



# DESIGN REVIEW BOARD MINUTES - APPROVED

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

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## REGULAR MEETING

**Tuesday, March 23, 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 – 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 Vice Chair Brown at 3:04 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

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

Board Members absent: Thomas Smith, Chair.

Staff present: Scott Kolwitz, Senior Planner; Patricia Miller, Current Planning Manager; Alan Hanson, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; Natasha Campbell, Contract Planner; and Linda Gregory, Recording Clerk.

## **Design Review Board Minutes – Approved**

March 23, 2010

Page 2 of 15

### **B. ADMINISTRATIVE AGENDA**

#### **B-1. MEETING MINUTES**

A. Design Review Board Minutes for March 9, 2010.

**MOTION: Wignot moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Smith), to approve the Design Review Board Minutes for March 9, 2010, as amended.**

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

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today and that Bill Millar, City Arborist, reported on the status of the Urban Forest Management Plan. Subcommittee Member Wignot stated that currently staff is waiting to receive a draft of the Urban Forest Management Plan that will include the guiding principles which is being prepared by Goleta Valley Beautiful. 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 March 17, 2010, another Stormwater Management Plan stakeholders meeting was held. Interested persons may contact him or the City's Environmental Services Coordinator. 2) On March 22, 2010, the Planning Commission public hearing agenda item regarding the T-Mobile monopine project was continued to April 12, 2010. 3) Staff recommends that the agenda items B-4 Election of Officers and B-5 Appointment to Subcommittees be continued to the next DRB meeting on April 13, 2010. 4) On April 6, 2010, the City Council is scheduled to interview the applicants for the vacant position on the DRB. 5) On April 6, 2010, the City Council is scheduled to take action regarding the Citrus Village Project.

#### **B-4. ELECTION OF OFFICERS**

There being no objections, the Election of Officers was continued to the next DRB meeting on April 13, 2010.

#### **B-5. APPOINTMENT TO SUBCOMMITTEES**

There being no objections, the Appointment to Subcommittees was continued to the next DRB meeting on April 13, 2010.

### **C. PUBLIC COMMENT:**

No speakers.

## Design Review Board Minutes – Approved

March 23, 2010

Page 3 of 15

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

Scott Kolwitz, Senior Planner, reported that the applicant for Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, requested a continuance to April 13, 2010; the applicant for Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue (formerly known as 811 Cambridge Drive), requested a continuance to April 13, 2010; and the applicant for Item L-4, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, requested that the item be taken off agenda. He stated that staff recommends for agenda management purposes that Item M-2, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue, be moved ahead of Item M-1, DRB Permit No. 09-075-DRB, 6300 Hollister Avenue.

**MOTION: Schneider moved, seconded by Messner, and carried by a 6 to 0 vote (Absent: Smith), to continue Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, to April 13, 2010, per the applicant's request; to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue (formerly known as 811 Cambridge Drive), to April 13, 2010, per the applicant's request; and to take off calendar Item L-4, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, per the applicant's request.**

### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Consent Calendar Subcommittee Chair Branch reported that today he reviewed Item F-2, DRB Permit No. 09-159, DRB, 6560 Camino Caseta; and Item F-3, DRB Permit No. 10-015-DRB, 5877 Hollister Avenue, 98-110 Hollister Avenue.

### 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 2-9-10\*, 1-12-10\*, 12-8-09\*, 10-27-09) (Brian Hiefield)

**MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith), to continue Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, to April 13, 2010, per the applicant's request.**

#### F-2. DESIGN REVIEW BOARD PERMIT NO. 09-159-DRB

6560 Camino Caseta (APN 077-412-024)

This is a request for *Final* review. The property includes a 3,053-square foot two-story residence with an attached two-car garage on a 9,148-square foot lot in the 8-R-1 zone district. The applicant proposes to construct a 380-square foot addition on the first floor and a 122-square foot unenclosed veranda on the front of the residence.

