



DESIGN REVIEW BOARD MINUTES - UNAPPROVED

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

REGULAR MEETING

Tuesday, May 25, 2010

CONSENT CALENDAR – 2:45 P.M.

Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE – 2:45 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 Chair Brown at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Cecilia Brown, Chair; Simon Herrera, Vice Chair; Scott Branch; *Chris Messner; Carl Schneider, Thomas Smith; and Bob Wignot. *Member Messner exited the meeting at 5:35 p.m.

Board Members absent: None.

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Staff present: Scott Kolwitz, Senior Planner; Laura Vik, Associate Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; Laura Bridley, Contract Planner, Rosemarie Gaglione, Capital Improvement Program Manager; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for April 27, 2010

MOTION: Branch moved, seconded by Schneider, and carried by a 6 to 0 vote (Abstain: Brown) to approve the Design Review Board minutes for April 27, 2010, as submitted.

B. Design Review Board Minutes for May 11, 2010

MOTION: Branch moved, seconded by Messner, and carried by a 4 to 0 vote, (Abstain: Herrera, Smith, Wignot) to approve the Design Review Board minutes for May 11, 2010, as submitted.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today. The City Arborist reported on the two Information Items on the agenda which were the Urban Forest Management Plan and the Future Status of the Street Tree Subcommittee. He stated that the report indicated there are no known changes at this time with regard to the status of the Street Tree Subcommittee. The next Subcommittee meeting will be on July 13, 2010, at 2:00 p.m.

Street Tree Subcommittee Member Wignot stated that the City Arborist reported on the public meeting that was held on May 12, 2010, for interested persons to comment on the development of an Urban Forest Management Plan. He noted that the minutes of the meeting of May 12, 2010, the draft guiding principles for the Urban Forest Management Plan, and a draft report are all posted on the City's website.

B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) The Urban Forest Management Plan public meeting was held on May 12, 2010. He will continue to update the DRB with regard to future meetings and activities. 2) With regard to the DRB summer schedule, the regular DRB meetings for July 27, 2010, and August 10, 2010, will be cancelled.

C. PUBLIC COMMENT

No speakers.

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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 continuance to June 8, 2010. He stated that the applicant has requested another continuance because they are in the process of completing a hydrology report.

Chair Brown noted that this request will be the fifth continuance requested by the applicant in less than five months. Member Schneider suggested that the item be taken off calendar if the applicant requests an additional continuance.

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 June 8, 2010, per the applicant's request.

Scott Kolwitz, Senior Planner, stated that there are two known items that will be on the DRB agenda for June 8, 2010, and that the agenda will include any items that are continued at today's meeting to June 8, 2010. At this time, one item is tentatively scheduled and one item is scheduled for conceptual review for the DRB meeting on June 22, 2010. One item is tentatively scheduled for conceptual review on the July 13, 2010, DRB meeting.

Member Schneider commented that there may be a six-week delay in the review process for applicants when the DRB meetings of July 27, 2010, and August 10, 2010, are cancelled with regard to the summer schedule. Chair Brown suggested that perhaps there could be an update from staff at the next meeting.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Member Schneider, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 10-049-DRB, 44 Castilian Drive, and that Final Approval was granted as submitted.

F. CONSENT CALENDAR

F-1. DESIGN REVIEW BOARD PERMIT NO. 10-049-DRB

44 Castilian Drive (APN 073-150-003)

This is a request for *Final* review. The property includes a 46,750-square foot commercial building, a 650-square foot water filtration equipment yard, and a 3,623-square foot rear equipment yard, and a 138-square foot emergency generator/equipment area, on a 3.25-acre parcel in the M-RP zone district. The applicant proposes to replace two liquid nitrogen storage tanks within the rear equipment yard with two larger tanks. The tanks occupy an area of approximately 105 square feet and have a height of 31 feet. The project would be constructed in phases, with one tank to be installed in 2010 and the other in 2011. No changes to parking or landscaping are proposed. The project was filed by Brian Beebe of Anderson

