



DESIGN REVIEW BOARD MINUTES - UNAPPROVED

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

REGULAR MEETING

Tuesday, April 27, 2010

CONSENT CALENDAR – 2:30 P.M.

Members: Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE – 2:30 P.M.

Members: Scott Branch, Carl Schneider, Thomas Smith

STREET TREE SUBCOMMITTEE – 2:00 P.M.

Members: Simon Herrera, Chris Messner, Bob Wignot

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 Contractor), Vice Chair
Scott Branch (Architect)
Chris Messner (Landscape Contractor)

Carl Schneider (Architect)
Thomas Smith (At-Large Member)
Bob Wignot (At-Large Member)

A. CALL MEETING TO ORDER AND ROLL CALL

The regular meeting of the City of Goleta Design Review Board was called to order by Vice Chair Herrera at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Simon Herrera, Vice Chair; Scott Branch; Chris Messner; Carl Schneider; Thomas Smith; and Bob Wignot.

Board Members absent: Cecilia Brown, Chair.

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 April 13, 2010

MOTION: Wignot moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Brown) to approve the Design Review Board minutes for April 13, 2010, as submitted.

Member Wignot requested discussion regarding the approval procedure for items on the Consent Calendar and items reviewed by the Sign Subcommittee. Scott Kolwitz, Senior Planner, clarified that the Sign Subcommittee will review items and make recommendations to the DRB. Member Schneider stated that the DRB Chair's designee and Planning staff will review items on the Consent Calendar and may grant Final Approval.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today. The City Arborist presented an update on the Urban Forestry Management Plan. There was also a discussion regarding encroachment permits for planting street trees. The next Subcommittee meeting will be on May 25, 2010, at 2:00 p.m.

Street Tree Subcommittee Member Wignot reported that the City Arborist invited everyone to attend an event celebrating Arbor Day at Girsh Park, which will include the planting of a tree, on April 30, 2010, at 11:00 a.m.

B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) The Stormwater Management Stakeholders meeting that was scheduled for April 21, 2010, has been moved to April 28, 2010, at 6:00 p.m.

C. PUBLIC COMMENT:

No speakers.

D. REVIEW OF AGENDA & PROJECTED AGENDA: A brief review of the agenda for requests for continuance and scheduled projects on the next agenda.

Scott Kolwitz, Senior Planner, reported that the applicant for Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, requested a continuation to May 11, 2010.

MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to May 11, 2010, per the applicant's request.

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Scott Kolwitz, Senior Planner, reported that currently the following items are scheduled on the next DRB agenda for May 11, 2010: a) a new liquid nitrogen tank storage project on Castilian Drive; and b) continuation of DRB Permit No. 09-189-DRB, 5632 Cielo Drive.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, and Item F-2, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue.

F. CONSENT CALENDAR

F-1. 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 *Final* 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 4-13-10, 3-23-10*) (Shine Ling)

Consent Calendar Action on April 27, 2010:

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, and that Final Approval was granted of Item F-1, DRB Permit 10-027-DRB, as submitted.

F-2. DESIGN REVIEW BOARD PERMIT NO. 10-031-DRB

7414 Hollister Avenue (APN 079-210-063)

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 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 4-13-10, 3-23-10) (Shine Ling)

Consent Calendar Action on April 27, 2010:

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-2, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue, and that Final Approval was granted of Item F-2, DRB Permit 10-031-DRB, as submitted.

* Indicates request for continuance to a future date.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Subcommittee today reviewed Item H-1, DRB Permit No. 10-019-DRB, 5754 Hollister Avenue, and Item H-2, DRB Permit No.10-021-DRB, 5444 Hollister Avenue.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 10-019-DRB

5754 Hollister Avenue (APN 071-063-010)

This is a request for *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. (Continued from 4-13-10) (Brian Hiefield)

Sign Subcommittee Action on April 27, 2010:

The plans were presented by agent Dave Tilser, of Dave’s Signs, for O’Reilly Auto Parts, tenant, and Jay K. Torrey, property owner. In response to the DRB comments from the previous meeting, Dave Tilser stated that the tenant opted to resubmit a design with individual letters, which is the tenant’s preference when the logo is smaller. The tenant also requested that the proposed colors be changed to red rather than green and white.