\* Indicates request for continuance to a future date.

## Design Review Board Minutes – Approved

March 23, 2010

Page 4 of 15

The resulting two-story structure would be 3,433 square feet, consisting of a 2,971-square foot single-family dwelling and an attached 462-square foot two-car garage. The proposed project exceeds the maximum floor area guidelines for the R-1 zone district. Materials proposed would match those of the existing residence. The project was filed by James Zimmerman AIA, architect, on behalf of Francis and Catherine Donohoe, property owners. Related cases: 09-159-LUP. (Continued from 2-23-10\*, 1-26-10, 12-8-09\*) (Shine Ling)

*Consent Calendar Subcommittee Action on March 23, 2010:*

Consent Calendar Subcommittee Chair Branch reported that today he reviewed Item F-2, DRB Permit No. 09-159-DRB, 6560 Camino Caseta, and that the Final Approval was granted as submitted.

### **F-3. DESIGN REVIEW BOARD PERMIT NO. 10-015-DRB**

98-110 South Kellogg Avenue (APN 071-340-001; -002; -003; -004; -005; -006; 007)

This is a request for *Final* review. The property comprises the Kellogg Ranch, which includes 7 condominiums on a 1.44-acre lot in the DR-20 zone district. The applicant proposes to repaint the existing buildings with a new color scheme, including an olive green color for the body, off-white for the trim, and slate gray for the roof (Frazee CLC 1209 Demon Days, CLW 1013W Akamina, and CL 3225D Fate, respectively). No new floor area or other exterior modifications to the structures are proposed. The project was filed by Reilly Pollard of the Kellogg Ranch Homeowners Association, property owner. (Continued from 3-9-10) (Shine Ling)

*Consent Calendar Subcommittee Action on March 23, 2010:*

Consent Calendar Subcommittee Chair Branch reported that today he reviewed Item F-3, DRB Permit No. 10-015-DRB, 98-110 South Kellogg Avenue, and that the Final Approval was granted as submitted.

## **G. SIGN SUBCOMMITTEE REPORT**

Sign Subcommittee Member Schneider reported that the Sign Subcommittee met today and reviewed Item H-1, DRB Permit No. 01-021-DRB, 5444 Hollister Avenue; and Item H-2, DRB Permit No. 10-032-DRB, 6550 Hollister Avenue.

## **H. SIGN CALENDAR**

### **H-1. DESIGN REVIEW BOARD PERMIT NO. 10-021-DRB**

5444 Hollister Avenue (APN 071-330-003)

This is a request for *Conceptual/Preliminary* review. The property includes Saint Raphael School with associated play yards and community buildings on a 7.55-acre 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

\* Indicates request for continuance to a future date.

## Design Review Board Minutes – Approved

March 23, 2010

Page 5 of 15

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. (Brian Hiefield)

### *Sign Subcommittee Action on March 23, 2010:*

The plans were presented by Mario Coronado and Jim Slaughter, agent, on behalf of Saint Raphael Church and the Archdiocese of Los Angeles, property owner. Jim Slaughter brought in the finished sign which was donated anonymously to the school. He stated that the entire graphic design on the sign is the logo for the school. He indicated that the applicant will add groundcover or low shrub landscaping around the base of the sign in the future.

### Comments:

1. Member Brown commented: a) When a sign is reviewed, typically the proposed landscaping plans are included; and b) The sign design is fine.
2. Member Schneider commented: a) The proposed sign is acceptable; and b) Initially, he would have suggested changing the orientation of the graphic to shrink the height of the sign; however, the applicant has indicated the design is the logo for the school.