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Systems, agent, on behalf of Peter Goodell for Castilian Associates, property owner. Related cases: 09-147-LUP. (Continued from 5-11-10, 4-27-10) (Shine Ling)

Consent Calendar Action on May 25, 2010:

Member Schneider, Member Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 10-049-DRB, 44 Castilian Drive, and that Final Approval was granted, as submitted, with the condition that the two liquid nitrogen storage tanks be painted a gray color that has been used on rails in the back of the building.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Smith reported that the Subcommittee reviewed today Item H-1, DRB Permit No. 10-060-DRB, 420 South Fairview Avenue, and recommended Preliminary Approval and Final Approval as submitted.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 10-060-DRB

420 South Fairview Avenue (APN 071-130-061)

This is a request for *Conceptual/Preliminary/Final* review. The property includes a 73,203-square foot commercial building on a 4.93-acre parcel in the M-RP zone district. The applicant proposes to place one wall sign on the western façade of the building facing Fairview Avenue. The wall sign will read "Autoliv" on one line of text. The sign would be 24 inches tall by 75.25 inches wide and have an area of 12.5 square feet. The sign would be constructed of 0.5-inch thick cast aluminum letters painted dark bronze (Frazee 8716N "Western Reserve") that would be pin-mounted on the façade. No lighting is proposed. The project was filed by William Messori, agent, on behalf of Autoliv, tenant, and The Towbes Group, property owner. Related cases: 10-060-SCC. (Shine Ling)

Sign Subcommittee review on May 25, 2010:

Recused: Member Schneider recused himself.

The plans were presented by William Messori, agent, on behalf of Autoliv, tenant, and The Towbes Group, property owner.

Sign Subcommittee comments:

1. Member Smith commented: a) The proposed lettering will be pin-mounted on the façade which is the type of design that meets the DRB guidelines.
2. The Sign Subcommittee recommends Preliminary Approval and Final Approval of Item H-1, DRB Permit No. 10-060-DRB, 420 South Fairview Avenue, as submitted.

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

Ex-parte conversations: None.

MOTION: Smith moved, seconded by Branch, and carried by a 6 to 0 vote (Recused: Schneider) to grant Preliminary Approval and Final Approval of Item H-1, DRB Permit 10-060-DRB, 420 South Fairview 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 5-11-10*, 4-27-10*, 4-13-10*, 3-23-10*, 3-9-10, 2-9-10) (Scott Kolwitz)

Scott Kolwitz, Senior Planner, reported that the applicant for Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, requested a continuance to June 8, 2010. He stated that the applicant has requested another continuance because they are in the process of completing a hydrology report.

Chair Brown noted that this request will be the fifth continuance requested by the applicant in less than five months. Member Schneider suggested that the item be taken off calendar if the applicant requests an additional continuance.

* Indicates request for continuance to a future date.

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 June 8, 2010, per the applicant's request.

L-2. DESIGN REVIEW BOARD PERMIT NO. 10-053-DRB

7170 Davenport Road (APN 073-230-050)

This is a request for *Conceptual/Preliminary* review. The property includes a 183-unit apartment complex with ten separate apartment buildings, associated carports, a clubhouse adjacent to a pool, and a rental/manager's office on an 8.22-acre lot in the DR-10 zone district. The applicant proposes to construct a 172-square foot addition to the rental/manager's office, and to provide a handicapped accessible parking space and accessible ramp from the parking area to the rental/manager's office. All materials used for this project are to match the existing rental/manager's office. The project was filed by Courtney Seepie on behalf of The Towbes Group, property owner. Related cases: 69-M-125; 72-M-71; 10-053-LUP. (Brian Hiefield)

Recused: Member Schneider recused himself.

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

Ex-parte conversations: None.

The plans were presented by Natalie Cope, project architect, and Courtney Seepie on behalf of The Towbes Group, property owner. Natalie Cope, project architect, stated that the applicant plans to retain the current exterior lighting fixture. She pointed out that the proposed project meets the open space/landscaping area requirements. Courtney Seepie noted that the lot coverage of the landscaping is above the minimum requirement. He stated that the applicant will replace, somewhere else on the site, the tree that will be removed to provide for handicapped, accessible parking.

