Senior Planner, announced that the applicant for Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, requested a continuance to May 11, 2010; and that the applicant for Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, requested a continuance to April 27, 2010.

**MOTION: Schneider moved, seconded by Wignot, and carried by a 7 to 0 vote, to continue Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, to May 11, 2010, per the applicant's request; and to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to April 27, 2010, per the applicant's request.**

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### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Subcommittee Member Branch reported that he reviewed today Item F-2, DRB Permit No. 10-013-DRB, 5660 Pembroke Court; Item F-3, DRB Permit No. 10-022-DRB, 7404 Hollister Avenue; and Item F-4, DRB Permit No. 10-034-DRB, 75 South Ellwood Station Road.

### F. CONSENT CALENDAR

#### F-1. DESIGN REVIEW BOARD PERMIT NO. 09-141-DRB

5877 Hollister Avenue (APN 071-112-003)

This is a request for *Final* review. The property includes a 2,362-square foot commercial property on a 4,100-square foot lot in the C-2 zone district. The applicant proposes to replace the existing bakery store front, and add landscaping and hardscape to the rear of the property to provide an outdoor seating area. This project will not result in any added square footage. The project was filed by agent Jack Shaffer on behalf of the Martin Koobation Family Trust, property owner. Related cases: LUR-47335, LUR-51775. (Continued from 3-23-10\*, 2-9-10\*, 1-12-10\*, 12-8-09\*, 10-27-09) (Brian Hiefield)

**MOTION: Schneider moved, seconded by Wignot, and carried by a 7 to 0 vote, to continue Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, to May 11, 2010, per the applicant's request.**

#### F-2. DESIGN REVIEW BOARD PERMIT NO. 10-013-DRB

5660 Pembroke Court (APN 069-670-009)

This is a request for *Final* review. The property includes a 1,090-square foot residence and an attached 541-square foot 2-car garage on a 2,552-square foot condominium lot within the 2.5-acre Cambridge Residences development in the DR-3.3 zone district. The applicant proposes to construct a 150-square foot addition infilling exterior covered patio space at the rear of the dwelling under the existing roof line. The resulting 1-story structure would be 1,781 square feet, consisting of a 1,240-square foot single-family dwelling and an attached 541-square foot 2-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Ben Woodall on behalf of Stanley Jagoda, property owner. Related cases: 86-DP-81; 10-013-SCD; 10-013-LUP. (Continued from 3-23-10) (Brian Hiefield)

*Consent Calendar Subcommittee Action on April 13, 2010:*

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-2, DRB Permit No. 10-013-DRB, 5660 Pembroke Court, and granted Final Approval of Item F-2, DRB Permit No. 10-013-DRB, as submitted.

#### F-3. DESIGN REVIEW BOARD PERMIT NO. 10-022-DRB

7404 Hollister Avenue (APN 079-210-064)

This is a request for *Final* 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 at 7404 Hollister (Building

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8), the applicant proposes to construct a 160-square foot addition for a utility room, and also to install a 75-square foot diesel-powered emergency backup power generator. The generator would be enclosed within a 10-foot tall stucco wall with a corrugated metal gate, finished to match the existing building. The project was filed by Andrew Brenner of RCI Builders, agent, on behalf of Hollister Business Park Ltd., property owner, and Citrix Online, tenant. Related cases: 10-022-LUP; 10-022-SCD. (Continued from 3-23-10) (Shine Ling)

*Consent Calendar Subcommittee Action on April 13, 2010:*

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-3, DRB Permit No. 10-022-DRB, 7404 Hollister Avenue, and granted Final Approval of Item F-3, DRB Permit No. 10-022-DRB, as submitted.

### **F-4. DESIGN REVIEW BOARD PERMIT NO. 10-034-DRB**

75 South Ellwood Station Road (APN 073-020-024)

This is a request for *Final* review of a proposed, co-located wireless communications facility. The property includes a 19,000-square foot building that serves as an unattended Verizon telephone-call switching center as well as a 70-foot high mono-pine with a total of six panel antennae, two wall-mounted GPS antennas, a back-up diesel generator, lighting, and associated appurtenant equipment on a 1.15 acre parcel in the PU zone district. The existing monopole is screened by a faux pine tree (a "mono-pine"). The applicant proposes to co-locate three directional panel antennae on the existing Verizon mono-pine as well as two directional micro-wave dishes to connect this site to other Clearwire cell sites.