**SIGN SUBCOMMITTEE MOTION: Brown moved, seconded by Schneider, and carried by a 2 to 0 vote (Absent: Smith) to grant Preliminary Approval of Item H-1, DRB Permit No. 10-021-DRB, 5444 Hollister Avenue, as submitted, with the following condition: 1) Groundcovers or low shrub landscaping shall be installed around the base of the sign at a later date; and to continue Item H-1, DRB Permit No. 10-021-DRB, to April 27, 2010, for Final review.**

### **H-2. DESIGN REVIEW BOARD PERMIT NO. 10-032-DRB**

6550 Hollister Avenue (APN 073-330-006)

This is a request for *Conceptual* 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. (Shine Ling)

The plans were presented by Derrik Eichelberger of Arcadia Studio, agent, on behalf of Park One LLC, property owner. In response to the DRB comments at today's review requesting that the applicant restudy lighting, Derrik Eichelberger requested that the proposed design of the signs be approved conceptually without the lighting. He stated that the applicant will restudy the lighting and then make a determination with regard to lighting.

## Design Review Board Minutes – Approved

March 23, 2010

Page 6 of 15

### Comments:

1. Member Brown commented: a) Expressed concern that the proposed lighting fixtures are up-lights because it is difficult sometimes to control the light trespass; and b) The applicant is requested to restudy the lighting plan and consider some other type of lighting to address the concern regarding light trespass.
2. Member Schneider commented: a) The proposed designs for the two signs are acceptable but without the proposed lighting; b) Halo-lit lighting would be very nice rather than the proposed lighting; and c) The applicant is requested to present a proposed resolution with regard to the lighting at the next review.

**SIGN SUBCOMMITTEE MOTION: Schneider moved, seconded by Brown, and carried by a 2 to 0 vote (Absent: Smith), to support approval of the designs for the proposed two signs at Conceptual review, without the proposed lighting; and to continue Item H-2, DRB Permit No. 10-032-DRB, 6550 Hollister Avenue, to April 13, 2010, with comments.**

## I. REVISED FINAL CALENDAR

### I-1. DESIGN REVIEW BOARD PERMIT NO. 10-017-DRB RV

6550 Hollister Avenue (APN 073-330-002)

This is a request for *Revised 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 proposes a revised landscape plan for the project parcel. Revisions proposed include updated plantings for parking lot landscape islands, new patios and walkways, and the removal of coral trees at the Hollister/Los Carneros corner and replacement with Canary Island date palms. The project was filed by Derrik Eichelberger and Erin Carroll of Arcadia Studio, landscape architect, on behalf of Alan Grosbard of Park One LLC, property owner. Related cases: 10-017-LUPRV. (Continued from 3-9-10) (Shine Ling)

The plans were presented by Derrik Eichelberger of Arcadia Studio, landscape architect, on behalf of Alan Grosbard of Park One LLC, property owner. He stated that the proposed revisions include an updated revised landscaping plan as well as some site improvements that are shown on the plans.

**MOTION: Schneider moved, seconded by Brown, and carried by a 6 to 0 vote (Absent: Smith), to grant Revised Final Approval of Item I-1, DRB Permit No. 10-017-DRB RV, 6550 Hollister Avenue, as submitted.**

## 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 (formerly known as 811 Cambridge Drive) (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. Related cases: 09-183-CC, 09-189-LUP. (Continued from 3-9-10, 2-9-10) (Scott Kolwitz)

Scott Kolwitz, Senior Planner, announced that the address for Item L-3, DRB Permit No. 09-189-DRB, has been changed from 811 Cambridge Drive to the new address which is 5632 Cielo Avenue.

**MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith), to continue Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue (formerly known as 811 Cambridge Drive), to April 13, 2010, per the applicant’s request.**

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

5660 Pembroke Court (APN 069-670-009)

This is a request for *Conceptual/Preliminary* 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. (Brian Hiefield)

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

Ex-parte conversations: None.

The plans were presented by agent Ben Woodall and Stanley Jagoda, property owner. Stanley Jagoda clarified that one existing exterior light fixture which projects the light downward is located outside of the French doors in the corner in the patio. He stated that there is also another existing exterior light.