Comments:

1. Member Wignot commented: a) The proposed addition is very minor and fits in very well with the present office area; and b) There should be a condition of approval that requires the applicant to replace, somewhere else on the site, the tree that will be removed to provide for handicapped accessible parking.
2. Member Branch commented: a) The existing landscaping on the site is pretty mature and nice; and b) The plans do not indicate that additional exterior lighting will be added.
3. Chair Brown commented: a) The replacement tree should be a canopy tree; and b) Recommended that the replacement tree species not have invasive roots that would interfere with the hardscape, but the tree should still provide a nice canopy, which will be useful to provide shade to cover the parking lot.

MOTION: Branch moved, seconded by Smith, and carried by a 6 to 0 vote (Recused: Schneider) to grant Preliminary Approval of Item L-2, DRB Permit No. 10-053-DRB, 7170 Davenport Road, as submitted, with the following condition: 1) The applicant shall provide details regarding the proposed

location for the replacement tree on the site; and 2) The replacement tree shall be a canopy tree; and to continue Item L-2, DRB Permit No. 10-053-DRB, to June 8, 2010, for Final Approval on the Consent Calendar.

L-3. DESIGN REVIEW BOARD PERMIT NO. 10-066-DRB

7414 Hollister Avenue (APN 079-210-065)

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 western parcel of the HBP at 7414 Hollister (Building 3), the applicant proposes to modify an existing storefront window system on the main (eastern) elevation. 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: 10-066-LUP. (Shine Ling)

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

Ex-parte conversations: None.

The plans were presented by Andrew Brenner, project manager, of RCI Builders, agent, on behalf of IRE-SB Inc., property owner.

Comments:

1. Member Smith commented: a) Expressed concern that the applicant may need to restudy the architecture with regard to the very heavy roof mass supported by the two triangle elements that flank the entry; and b) Consider having the glass meet at the corner.
2. Member Schneider commented: a) The building is a horizontal mass that is visually supported by triangular elements that project out, but when that whole element is cut out, the design needs to be restudied with regard to keeping the integrity of that form architecturally; b) The triangle to the south should remain as proposed; and c) Consider, as an option, turning the other triangle portion into a spandrel glass system.
3. Member Branch commented: a) It is important to add some more mass to the wall that is coming out to the roof element; and b) Member Schneider's suggestion to turn the triangle into a spandrel glass system would help define the entry.
4. Chair Brown commented: a) The applicant will need time to consider the DRB Conceptual comments and respond regarding the possibility of making the changes to the proposed project; and b) The DRB comments are presented for the purpose of enhancing the design.

MOTION: Schneider moved, seconded by Messner, and carried by a 7 to 0 vote, to continue Item L-3, DRB Permit No. 10-066-DRB, 7414 Hollister Avenue, to June 8, 2010, with Conceptual comments that the applicant shall restudy the two different triangular forms in different fashions.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 08-029-DRB

7690 Winchester Circle (APN 079-130-039)

This is a request for *Conceptual* review. The property includes a 2,053-square foot daycare center and 3 uncovered parking spaces on a 22,706-square foot, common open space lot in the DR 4.6 zone district. The applicant proposes to convert the daycare center into a single family residence. The application also includes 809 square feet in additions consisting of 177 square feet of first floor family/living room additions, a 60-square foot entry addition, a 97-square foot, second story loft, and a new 475 square foot, 2 car garage. The resulting 2-story structure would be 2,862 square feet, consisting of a 2,387-square foot single-family dwelling and an attached 475-square foot 2-car garage. All materials used for this project are to match the existing structure. The project was filed by the Winchester Home Owners Association, property owner. Related cases: 08-029-TPM, 08-029-DP RV. (Laura Vlk)

Recused: Member Schneider recused himself because the project is through his office.

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

Ex-parte conversations: Chair Brown stated that she spoke with one of the homeowners who has been involved with this matter over the course of several years.