The monopole would be medium-dark gray in a "slim-line" design with a base diameter of 24 inches tapering to a top diameter of 18 inches. The upper antenna array would be at a maximum height of 65 feet above grade, while the lower antenna array would be at 60 feet above grade, such that a 1-foot gap would be provided between the two arrays. Each antenna array would be approximately 3.5 feet in diameter, such that each antenna panel would protrude approximately 1-foot from the monopole.

All at-grade facility components would be located within a 60-square foot leased area enclosed by a wooden fence and gate inside a larger 595-square foot area enclosed by an existing chain-link fence. Power for the co-located facility would be provided by a new underground power line.

Access to the lease area would be provided via an existing 12-foot wide access easement from Ellwood Station Road to the lease area. The easement would be aligned along the north side of the existing building and would utilize existing paved portions of the parking lot and drive aisles. No new landscaping is proposed, and no grading is required.

The project was filed by agent Norcal Consulting for Clearwire US LLC, applicant. Related case: 10-034-LUP. (Continued from 3-23-10) (Alan Hanson)

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### *Consent Calendar Subcommittee Action on April 13, 2010:*

Consent Calendar Subcommittee Member Branch reported that today he reviewed Item F-4, DRB Permit No. 10-034-DRB, 75 South Ellwood Station Road, and that Final Approval of Item F-4, DRB Permit No. 10-034-DRB, was granted as submitted.

## **G. SIGN SUBCOMMITTEE REPORT**

Sign Subcommittee Member Brown reported that the Subcommittee met today and reviewed Item H-1, DRB Permit No. 09-192-DRB, 5718 Hollister Avenue; Item H-2, DRB Permit No. 10-019-DRB, 5754 Hollister Avenue; and Item H-3, DRB Permit No. 10-032-DRB, 6550 Hollister Avenue.

## **H. SIGN CALENDAR**

### **H-1. DESIGN REVIEW BOARD PERMIT NO. 09-192-DRB**

5718 Hollister Avenue (APN 071-081-035)

This is a request for *Preliminary/Final* review. The properties include three retail commercial buildings comprising a total of approximately 9,600 square feet on a 0.51-acre parcel in the C-2 zone district. The applicant requests a new Overall Sign Plan (OSP) for the shopping center. The proposed OSP provides for two (2) different types of signs: directional signs and wall signs. The project was filed by Jack Hira of J and S Properties, property owner. Related cases: 09-192-OSP; -CUP. (Continued from 3-9-10, 2-23-10) (Shine Ling)

### *Sign Subcommittee Action on April 13, 2010:*

Shine Ling, Assistant Planner, stated that the Zoning Administrator reviewed and approved the proposed project on April 8, 2010.

The plans were presented by Jack Hira of J and S Properties, property owner. Mr. Hira stated that he wanted to apologize for his comments at the last hearing. He expressed appreciation for the DRB suggestions and comments, and noted that the results were better than what he had planned.

### Comments:

1. Member Schneider commented: a) The applicant has responded to the comments from the Sign Subcommittee Motion on February 23, 2010.
2. Member Brown commented: a) The Overall Sign Plan is appreciated and it has some nice features.

**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. 09-192-DRB, 5718 Hollister Avenue, as submitted.**

**H-2. DESIGN REVIEW BOARD PERMIT NO. 10-019-DRB**

5754 Hollister Avenue (APN 071-063-010)

This is a request for *Conceptual/Preliminary/Final* review. The property includes an approximately 4,340-square foot commercial building on a 10,000-square foot lot in the C-2 zone district. This property is located in the Goleta Old Town Revitalization Area and the Goleta Old Town Heritage District. The applicant proposes to place one wall sign on the southern façade of the building facing Hollister Avenue. The wall sign will read "O'Reilly" on one line of text with a clover leaf logo within the 'O' of O'Reilly. The sign is a maximum of 4.08-feet tall by 10.5-feet long for an aggregate of 42.84 square feet. The sign will have internally LED illuminated channel letters with a ¾ - inch black trim cap, and 5-inch black aluminum returns. The letters will be white acrylic with black and green translucent vinyl on the faces. The project was filed by agent Brenda Compton of Dave's Signs, for O'Reilly Auto Parts, tenant, and Jay K. Torrey, property owner. Related cases: 10-019-SCC. (Brian Hiefield)

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

Ex-parte conversations: None.

