



DESIGN REVIEW BOARD MINUTES - UNAPPROVED

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

REGULAR MEETING

Tuesday, June 8, 2010

CONSENT CALENDAR – 2:45 P.M.

Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE

Members: Scott Branch, Carl Schneider, Thomas Smith

STREET TREE SUBCOMMITTEE

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.

Board Members absent: None.

Design Review Board Minutes - Unapproved

June 8, 2010

Page 2 of 9

Staff present: Scott Kolwitz, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; Steve Chase, Director of Planning and Environmental Services; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for May 25, 2010

MOTION: Wignot moved, seconded by Branch, and carried by a 7 to 0 vote, to approve the Design Review Board minutes for May 25, 2010, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the next Street Tree Subcommittee meeting will be on July 13, 2010, at 2:00 p.m.

B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) On June 28, 2010, the Planning Commission will review the T-Mobile Monopine Wireless Telecommunications Facility project located at 7402 Hollister Avenue that was previously reviewed by the DRB .

Steve Chase, Director of Planning and Environmental Services, addressed the DRB and provided an overview of the Department's budget and the outlook for upcoming fiscal years. He reported that there will need to be some reductions in the budget with regard to the DRB and the Planning Commission. With regard to the DRB, he stated that changing the format of the DRB minutes to action minutes, and thereby relying on the master tape, will provide a dollar value potential savings to the system. Now that staff is actively engaged in developing the City's new Zoning Code, there will be other considerations with regard to improving process efficiencies. One item is the intent to remove the Zoning Administrator's authority with regard to sign review. Another consideration will be looking at the relationship of the bylaws of the DRB and the Planning Commission. With regard to the Street Tree Subcommittee, he suggested that the DRB continue to review street trees on a project by project basis, but not on a comprehensive basis. He also stated that he favors holding two DRB meetings per month, but consideration may be given to possibly holding only one meeting per month if the inventory of work declines. He noted that when considering canceling meetings, the intent is both with regard to economic efficiency as well as maintaining a high quality of service and quick turnaround time for the applicants.

Chair Brown commented that she believes the DRB would be limited greatly if it did not participate in the review process beginning with Conceptual review.

Steve Chase, Director of Planning and Environmental Services suggested a joint Conceptual review process of the DRB and Planning Commission for mid-size to large-size projects. Steve Chase also addressed the concern raised by Member

Design Review Board Minutes - Unapproved

June 8, 2010

Page 3 of 9

Schneider regarding canceling two consecutive DRB meetings for the summer break. He stated that the direction is for the DRB and Planning Commission to have relatively the same time off as the City Council to give staff a summer break.

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 M-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, requested a continuance to June 22, 2010. At this point in time, two new items are scheduled for the DRB agenda on June 22, 2010. One item, the Village at Los Carneros project, is tentatively scheduled for the meeting on July 13, 2010. The regular DRB meetings of July 27 and August 10, 2010, will be cancelled.

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote, to continue Item M-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to June 22, 2010, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue; and Item F-2, DRB Permit No. 10-053-DRB, 7170 Davenport Road.

F. CONSENT CALENDAR

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

5877 Hollister Avenue (APN 071-112-003)

This is a request for *Final* review. The property includes a 2,362-square foot commercial property on a 4,100-square foot lot in the C-2 zone district. The applicant proposes to replace the existing bakery store front, and add landscaping and hardscape to the rear of the property to provide an outdoor seating area. This project will not result in any added square footage. The project was filed by agent Jack Shaffer on behalf of the Martin Koobation Family Trust, property owner. Related cases: LUR-47335, LUR-51775. (Continued from 5-11-10*, 4-13-10*, 3-23-10*, 2-9-10*, 1-12-10*, 12-8-09*, 10-27-09) (Brian Hiefield)

Consent Calendar Action on June 8, 2010:

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue. He stated that Brian Hiefield, Assistant Planner, reported that the applicant has reduced the project to merely painting the building a Cloud White color. Member Branch continued Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue, to June 22, 2010, with the condition that the door shall be painted a color that is contrasting from the white color and

* Indicates request for continuance to a future date.