The plans were presented by Natalie Cope, project architect, on behalf of Winchester Commons Home Owners Association (HOA), property owner. Richard Danehy, homeowner, and chair of the HOA Asset Review Committee, was also present. Laura Vlk, Associate Planner, stated that the applicant wanted to move forward with conceptual design review of the proposed project with the understanding that there are planning issues that will have to be sorted out by the City Attorney and planning staff, and will ultimately be within the purview of the DRB. Richard Danehy stated that a number of different alternatives for the placement of the garage were considered but they did not turn out to be practical. He stated that the proposed color scheme will closely follow the existing color scheme within the development.

Speaker:

Eileen Monahan, Countywide Chapter Coordinator, First 5 Santa Barbara County, stated that her concern is that the original intent was that the building serve as a child care facility, and it was a condition of approval when the development was built. In the spirit of this situation, she believes there are some mitigations that can be worked on to satisfy both needs, which she will present when this project is reviewed by the Planning Commission. The mitigations that she suggests include: a) the original suggestion that the property still be used as a child care center; b) selling the property to someone who is wanting to run a childcare center; c) possibly selling the property to someone who wanted to run a family child care; d) the homeowners association

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could perhaps support another child care center from the sale of the building; or e) the homeowners association could perhaps support a fund to support child care.

Laura Vlk, Associate Planner, requested that the DRB members comment regarding the landscape plan with regard to the area where the paving will be taken out in the front yard of the proposed project. She noted that the conditions of approval of the Development Plan requires drought tolerant, native, Mediterranean type species.

Comments:

1. Member Smith commented: a) He questioned whether the applicant considered alternatives with regard to the location of the garage other than the garage door facing the street; and b) He supports the project as proposed.
2. Member Wignot commented: a) The proposed plans are well thought-out and the building lends itself to a ready conversion to a single-family residence with the addition of the garage; b) He supports the proposed project from the purview of the DRB; c) If the project will include new exterior lighting, he recommends using energy efficient fixtures, and light-emitting diodes (LEDs), rather than incandescent or fluorescent lighting; and d) Questioned the possibility that the tubular steel fencing in the backyard facing the freeway may not be sufficient to provide sound-proofing, however, the applicant may be addressing the soundproofing with the insulation of the building.
3. Chair Brown commented: a) It will be appropriate to design the landscaping according to the landscape plan that was originally approved for the development
4. Member Branch commented: a) The proposed project is laid out well and will match what already exists; b) Agreed with Member Wignot that the proposed project is straight forward and well thought-out, and the building lends itself to a ready conversion to a single-family residence with the addition of the garage; c) There doesn't seem to be any problems with the design; d) It will be logical to select the landscaping species from the existing palette and follow through with the scheme; and e) The plans will need to include landscape details when the project returns to the DRB for Preliminary review.
5. Member Messner commented: a) The landscape plan should match the existing landscape of the surrounding area and follow the theme.
6. Vice Chair Herrera commented: a) Agreed with DRB members comments with regard to the landscape plan.

MOTION: Brown moved, seconded by Smith, and carried by a 6 to 0 vote (Recused: Schneider) that the DRB has completed Conceptual review of Item M-1, DRB Permit No. 08-029-DRB, 7690 Winchester Circle, with positive comments; and that DRB Permit No. 08-029-DRB, shall be taken off calendar for review by the Planning Commission.

RECESS HELD FROM 4:05 P.M. TO 4:10 P.M.

M-2. 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. (Continued from 5-11-10, 4-27-10) (Shine Ling)

The plans were presented by Nick Gonzalez of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. He presented revised photo simulations and discussed the design changes that were made in response to the DRB comments. The overall shape of the pine tree was revised in terms of adding larger branches at the bottom, and tapering out, to provide more of a natural look. The density and the depth of each branch were randomized to attempt to resemble a real tree. Also, the colors were changed to more closely match the palette of the surrounding trees and vegetation.