## Design Review Board Minutes – Approved

March 23, 2010

Page 8 of 15

Brian Hiefield, Assistant Planner, clarified that the proposed project would not impact the landscape area requirements in the Final Development Plan because the project is located on a condominium lot within the development.

### Comments:

1. Member Wignot commented: a) The applicant is requested to provide details regarding the plans for exterior lighting; and b) Suggested the applicant consider reusing the existing exterior light fixture that projects the light downward.
2. Vice Chair Brown commented: a) Requested that the applicant restudy the exterior lighting requirements for the proposed project.
3. Member Schneider commented: a) Questioned whether the proposed project would reduce the original landscape area that was required when the Final Development Plan was originally approved.

**MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith) to grant Preliminary Approval of Item L-2, DRB Permit No. 10-013-DRB, 5660 Pembroke Court, as submitted, with the following condition: 1) The applicant shall restudy the exterior lighting and present the details at Final review for clarification; and to continue Item L-2, DRB Permit No. 10-013-DRB, to April 13, 2010, for Final review on the Consent Calendar.**

**RECESS HELD FROM 3:30 P.M. TO 3:35 P.M.**

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

7404 Hollister Avenue (APN 079-210-064)

This is a request for *Conceptual/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 eastern parcel of the HBP at 7404 Hollister (Building 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. (Shine Ling)

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

Ex-parte conversations: None.

The plans were presented by Mark Kellogg, project architect, with Poliquin Kellogg Design Group, on behalf of Hollister Business Park Ltd., property owner, and Citrix Online, tenant. He stated that the purpose of the project is to add a few new exterior windows to the existing building as well as the creation of a yard to house a generator for the use by the tenant. He noted that there is an existing wall sconce on the wall by the roll-up door which may be changed to a lighting fixture that would look similar



## Design Review Board Minutes – Approved

March 23, 2010

Page 9 of 15

to the newer wall packs that have been installed on the site. He clarified that the applicant is not proposing to add any additional lighting. He noted that the tenant has done a good job with regard to providing signage on the site, which is a work in progress. He stated that the tenant will continue to add appropriate signage.

### Comments:

1. Member Wlgnot commented: a) Although it may not be within the purview of the DRB, he noted from his experience that the exhaust stack that is usually associated with this type of product is typically a problem if it is not extended higher up because of the potential for fumes in the immediate area, which is something the applicant may want to consider; and b) On his site visit, he noticed that some of the buildings on the site were not as well marked as others with regard to signage that shows the street address and other identification.
2. Vice Chair Brown commented: a) The applicant is requested to provide cut sheets for the proposed wall lighting fixture, and to clarify whether the existing fixture will be reused or replaced.

**MOTION: Messner moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Smith), to grant Preliminary Approval of Item L-3, DRB Permit No. 10-022-DRB, 7404 Hollister Avenue, as submitted, with the following condition: 1) The applicant shall present the cut sheets for the proposed lighting fixture and clarify whether the existing lighting fixture will be reused or replaced; and to continue Item L-3, DRB Permit No. 10-022-DRB, to April 13, 2010, for Final review on the Consent Calendar.**

### **L-4. 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 (2,800 square feet); on Lot 56, Plan 2AR Villa (3,229 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. (Shine Ling)

**MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith), to take off calendar Item L-4, DRB Permit No. 10-027-DRB, 7716, 7717, 7726 & 7727 Kestrel Lane, per the applicant's request.**

### **L-5. DESIGN REVIEW BOARD PERMIT NO. 10-034-DRB**

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

This is a request for *Conceptual/Preliminary* 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

## Design Review Board Minutes – Approved

March 23, 2010

Page 10 of 15

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. (Alan Hanson)

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

Members Brown and Schneider have previously visited the site.

Ex-parte conversations: None.