*Sign Subcommittee Action on April 13, 2010:*

The plans were presented by agent Dave Tilser of Dave's Signs, for O'Reilly Auto Parts, tenants, and Jay K. Torrey, property owner. Dave Tilser stated that the name of the business has changed from "Kragen Auto Parts" to "O'Reilly Auto Parts". He submitted a new proposed sign for review that includes the addition of the words, "Auto Parts".

By consensus, the Sign Subcommittee members agreed to review the new proposed plans submitted today by agent Dave Tilser.

Speaker:

Gary Vandeman, Goleta, stated that the original proposal is a case whereby an exception could be made for a sign that is somewhat bigger because of the white mass on the sign façade area. He noted that the sign is asymmetrical and perhaps its location could be something other than dead-centered. He added that the proposed side sign that has been withdrawn has no benefit because it cannot be seen from the street until 20 or 30 feet away. He agreed with Member Brown that the signs placed on the windows detract from the building. He also stated that he is signed up to receive electronic notices from the City regarding events that include public hearings, but he wanted to note that the public notices for the hearings are not included in the materials he receives electronically.

Comments:

1. Member Brown commented: a) The maximum 10" height limit for Old Town would make the sign small, therefore, the applicant's alternate proposals may be considered; b) The addition of the words "Auto Parts" is acceptable; c) Expressed concern that the proposed molded plastic material design for the lettering is an outdated style from the fifties; d) Push-through lettering would be better than the



proposed design; e) The new sign design is more proportioned with regard to the building; f) The existing paper signs that have been placed on the windows of the building are unattractive and degrade the building; and g) Staff is requested to check the new proposal revisions in terms of area and square footage consistency, and present the information at Final review.

2. Member Schneider commented: a) The original sign submitted is a maximum of 4.08-feet tall, which is too big and not appropriate for this location or for Old Town; b) The size of the new proposed sign feels proportionally correct to the building, and the sign area is very big, which makes the sign acceptable, although his preference would be to make the sign smaller; and c) A design with a flat face and push-through lettering would be acceptable rather than the proposed plastic molded face sign.

**SIGN SUBCOMMITTEE MOTION: Schneider moved, seconded by Smith, and carried by a 3 to 0 vote, to grant Preliminary Approval of Item H-2, DRB Permit No. 10-019-DRB, 5754 Hollister Avenue, with the following conditions: 1) The new plan is acceptable with the language “O’Reilly Auto Parts”, and with the height of 17” for all letters except the “O” in “O’Reilly” which shall be 24” in height; 2) The “O’Reilly” lettering design shall be push-through technology; 3) The “Auto Parts” lettering shall be front-lit, individual channel letters; 4) The sign shall be centered; and to continue Item H-2, DRB Permit No. 10-019-DRB, to April 27, 2010.**

### **H-3. DESIGN REVIEW BOARD PERMIT NO. 10-032-DRB**

6550 Hollister Avenue (APN 073-330-006)

This is a request for *Preliminary/Final* review. The property includes a 38,000-square foot commercial building on a 3.43-acre parcel in the M-RP zone district. The applicant requests a freestanding monument sign at the southwest corner of the property and a directional monument sign at the entrance driveway on Los Carneros Road. The project was filed by Derrik Eichelberger and Erin Carroll of Arcadia Studio, agent, on behalf of Park One LLC, property owner. Related cases: 10-032-LUP; 10-033-LUP; 10-032-SCC; 10-033-SCC; 10-033-CUP. (Continued from 3-23-10) (Shine Ling)

*Sign Subcommittee Action on April 13, 2010:*

Shine Ling, Assistant Planner, stated that the Zoning Administrator reviewed the proposed project on April 8, 2010, and approved the modification.