Speaker

Gary Vandeman, Goleta, suggested if the wireless facility was installed as a straight pole, people would get used to seeing it as part of the infrastructure because there are all kinds of poles that exist. He commented that the revised plans for the monopine show a lot of progress in terms of color and density, but the shape is still problematic.

Comments:

1. Member Wignot commented: a) Suggested the applicant consider the possibility of volunteering to plant additional live pine trees amongst the existing eucalyptus trees on the site and/or on the Caltrans right-of-way; b) The site is being camouflaged very well and the revised plans are an improvement over the plans that were presented previously; c) He acknowledged that most persons traveling along Highway 217 are not focused on individual trees but more on the road ahead; d) He questioned whether locating the wireless facility on the Caltrans right-of-way was an option; and e) There is a tall pine tree on the corner of Malva Avenue and Vega Drive that has had three or four new branches grow back after approximately 7-8 feet at the top were blown off during a wind storm. He stated that the tree now resembles the shape of the proposed monopine design, noting that the shape does exist in nature, although a rarity.

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2. Chair Brown commented: a) The revised design is an improvement, although it does not emulate a pine tree very well; b) In Photo Simulation 1, the shape of the monopine still needs to be more conical, rather than bulging around the middle; c) Requested that the applicant refer to the form of the pine tree that is shown at the very right edge of the picture in Photo Simulation 3, as a template for the shape of the monopine, and consider that the branches appear to be somewhat uneven; d) Designs that do not fit in with their surroundings are noticeable; e) The concern is how to best disguise the faux monopine in the landscape; f) The applicant is requested to explain the method that will be used to assemble and install the monopine; and g) Her concerns are aesthetic, not functional, with regard to whether there is a service overlap and the possibility for selecting another site.
3. Member Schneider commented: a) The revised plans are definitely an improvement; b) He supports selecting a color for the monopine that ties in with the eucalyptus trees from the standpoint that the typical pine tree color would stand out; c) The drawings should define the height of the lowest branches, which would probably start at the 20-foot level; and d) With regard to the comment by speaker Gary Vandeman, a simple straight pole may be appropriate in certain situations, but he believes that monopine design would be better for this site than a straight pole because it would need to have antennas mounted on top that project out approximately 3-4 feet for technology purposes.
4. Member Branch commented: a) A huge improvement has been made to the plans that were presented at the previous meeting; b) Because of the number of antennas and the height of the monopine, it may not be possible to achieve a pure conical shape without becoming too symmetrical; however, he respects Chair Brown's support for a more conical design; c) From his review of Photo Simulation 1, the monopine seems to fit in well enough that he does not believe it would be a distraction for him when driving on Highway 217; d) Probably most people driving along the highway won't be paying that much attention to the monopine; and e) At this point in the review process, it is time for the photo simulations and plans to reflect the applicant's response to the DRB comments.
5. Member Smith commented: a) The design should be more of a natural, conical shape; b) A monopine design with a conical shape would be applicable also for the applicant's other sites; c) The proposed location and colors are fine so far; d) The plans should now reflect the proposed revisions in response to the DRB comments; e) He does not believe there needs to be any other conifer species surrounding the monopine because, historically, some of the ranches in Goleta have imported specimen trees and it is not unusual to see conifers planted in the middle of these other species; and f) Planting more conifers at the site may call attention to the faux monopine design.
6. Vice Chair Herrera commented: a) In his opinion, the monopine would look more natural if it was the color of a Star Pine tree, which it resembles, rather than the color of a eucalyptus tree, because it would look odd to persons who know about trees; b) In Photo Simulation 2, there is a gap between the top of the bridge and the lower branches that needs to be corrected on the plans so the trunk is not visible from the highway; and c) The view of the monopine from Photo Simulation 1 is a great improvement, and it would look good if the same shape would be visible when looking at the tree in every direction.