The plans were presented by Nick Gonzales, agent, Norcal Consulting for Clearwire US LLC and Sprint Now. He clarified that some branches will be removed from the existing monopine where the new antennas will be added. He noted that these branches could be relocated and additional branches can be added, if requested by the DRB. He stated that a mesh coating material will be placed over the new antennas which can be fitted with additional branches to help further conceal the antennas. He noted that the industry is constantly updating the materials and that there are ways to paint the antennas that don't interfere with signal reception and transmission. He presented photographs of the existing monopine.

In response to the comment from Member Wignot expressing concern that graffiti was observed on the low wall at the project site which detracts from the streetscape, Senior Planner Alan Hanson stated that staff will notify the City's Enforcement Officer and request that the DRB Members be kept informed.

## Design Review Board Minutes – Approved

March 23, 2010

Page 11 of 15

### Comments:

1. Member Wignot commented: a) When he visited the site today, he drove further up north on Ellwood Station Road and parked near the Vulcan cement factory. He looked southwesterly towards the existing monopine and first noticed three power poles, which were more visible, before observing the monopine in the distance. Since the applicant is proposing to co-locate on the existing monopine which is pretty much concealed, he does not have concerns regarding the proposed project; and b) On his site visit, he observed that the low wall that separates the sidewalk from the parking lot on the site is heavily tagged with graffiti which detracts visually from the streetscape. He questioned staff regarding how to address the responsibility with regard to graffiti clean-up. He also observed an employee of the Vulcan factory who was painting out graffiti on a fence located on the Vulcan property.
2. Vice Chair Brown commented: a) The new antennas will be placed on the existing monopine in an area where the branches are somewhat sparse, therefore, it would be good to relocate and add branches to increase the foliage in that area in a manner similar to the top of the monopine which is denser where there are existing antennae; b) The proposed colors should match or blend in with the existing colors; and c) The applicant is requested to present more detailed plans at the next review, including materials and colors, and visual simulations showing a mock-up.
3. Member Schneider commented: a) The branches that are removed to add the new antennas should be replaced and some new branches should be added, similar to the top of the existing monopine where there is more branch density.
4. Member Branch commented: a) Relocate and add branches in the co-location area so the branch density at the top of the existing monopine will be continued further down on the monopine.

**MOTION: Schneider moved, seconded by Branch, and carried by a 6 to 0 vote (Absent: Smith), to grant Preliminary Approval of Item L-5, DRB Permit No. 10-034-DRB, 75 South Ellwood Station Road, with the following conditions: 1) Additional branches shall be added to the existing monopine, down around the co-location area for the new antennas to continue the density of the limbs in a manner similar to the top of the monopine; 2) The colors shall match existing and/or blend in; and 3) The applicant shall present visual simulations showing a mock-up at Final review; and to continue Item L-5, DRB Permit No. 10-034-DRB, to April 13, 2010, for Final review on the Consent Calendar.**

## M. CONCEPTUAL CALENDAR

### AGENDA MANAGEMENT:

There being no objections, Vice Chair Brown moved the review of Item M-2, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue, ahead of Item M-1, DRB Permit No. 09-075-DRB, 6300 Hollister Avenue, for agenda management purposes, per staff recommendation.

**RECESS HELD FROM 4:15 P.M. TO 4:30 P.M.**

**M-1. DESIGN REVIEW BOARD PERMIT NO. 09-075-DRB**

6300 Hollister Avenue (APN 073-050-020)

**Revised Project Description.** This is a request for *Conceptual* review. This is a request for *Conceptual* review of a 118-room extended stay hotel on a vacant portion of a parcel located at 6300 Hollister Avenue, between La Patera Lane and Robin Hill Road. The project site occupies the westerly 3.81 acres of a larger 10.95-acre parcel that contains an existing research-manufacturing facility, known as the Hollister Center. The 3.81 acres would be split to create a separate parcel for the hotel development. In addition a third lot is proposed to be dedicated to the City of Santa Barbara. The property is presently zoned M-RP (Industrial Research Park).