Design Review Board Minutes - Unapproved

June 8, 2010

Page 4 of 9

complementary to the existing tile. Member Branch clarified that the project will not include any landscaping.

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

7170 Davenport Road (APN 073-230-050)

This is a request for *Final* 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 Seeples on behalf of The Towbes Group, property owner. Related cases: 69-M-125; 72-M-71; 10-053-LUP. (Continued from 5-25-10) (Brian Hiefield)

Consent Calendar Action on June 8, 2010:

Member Branch, Chair Brown's designee, reported that he reviewed today Item F-2, DRB Permit No. 10-053-DRB, 7170 Davenport Road, and that Final Approval was granted, as submitted.

G. SIGN SUBCOMMITTEE REPORT

No report.

H. SIGN CALENDAR

- NONE

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,

Design Review Board Minutes - Unapproved

June 8, 2010

Page 5 of 9

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 5-25-10*, 5-11-10*, 4-27-10*, 4-13-10*, 3-23-10*, 3-9-10, 2-9-10) (Scott Kolwitz)

Scott Kolwitz, Senior Planner, presented the staff report. The applicant has submitted a Preliminary Drainage Analysis that has been reviewed by the Community Services Department. Community Services is in the process of conducting a more in-depth review of the report to determine if it can be given final approval. The report proposes all hydrology mechanisms be located underground, which are outside of the DRB's jurisdiction. Documentation is on file from the Fire Department indicating that the proposed plans for the hammerhead turnaround have been reviewed and are acceptable. The City Arborist has reviewed the Arborist Report submitted by the applicant, made a site visit, and concurs with the results of the report.

The plans were presented by agent Preston Mann of Mann Construction on behalf of Lindsay and Lesa Mann, property owners; Chuck McClure, project landscape architect; Michael Viettone, project civil engineer; and Lesa Mann, property owner.

Preston Mann, agent, described the preparation and results of the Arborist Report. He also stated that the height of the proposed structure primarily affects the neighbor to the north. Therefore, the applicant proposes to reduce the plate height of the single-car garage from 10 feet to 9 feet; reduce the height of the master closet from 10 feet to 9 feet; and also reduce the height of the master bedroom from 12 feet to 11 feet. The applicant also proposes to reduce the plate height by one foot for the master bathroom, covered patio and tower.

Chuck McClure, project landscape architect, presented the proposed landscape plan, stating that there have been no changes from the plans that were presented at the previous review with exception that a spa has been added. He clarified that the proposed plans with regard to the stormwater management system will not have an effect on the proposed landscaping.

Michael Viettone, project civil engineer, described the existing water drainage condition and the proposed drainage system. He stated that the drainage plan proposes three independent drainage systems. He pointed out that the drywells are sized to accommodate one-inch events, which meets the City's minimum requirement. In response to a question from Member Wignot regarding whether it would be possible to drain the water to the driveway instead of adjacent properties,

* Indicates request for continuance to a future date.

Design Review Board Minutes - Unapproved

June 8, 2010

Page 6 of 9

Mr. Viettone stated that he does not believe it would be a solution and that it may create a problem.

Speaker:

Bob Rowe, 814 Cambridge Drive, stated that his main concern is the issue of drainage associated with the clay soils. He questioned if the proposed drywells would work in an area with natural artesian springs. He presented photographs of existing artesian wells flowing onto Cambridge, and described the historical setting. He also expressed concern that additional water will be added to the site when the proposed trees are watered. He requested that the applicant contact the owners of the property who are located below the site and see if they would permit an emergency pipe to be installed.

Scott Kolwitz, Senior Planner, stated that the DRB comments with regard to runoff and drainage will be forwarded to Community Services Department staff.