MOTION: Brown moved, seconded by Schneider, and carried by a 7 to 0 vote, to direct the applicant to respond to the Conceptual comments and to present new photo simulations and drawings that represent the revised proposal in terms of branch length, branch staggering, branch density, branch placement, minimum height of the bottom branches, and colors within the context of the existing trees; and to continue Item M-2, Permit No. 09-174-DRB, 5484 Overpass Road, to June 8, 2010.

N. ADVISORY CALENDAR

N-1. DESIGN REVIEW BOARD PERMIT NO. 04-121-DRB

Ekwill Street-Fowler Road extensions between S Fairview Avenue and Kellogg Avenue

This is a request for *Advisory* review of the Ekwill Street-Fowler Road capital improvement project. The project will construct extensions of Ekwill Street and Fowler Road as new east-west routes linking Fairview Avenue to Kellogg Avenue in a variety of multi-family, commercial and industrial zone districts. The project is located in the Redevelopment Area.

Both the Ekwill Street and Fowler Road extensions will consist of two or three lanes with road shoulders, bike lanes, and sidewalks with parkways on both sides, between Fairview Avenue and Kellogg Avenue. One lane will be eastbound, one lane westbound and as required a left turn lane will be accommodated. Roundabouts will be constructed at the proposed intersection of Ekwill Street/Pine Avenue and Fowler Road/Fairview Avenue. Ekwill Street and Fowler Road will cross Old San Jose Creek using arched culvert structures. A pre-fabricated pedestrian/bike bridge will also be constructed on the north side of Hollister Avenue over San Jose Creek.

The intersections of both Ekwill Street/Kellogg Avenue and Ekwill Street/Fairview Avenue will be stop sign controlled (a revision from the prior project that included signalization of these two intersections). The sidewalk on the north side of Ekwill Street will begin at Kellogg Avenue and extend to the west end of the existing RV dealership. At this point a branch of the Old San Jose Creek Trail will conform to the sidewalk and head north crossing Old San Jose Creek at a future pedestrian bridge. The trail will also branch towards the west running between the proposed Ekwill Street and the existing Old San Jose Creek. At Pine Avenue the trail will conform to the proposed sidewalk around the Pine Avenue/Ekwill Street roundabout. No additional portions of the Old San Jose Creek Trail will be constructed as part of the project.

The new portion of Fowler Road will extend from the proposed Fowler Road/Fairview Avenue roundabout to Technology Drive. The portion of Fowler Road from Technology Drive to Kellogg Avenue will be constructed on the same alignment as the existing South Street. Fowler Road will transition into Kellogg Avenue without the need for signals or stop signs.

The project will also construct two roundabouts at the Hollister Avenue/State Route 217 northbound and southbound ramp, and will include realignment of the existing southbound Route 217 off ramp to Hollister Avenue.

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In addition to the roundabouts, Kellogg Avenue will also be widened slightly at Hollister Avenue to allow free right turn movements from northbound Kellogg Avenue to eastbound Hollister Avenue.

Project street trees consist of the following common name species: Chinese Flame Tree, Ornamental Pear, Island Live Oak, Chinese Elm, New Zealand Christmas Tree, Fruitless Olive, Bradford Flowering Pear, and Pink Trumpet Tree.

One building structure/residence located at 5544 Dearborn Place Goleta, CA 93117 will be removed or relocated. An easement will be required from the City of Santa Barbara to construct portions of Fowler Road. Related cases are 04-121-DP and a Government Code 65402 hearing for the project. (Laura Bridley)

The plans were presented by David Black, project landscape architect; Rosemarie Gaglione, Capital Improvement Program Manager; and Gerald Comati, consulting Project Manager, while Laura Bridley, Contract Planner, was available for questions. David Black stated that the proposed species will need to be suitable for the size of the space. Also, when selecting the species, consideration will be given to water usage and plant maintenance. He stated that he will refer to the City's Recommended Street Planting List to determine what species are appropriate for the site, and will return to the DRB for consideration if he believes there are other species that would be appropriate for consideration. He suggested planting one species of street trees for an entire street to give each street a boulevard type of identify.

Rosemarie Gaglione, Capital Improvement Program Manager, stated that a biological study has been completed regarding the proposed project and incorporated into the environmental document that will be available towards the end of summer for public review.