The proposed hotel is approximately 80,989 square feet, with a floor area ratio of .49, and is designed in a U-shape configuration around a pool, framed by three building wings, each with a maximum of three-stories in height. The main entrance is oriented toward Hollister Avenue with access served from both Hollister Avenue and Robin Hill Road. A new landscaped island in Hollister Avenue and a new left turn lane for eastbound vehicles approaching the hotel would be provided. Vehicles exiting the hotel's Hollister Avenue driveway would be limited to right turns only.

A total of 122 surface parking spaces are provided around the building perimeter.

The proposed architecture is Spanish in style, with wood trellis and balcony features and overhanging tile roofs. Proposed uses include a pool, fitness center, library, guest laundry, and meeting space. The proposed hotel is intended to accommodate extended stay guests and would have full kitchens in each room. The project does not include a restaurant, but it is proposed to have a small ground floor kitchen to provide complimentary breakfast and a manager's reception in the evening.

Trees would be placed along frontages, entry ways, parking areas, and elsewhere throughout the property. The plan also includes shrubs, groundcovers, vines, and biofiltration plants.

Utilities along the property's Hollister Avenue and Robin Hill Road frontage would be placed underground. An existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue by the GSD prior to construction of the hotel. Water service would be provided by the Goleta Water District. (Continued from 3-9-10, 2-23-10\*, 2-9-10, 1-26-10, 12-8-09) (Natasha Campbell)

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

Ex-parte conversations: None.

Natasha Campbell, Contract Planner, stated that the Staff Memorandum, dated March 18, 2010, identifies the changes to the project plans since the March 9, 2010, meeting.

\* Indicates request for continuance to a future date.

## Design Review Board Minutes – Approved

March 23, 2010

Page 13 of 15

The plans were presented by Robert Olson, R.D. Olson Development, applicant; and the project team including project architect Gene Fong, Gene Fong Associates; Russ Goodman, Regional President, Sares-Regis Group; Tony Wrzosek, R.D. Olson Development; and project landscape architect Ricardo Castellanos, Katie O'Reilly Rogers, Inc.

Ron Stevens of Interacta, under contract with the City, presented the revised visual simulations and video drive-by that reflect the current project design. He also presented the visual simulations and video drive-by shown at the December 8, 2009, DRB meeting which was prepared for the previous design as a comparison. He stated that the revised and the previous visual simulations are based on the same site model, and the camera settings and lighting are the same, to provide a direct comparison. The tree locations have been updated to match the current landscape plan on the site model for the revised visual simulations which also reflects the current parking plan.

Robert Olson, R.D. Olson Development, stated that the applicant is pleased with the current project design which is a better looking project. He expressed appreciation for the work with the DRB that has been helpful along the way during the process. He believes that the current project falls well within the zoning guidelines. He commented that the applicant has received general support from people the project team has spoken with who are members of the community.

Speakers:

Frank Arredondo, representing Chumash, expressed concerns with regard to the "hacienda" style referred to by a DRB comment, and how well the revised project design will fit within the community and neighborhood. From a small survey he conducted from Fairview to Los Carneros, he believes the project will stand out visually. He thinks it will be especially noticeable when looking from the Los Carneros overpass, which he suggested is an aspect to be considered. He noted that he objected earlier to the proposed "Southwestern" style. He suggested the applicant contact the Native American community regarding what style would be appropriate. In his opinion, the Spanish Colonial Revival style hacienda design does not take into the consideration the area where it is located. He believes that the style design needs to be conscious of the setting. Also, he believes the physical design with regard to the architectural style, aesthetics, materials, landscaping, and lighting are very important items to be considered and these items will need to be in harmony within the neighborhood. He pointed out his concern regarding red tiles. Another concern is that the current project design is big and bulky. He believes that all aspects of the DRB review and findings in the DRB Bylaws should be addressed during the review process. He understands that the environmental review process will look at the project in greater detail, including some of the items brought up by the DRB which he believes are considerably significant.

Barbara Massey, Goleta, commented that the current project design is a bit better looking, unquestionably. She thought the previous design resembled a prison. But, she believes the proposed project is still really massive for that site.