The plans were presented by Erin Carroll of Arcadia Studio, agent, on behalf of Park One LLC, property owner. He noted that a grading plan is attached to the project plans. He clarified that the project will not include lighting.

**SIGN SUBCOMMITTEE MOTION: Schneider moved, seconded by Brown, and carried by a 2 to 0 vote (Abstain: Smith), to grant Preliminary Approval and Final Approval of Item H-3, DRB Permit No. 10-032-DRB, 6550 Hollister Avenue, as submitted.**

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### I. REVISED FINAL CALENDAR

- NONE

### J. FINAL CALENDAR

- NONE

### K. PRELIMINARY CALENDAR

#### K-1. DESIGN REVIEW BOARD PERMIT NO. 10-031-DRB

7414 Hollister Avenue (APN 079-210-063)

This is a request for *Preliminary* 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 western parcel of the HBP at 7414 Hollister (Building 3), the applicant proposes to construct a 1,635-square foot addition for a cafeteria by enclosing an existing patio cover structure with a glass and aluminum storefront window system. New concrete walkways for access to the cafeteria are also proposed. The project was filed by Andrew Brenner of RCI Builders, agent, on behalf of IRE-SB Inc., property owner, and Citrix Online, tenant. Related cases: 10-031-LUP; 10-031-DPAM. (Continued from 3-23-10) (Shine Ling)

Recused: Member Smith recused himself and exited the Council Chambers because he was absent from the meeting on March 23, 2010.

The plans were presented by Mark Kellogg, with Poliquin Kellogg Design Group, on behalf of Hollister Business Park Ltd., property owner, and Citrix Online, tenant. He stated that there have been no changes to the proposed project since the DRB granted Preliminary Approval. He noted that the tenant, Citrix Online, is sensitive to energy management technology.

Comments:

1. Member Wignot commented: a) The proposed lighting specifications selected by the applicant for the ceiling are compact fluorescent vertical downlights, which he believes are fine, and a step up from using incandescent bulbs; b) However, he wanted to mention, with regard to this project or future projects, the benefits of converting from incandescent or fluorescent bulbs to light emitting diodes (LEDs) which emit less heat and last longer, although this alternative is more expensive (He will provide a related article he read in the *L.A. Times* to the DRB members and staff.)
2. Member Branch commented: a) The architectural details shown on the plans look good and are adequate for the Final review.

**MOTION: Branch moved, seconded by Herrera, and carried by a 6 to 0 vote (Recused: Smith), to grant Preliminary Approval of Item K-1, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue, as submitted; and to continue Item K-1,**

**DRB Permit No. 10-031-DRB, to April 27, 2010, for Final review on the Consent Calendar.**

**L. CONCEPTUAL/PRELIMINARY CALENDAR**

**L-1. DESIGN REVIEW BOARD PERMIT NO. 09-189-DRB**

5632 Cielo Avenue (APN 069-080-009)

This is a request for *Conceptual/Preliminary* review. The property is an undeveloped 1.01-acre parcel 20-R-1 zone district. The applicant proposes to construct 3,150-square foot single-story residence with an additional 1,088-square foot 3-car garage, 154-square foot breezeway and 258 feet of porches. The resulting single-story structure would be 4,392 square feet, consisting of a 3,150-square foot single-family dwelling and an attached (via 154-square foot breezeway) 1,088-square foot 3-car garage. This proposal is within the maximum floor area ratio guidelines for this property, which is 4,379 square feet plus an allocation of 650 square feet for a 3-car garage. New materials consist of stucco siding painted "X-53 Pure Ivory (Base 100)," a wood front door with a natural stain, Loewen wood windows painted "Sage Green," and a red barrel tiled roof. The project was filed by agent Preston Mann of Mann Construction on behalf of Lindsay and Lesa Mann, property owner. This property was formerly addressed 811 Cambridge Drive. Related cases: 09-183-CC, 09-189-LUP. (Continued from 3-23-10\*, 3-9-10, 2-9-10) (Scott Kolwitz)

**MOTION: Schneider moved, seconded by Wignot, and carried by a 7 to 0 vote, to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to April 27, 2010, per the applicant's request.**