Speakers:

Alan Bergquist, Goleta, long-time Old Town resident, stated that he has been following this project for many years and provided a brief overview. He believes that the best solution for Old Town is to provide circular traffic movement all the way through Old Town. He suggested first implementing the roundabout at Fowler Road/Fairview Avenue, then implementing the two roundabouts at Hollister Avenue/State Route 217, followed by the Pine Avenue/Ekwill Street roundabout. He expressed concern that the area near Pine Avenue is very crowded and there might not be enough room with regard to the plans for the proposed roundabout.

Lawrence Boehm, Goleta, stated that he is a resident at University Mobile Home Park, that is adjacent to San Jose Creek which he believes is one of the most pristine, viable wildlife habitats in this whole area. He opposes the proposed Ekwill Street extension next to San Jose Creek because it appears that the proposed plans will remove the unique, mature, existing trees and will plant smaller trees. He suggested that strong consideration be given to whether this pristine area should be destroyed to put in a street that he believes does not make sense and would do very little for traffic

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flow. He believes it will be fine to connect Thornwood to Fairview Avenue through Technology Drive. He suggested that it would be useful for traffic flow to add an exit off of Highway 217, near the former drive-in, that goes directly to the airport.

Comments:

1. Chair Brown commented: a) She supports the concept of planting trees that are the appropriate riparian species from the street to the bank of the San Jose Creek; b) There needs to be more of a connection when planting native trees in with the existing native species in the San Jose Creek restoration area; c) Questioned whether there would be a need for rumble strips in the roundabouts to slow down traffic, particularly with regard to pedestrian safety; d) She has observed that the traffic flow is speedy at the Milpas roundabout; e) Requested the project landscape architect research whether the Bradford Pear, *Pyrus calleryana* species, would be problematic in the cool, moist environment due to the coastal influence; f) Stormwater runoff will be reviewed later in the process; g) It may look nice to add some type of finish to the face of the planters at the roundabouts; h) She noted that she observed a finish at the Getty Villa that looked like wood and was quite impressive; i) Possibly consider a material that is more decorative for the sidewalk; j) The public will have an opportunity to participate in the environmental review process; and k) The Sycamore species may be appropriate to plant at both of the roundabouts at Hollister Avenue/State Route 217, noting that the existing Sister Witness tree is located on the other side of the proposed roundabout.
2. Vice Chair Herrera commented: a) Suggested some sort of signage in the roundabout areas to alert motorists with regard to pedestrian safety; b) Since drought tolerant plants will be planted to save water, consider using reclaimed water, which could possibly be used also for other plantings along Fairview Avenue; and c) Goleta Sanitary District, which may be a possible source for recycled water, is located down the street from Fowler Avenue.
3. Member Branch commented: a) He noticed that the roundabout in Montecito has a deflection curve that is designed to slow down traffic.
4. Member Messner commented: a) From his experience, the Bradford Pear, *Pyrus calleryana* species, is problematic and has high maintenance needs; b) If Sycamore trees were planted in the roundabout, he would suggest planting taller Sycamore trees, which are deciduous, along with some smaller canopy trees that will add some variety; c) The project landscape architect's suggestion to select one particular species for each street is fine; and d) Recommended the project landscape architect refer to the City's Recommended Street Tree Planting List with regard to species that are suitable to plant in the five-foot wide parkways.
5. Member Wignot commented: a) There are a number of trees on the City's Recommended Street Tree Planting List that are suitable for five-foot planting spaces; b) In his opinion, the size of the width of the five-foot parkways is marginal, and consideration will need to be given to the size of the trees that will be planted so there will not be damage to the infrastructure in the future; c) Suggested that consideration be given to applying a treatment for the sidewalks that is porous, other than poured concrete, which would be beneficial if there is an invasive root problem; d) Questioned whether the roundabout at Fowler

Road/Fairview Avenue will be elevated because the area has been prone to flooding; e) When selecting the type of trees that will be planted near the roundabout at Fowler Road/Fairview Avenue, consider whether there will be some detrimental effect if there is flooding periodically in the area; and f) Suggested it would be helpful to add another off-ramp lane from Highway 217 onto Hollister Avenue because a lot of the traffic that exits from the existing off-ramp towards Old Town ends up in the area to the south.