Comments:

1. Member Schneider commented: a) Although he has a concern regarding the actual size of the letters, the sign is okay proportionally when comparing the size of the letters to the size of the face of the sign area.
2. Member Smith commented: a) He noted that his preference was the original proposed green and white color rather than red.
3. The Sign Subcommittee recommended Final Approval of DRB Permit No. 10-019-DRB, 5754 Hollister Avenue, as submitted.

MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Brown), to grant Final Approval of Item H-1, DRB Permit No. 10-019-DRB, 5754 Hollister Avenue, as submitted.

H-2. DESIGN REVIEW BOARD PERMIT NO. 10-021-DRB

5444 Hollister Avenue (APN 071-330-003)

This is a request for *Final* review. The property includes Saint Raphael School with associated play yards and community buildings on a 7.55-acres parcel in the DR zone district. The applicant proposes to place a monument sign at the entrance to the school adjacent to the intersection of Sumida Gardens Lane and Hollister Avenue. The non-illuminated MDO plywood monument sign, located a minimum of 5-feet from City of Goleta right-of-way, will have 8.5-inch high blue letters stating “St. Raphael School” and a 13-inch high blue and gold logo with the top of the sign measuring 4 feet above grade. The 9-square foot sign will be mounted to wood posts with a total height of 4.5 feet above grade. The project was filed by agent Jim Slaughter on behalf of Saint Raphael Church and the Archdiocese of Los Angeles, property owner. Related cases: 59-CP-182; 10-021-LUP; 10-020-CUP AM. (Continued from 3-23-10) (Brian Hiefield)

Sign Subcommittee Action on April 27, 2010:

Brian Hiefield, Assistant Planner, presented the plans, and stated that the applicant has not made any changes to the plans since Preliminary Approval was granted on March 23, 2010.

Comments:

1. Member Schneider commented: a) He is disappointed that the project will not include landscaping at this time; however, he understands that the Condition of Preliminary Approval on March 23, 2010, states that groundcovers or low shrub landscaping shall be installed around the base of the sign at a later date.
2. The Sign Subcommittee recommended Final Approval of Item H-2, DRB Permit No. 10-021-DRB, 5444 Hollister Avenue, as submitted.

MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Brown), to grant Final Approval of Item H-2, DRB Permit No. 10-021-DRB, 5444 Hollister Avenue, as submitted.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

- NONE

K. PRELIMINARY CALENDAR

- NONE

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 4-13-10*, 3-23-10*, 3-9-10, 2-9-10) (Scott Kolwitz)

MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to May 11, 2010, per the applicant's request.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 09-174-DRB

5484 Overpass Road (APN 071-220-033)

This is a request for *Conceptual* review. The property includes a 5,780-square foot shop building, a 1,362-square foot office building, a 18,835-square foot unenclosed materials storage area, a 640-square foot storage unit, and two unused fuel pumps and associated underground fuel tanks on a 84,070-square foot lot in the M-1 zone district. The applicant proposes to construct a wireless communications facility 10 feet from the northern property line in the rear yard. A 70-foot tall monopine would be constructed to support 9 antennae. The service area would occupy 1,000 square feet and would include the monopine structure, associated equipment cabinets, and an emergency generator. The facility would connect to a power/telephone pole adjacent to the lease site. Access to the site is via an existing access road to the construction yard. The project was filed by Jay Higgins of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. Related cases: 09-174-CUP.

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

Ex-parte conversations: Member Wignot reported that when he visited the site he had a discussion with the property owner, and an employee showed him the location.

The plans were presented by Nick Gonzalez, and Jay Higgins of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas,

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property owners. Nick Gonzalez, agent, stated that the proposed location was selected to fill in a gap in service and also because the existing trees, including an 100-foot eucalyptus tree, will provide some screening for the monopine to make it look more natural. He stated that after looking at approximately seven other possible sites for the proposed monopine, the applicant believes this proposed site is the best, and perhaps the only candidate. He stated that the testing of the stand-by generator will be conducted very briefly once a month and that the specifications regarding noise and the containment system were provided by the applicant to staff. The plans will be updated to note that there is a difference in grade from the height of Highway 217 and the property site. Also, the reference to an existing monopine, which is in error, will be removed from the photo simulations. In response to the DRB comments, Nick Gonzalez stated the DRB may provide a list of suggested parcels to consider as an alternate site, and the applicant will check to see if the parcels have already been looked at as a possible site.