**L-2. DESIGN REVIEW BOARD PERMIT NO. 10-027-DRB**

7716, 7717, 7726 & 7727 Kestrel Lane (APN 079-780-023; -024; -034; -035)

This is a request for *Conceptual/Preliminary* review. The properties include 4 vacant lots in the Bluffs Along the Santa Barbara Coast Subdivision, a partially constructed 62-home subdivision in the 7-R-1 zone district (Coastal Zone). The applicant proposes to construct the following Bluffs single-family model dwelling types: on Lot 42, Plan 2C Farmhouse (3,230 square feet); on Lot 43, Plan 1BR Rustic (2,788 square feet); on Lot 56, Plan 3A Villa (3,395 square feet); and on Lot 57, Plan 3BR Rustic (3,395 square feet). Materials would be light- to medium-earth tones, and would follow DRB-approved color schemes. The project was filed by Tiffany Sukay of Comstock Homes on behalf of Bob Comstock of Goleta Investment Partners, the property owner. Related cases: 67-SB-DRB; 10-027-LUP; 10-028-LUP; 10-029-LUP; 10-030-LUP. (Last heard 3-23-10\*) (Shine Ling)

Shine Ling, Assistant Planner, stated that the DRB gave Final approval to all of the lots in the Bluffs subdivision in 2006, and that subsequent Land Use Permits (LUPs) were issued in 2007. Both the DRB and LUP approvals have since expired for the four lots that are included in the proposed project.

The plans were presented by Tiffany Sukay of Comstock Homes and Bob Comstock of Goleta Investment Partners, the property owner. Tiffany Sukay clarified that the applicant proposes that the plans for Lots 42, 43, and 57 have the same model type that was previously approved; and that the applicant proposes that the model type for

\* Indicates request for continuance to a future date.

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Lot 56 be changed from a two-story model (Plan 5C Farmhouse) to a one-story model (Plan 3A Villa). She stated that the Plan 3A Villa was chosen for Lot 56 because there are only two other Plan 3A Villa models in the neighborhood. Also, the model type was changed because of the market demand. She noted that adding another Plan 3 model will make the model types more balanced across the subdivision. She stated that the #11 color scheme is proposed for Lot 57, and the #9 color scheme proposed for Lot 56.

Bob Comstock, of Goleta Investment Partners, property owner, stated that if a potential sale would be contingent on changing the colors that were approved by the DRB, the applicant would present the request for DRB review.

Comments:

1. Chair Brown commented: a) Requested clarification regarding the process if a potential buyer wants a certain model type, but with a different color than what was approved.
2. Member Schneider commented: a) He noted his only concern is that the proposed Plan 3A Villa model on Lot 56 is so close to another Plan 3A Villa model across the street, however, there are so few of these model types in the neighborhood that it's probably not a problem; and b) The proposed plans are fine.
3. Member Branch commented: a) Although the proposed Plan 3A Villa model on Lot 56 will be close to a similar plan across the street, there will be different materials on each of the dwellings.

**MOTION: Wignot moved, seconded by Schneider, and carried by a 7 to 0 vote, to grant Preliminary Approval of Item L-2, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, as submitted, and to continue Item L-2, DRB Permit No. 10-027-DRB, to April 27, 2010, for Final review on the Consent Calendar.**

### M. CONCEPTUAL CALENDAR

- NONE

### N. ADVISORY CALENDAR

- NONE

### O. DISCUSSION ITEMS

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

No requests.

**O-2. ANNOUNCEMENTS BY MEMBERS**

Member Wignot noted that the City Council, on April 6, 2010, awarded a 5-year service pin from the City of Goleta to Brian Hiefield, Assistant Planner. Member Wignot offered kudos to Brian Hiefield for his five years of service.

Member Wignot announced that he will be absent from the DRB meeting on May 11, 2010.

Chair Brown announced that she will be absent from the DRB meeting on April 27, 2010.

Scott Kolwitz, Senior Planner, congratulated both Chair Brown on being elected to serve as Chair and Vice Chair Herrera on being elected to serve as Vice Chair, as well as Member Branch on his new appointment to serve on the Sign Subcommittee.

**P. ADJOURNMENT: 3:40 P.M.**