6. Member Schneider commented: a) Suggested that the project landscape architect further consider the type of tree species that will be planted in the roundabouts; b) In his opinion, planting Sycamore trees at the roundabout on the eastern side of Highway 217 will provide for a great eastern entrance to the City and the tall Sycamores will be attractive when seen from Highway 217, although there is the leaf litter issue; c) He noted that planting Sycamore trees at the roundabout on the western side of Highway 217 may compete with the existing Sycamore tree and the Sister Witness tree near the site, although this area seems like it is appropriate for Sycamore trees; d) The idea of planting the same type of tree in all of the roundabouts in the City is a concept to consider; e) Sycamore species may be more appropriate for the roundabouts because the Oak trees grow slower; g) The idea suggested by the project landscape architect to select one tree species for each street is appreciated; and h) The City's Recommended Street Tree Planting List the is a good reference with regard to trying to fit trees in narrow parkways.

DRB ACTION: Advisory Review of Item N-1, DRB Permit No. 04-121-DRB, Ekwill Street-Fowler Road extensions between South Fairview Avenue and Kellogg Avenue, was conducted by the DRB with comments.

RECESS HELD FROM 5:30 P.M. TO 5:35 P.M.

O. DISCUSSION ITEMS

O-1. APPROVED VS BUILT SLIDESHOW

Scott Kolwitz, Senior Planner, presented the Approved Vs. Built slideshow for the previous calendar year.

Chair Brown stated that annually staff presents the Approved Vs. Built Slideshow which is an effort to see how the approved projects have been built.

Scott Kolwitz, Senior Planner, stated that the intent of the Approved Vs. Built Slideshow is to view how the approved projects have been built and to learn from the presentation. The following list includes some of the projects with DRB comments:

40-120 So. Patterson Avenue: Scott Kolwitz, Senior Planner, requested that one of the DRB members take a photograph of the sign at night as an example.

6015 Hollister Avenue: Chair Brown commented that there are a lot of signs on the site when one sign is allowed for each street frontage.

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5650 Calle Real: Chair Brown and Member Branch agreed that the design of the Holiday Inn sign is clean and tasteful, other than the pole. Member Branch commented that the bright stucco pole seems too wide and the stucco color is unattractive during the day. Chair Brown commented that the pole could possibly be shorter. With regard to the lighting, white boxes would be more appropriate.

111 Castilian Drive: Member Schneider stated screening the tank with a vinyl mesh is better than having the tank exposed; and although it is not a perfect solution, it is not terrible. Member Branch commented that vinyl mesh is one of other types of screening solutions. Chair Brown expressed her preference for a green screen solution.

44 Castilian Drive: Member Branch commented that the light gray color helps the tank blend in well.

600 Pine Avenue: Chair Brown requested staff check if the lighting fixtures are taller than 20 feet.

Sumida Gardens Apartments: Scott Kolwitz, Senior Planner, stated that the DRB has not reviewed or approved the Sumida Gardens Apartments project, but it seems worthwhile for the DRB to review a recently constructed multi-family housing project as the DRB will be asked to review a few multi-family housing projects. Member Schneider commented that there are parts of the site that have filled in well with the landscaping, and other parts that are still sparse. Member Branch commented that the landscaping has grown up in the area where the sidewalk meanders. Member Herrera commented that the landscape design for the fire access road area is very nice. Member Schneider commented that some type of hedge treatment planting or green screen would be preferable rather than the equipment screening fence installed by the Goleta Water District.

O-2. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

None.

O-3. ANNOUNCEMENTS BY MEMBERS

Member Smith announced that he will be absent from the DRB meeting on July 13, 2010.

P. ADJOURNMENT: 6:55 P.M.