Shine Ling, Assistant Planner, stated that staff requests the DRB comment with regard to the appropriateness of the proposed monopine which is located in a scenic viewshed that is referenced in the General Plan Visual and Historic Resources Element. He also noted for the record that the project's consistency with aesthetics standards of the zoning ordinance, which are currently listed as "TBD" in the staff report, will be presented at the appropriate time as the design review process moves forward.

Comments:

1. Member Smith commented: a) The proposed monopine would probably not be that much of an impact with regard to the scenic corridor when traveling on Highway 217 towards Highway 101 because the route is somewhat northeasterly, with the mountain panorama being seen from the front of the car (he noted that when he drives in this direction, he tends to look off towards the left side); b) A photo simulation showing the monopine when traveling on Highway 217 towards Highway 101, which has not been provided, will be useful to review the project; and c) The applicant needs to restudy the photo simulations that were presented with regard to the scale and the proportions of the trunk to the rest of the monopine.
2. Member Branch commented: a) Echoed Member Smith's comment #a with regard to the appropriateness of the proposed location in the scenic corridor; b) The proposed monopine would probably not be much of an impact on the viewshed when traveling on Highway 217 towards UCSB because there is a tendency to look towards the airport; c) A photo simulation will be useful that shows how close the monopine will be located to Highway 217 driving towards Highway 101; d) He noted that the review will need to take into consideration that vehicles will be traveling approximately 65 miles per hour on Highway 217; e) The photo simulations show how far the design of monopines have come, noting that the branch pattern is very random; f) If the transmitters on the monopine were not seen, it may not be as noticeable that the monopine is a fake tree; g) Consider the possibility of adding some more foliage to help screen the transmitters; h) The proposed monopine design looks like it fits in relatively well; and i) Requested that

the applicant comment with regard to whether moving the monopine to a different site is viable.

3. Member Schneider commented: a) He is concerned that the proposed location of the monopine is too close to Highway 217 because it will be very apparent that the monopine is a fake tree, and the antennas will be visible, particularly when driving towards Highway 101; b) He believes the proposed monopine is not necessarily impacting the immediate viewshed to the mountains or the ocean because of its location; c) In addition to providing photo simulations driving on Highway 217 to Highway 101, he requested that the applicant study either moving the monopine closer to the existing 100-foot eucalyptus tree so it helps provide screening at some level, or find another location away from the freeway, possibly where there is a grouping of trees that are on the same property, if viable; d) At this time he has some concern with regard to the proposed location of the monopine before the aesthetic design is reviewed; e) When the monopine foliage design and tree shape are considered, the DRB comments that were made at the T-Mobile monopine review will probably apply; and f) He noted that he voted to approve a previous monopine project on Ellwood Station Road because when a monopine is viewed from a distance it tends to blend in and be more realistic.
4. Member Wignot commented: a) Agreed with Member Schneider's comments #a and #b; b) A photo simulation of the proposed monopine when driving on Highway 217 going north towards Highway 101 will help show how much of the monopine will be visible and how obtrusive it will be, which is his main concern; c) The photo simulations will need to be scaled correctly; d) The plans on Sheet A-3 and Sheet A-4 seem to show there is a gap between the foliage on the monopine just below the antennae array, which would benefit from adding more foliage in that area; and e) Requested the applicant comment regarding the function of the stand-by generator.

MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Brown), to continue Item M-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to May 11, 2010, with comments.

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 presented an article from the *L. A. Times* on March 21, 2010, entitled "Cheaper ways to make home green", regarding light emitting diodes (LEDs), which

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he commented on at the DRB meeting on April 13, 2010. He also presented a copy of an article from the online *Santa Barbara Independent* on April 19, 2010, entitled “Goleta’s Sumida Gardens Apartments Awarded”, and an article from *The Independent* on April 22, 2010, entitled “Soundscaping” regarding Sumida Gardens. He requested that staff scan these articles and provide copies to the DRB members.

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

Member Branch announced that his brother’s film, *Multiple Sarcasms*, will open next weekend, May 7, 2010, in five cities including Santa Barbara.

P. ADJOURNMENT: 3:55 P.M.