Comments:

1. Member Branch commented: a) He is very pleased and comfortable with the current project design; and believes the DRB “dodged a bullet” with what was originally approved; and b) He believes the revised project is completely appropriate after viewing the revised photo simulations and video drive-by.
2. Member Schneider commented: a) Thanked the applicant, Sares-Regis, and everyone involved in the process; b) The revised project design will fit in better, feels more residential, and will be more marketable overall with regard to the type of product; and c) While this has been a tough process at times, the results turned out very well and only some minor details will need to be worked out later in the process.
3. Member Wignot commented: a) Echoed comments by Members Branch and Schneider, and expressed appreciation for the efforts made by the applicant; b) The revised visual simulations and video drive-by point out how dramatically the project has been improved – “a picture is worth a thousand words”; c) He understands that the number of rooms were reduced by the applicant at some cost, which was a key element that allowed the project to meet the floor area ratio for the Hotel Overlay; and d) The additional setback distance from Hollister Avenue has made a significant difference.
4. Member Messner commented: a) The revised project design is very nice and a good example of the results when an applicant and the DRB work together; and b) He commented that over the years the DRB gets “hammered” sometimes for doing their job, or for decisions that are made, but this project is a textbook case of how the sparring back and forth comes out with a much better project.
5. Member Herrera commented: a) He supports the current project design; b) He thanked the applicant for making revisions during the process and reducing the number of rooms which makes a difference.
6. Vice Chair Brown commented: a) The current design looks more residential, and fits in nicely, more on a human scale, rather than the previous design that looked very institutional; b) The current design looks somewhat like a hacienda, noting that there is a smaller Spanish-style building on La Patera that it somehow fits in with; and c) Expressed appreciation for the applicant’s participation in the process which she believes made a difference.

**MOTION: Schneider moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith) to take off calendar Item M-1, DRB Permit No. 09-075-DRB, 6300 Hollister Avenue, based on the completion of Conceptual review, with support by the majority of the DRB for the revised photo and video drive-by simulations that reflect the current project design.**

**M-2. DESIGN REVIEW BOARD PERMIT NO. 10-031-DRB**

7414 Hollister Avenue (APN 079-210-063)

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 western parcel of the HBP at 7414 Hollister (Building 3), the applicant proposes to construct a 1,635-square foot addition for a

## Design Review Board Minutes – Approved

March 23, 2010

Page 15 of 15

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. (Shine Ling)

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

Ex-parte conversations: None.

The plans were presented by Mark Kellogg, project architect, with Poliquin Kellogg Design Group, on behalf of IRE-SB Inc., property owner, and Citrix Online, tenant. He stated that the intent is for the eating area to essentially remain outdoors; however, a folding glass partition will be installed for use in the event that protection from the weather is needed for the diners. He clarified that there are currently no plans to add heaters or ceiling fans. He stated that the applicant is considering installing a folding glass partition manufactured by NanaWall which is a good system that will stay in place and function well.

Comments:

1. Member Wignot commented: a) Questioned whether the applicant plans to add heaters or ceiling fans; and b) He mentioned tinting the windows to address the possibility that birds would strike the clear glass because, from his experience, this problem has occurred which he now addresses by placing tape on glass windows.
2. Member Branch commented: a) The product being considered by the applicant for the moving partition is a great system.

**MOTION: Branch moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Smith), to continue Item M-2, DRB Permit No. 10-031-DRB, 7414 Hollister Avenue, with positive comments in support of the proposed project as submitted for Conceptual review, to April 13, 2010, for Preliminary review.**

### N. ADVISORY CALENDAR

- NONE

### O. DISCUSSION ITEMS

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

No requests.

#### O-2. ANNOUNCEMENTS BY MEMBERS

No announcements.

### P. ADJOURNMENT: 5:45 P.M.

Minutes approved on April 13, 2010.