Comments:

1. Member Branch commented: a) Although drainage is not within the purview of the DRB, in his opinion, now may be the time to work with a consensus of the other neighbors to see if it is possible to help mitigate drainage in the event of a larger storm, which he believes is worth exploring in the spirit of neighborhood compatibility; b) The applicant has addressed most of the criteria as requested by the DRB; c) The height and architecture of the retaining walls are appropriate; d) The proposed house is located appropriately on site; e) The applicant has lowered some of the plate heights; f) He is comfortable with the proposed architectural plans at this point in the review; g) The dimensions on the drawings need to accurately reflect the architectural details, including the lower plate heights; and h) Changing the color of the windows from green to brown is appreciated.
2. Member Wignot commented: a) The applicant has responded to the DRB comments from the previous review very completely; b) There are documentations on file that indicate the City Arborist agrees with the Arborist Report, and also that the proposed plans for the hammerhead turnaround are acceptable by the Fire Department; c) He believes that there are some questions about the grading plan, and that some further study of alternatives is appropriate at this time, although it is not within the purview of the DRB; d) He questioned whether it would be possible to drain the water to the private driveway instead of adjacent properties; and e) The project is moving in a good direction.
3. Member Schneider commented: a) He supports the proposed plans for the aesthetic and architectural details; b) The gravel dissipaters should be coordinated with the landscape plan; and c) He encouraged the applicant to study and evaluate oversizing the drywells to try to accommodate more water than the minimum City requirement, which would be a way to improve the drainage over and above what currently exists.
4. Member Smith commented: a) He supports the proposed aesthetic, landscaping and architectural details; and b) In his opinion, although it is not within the purview of the DRB, he encouraged the applicant to explore the speaker's suggestion to

Design Review Board Minutes - Unapproved

June 8, 2010

Page 7 of 9

install a drain to address concerns with regard to runoff in the event of a larger storm.

5. Member Herrera commented: a) Expressed concern regarding runoff onto the neighbors' property if the system is only prepared for one inch of rain; b) From his experience with regard to clay soil, he believes runoff will occur; and c) He suggested that adding a drain that would carry water away from the neighbors' property would probably help.
6. Chair Brown commented: a) It is important to reflect in the minutes that there are comments from the DRB expressing concern with regard to the runoff and encouraging that steps be taken to improve the overall situation, and possibly capture more water on site, although it may not be within the DRB's purview; b) Her main concern is with regard to runoff; and c) She supports the favorable DRB comments with regard to the aesthetic portion of the project.

MOTION: Smith moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Preliminary Approval of Item L-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, as submitted, with the following condition: 1) The applicant shall submit plans for Final review that accurately reflect the plate height revisions as stated by the applicant in their presentation; and to continue Item L-1, DRB Permit No. 09-189-DRB, to July 13, 2010, for Final review on the Final Calendar.

L-2. 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. (Continued from 5-25-10) (Shine Ling)

The plans were presented by Andrew Brenner of RCI Builders, agent, on behalf of IRE-SB Inc., property owner. Also present were Mark Kellogg, project architect, Poliquin Design Group; and Steve Nicholson, Senior Director of Facilities, Citrix Online. Mark Kellogg, project architect, stated that after the last meeting, the applicant reviewed the DRB comments very thoroughly and conducted some studies. He stated that, basically, the applicant's current proposal is the same project that was presented at the previous meeting because the applicant believes that the current proposal is a better approach than the DRB suggestions, and that it fits better into the existing architecture. He pointed out that Citrix Online, tenant, wants to draw attention to their entrance, signage and identity. The tenant is concerned that making one or two of the elements full height glass would take away from the entrance to the building.

Design Review Board Minutes - Unapproved

June 8, 2010

Page 8 of 9

Comments:

1. Member Smith commented: a) His previous concern was that the building overall has a very heavy horizontal roof element that is massive and sits low to the ground, and wants to appear being supported by heavy elements, but it seemed that adding the glass was taking away from the purpose of the diagonal square elements that seemed to support the building; b) The intent of his previous comment at the last meeting was not that he wanted to see the glass full height; and c) In retrospect, he does not have a problem with the proposed design and he likes the way it looks.
2. Chair Brown commented: a) The public will not see the proposed project because it is located on the back side of the site; and b) Expressed appreciation that the applicant reviewed the DRB suggestions.
3. Member Branch commented: a) The DRB suggested revisions were worth exploring; b) He is comfortable with the project as proposed by the applicant; and c) The plans that the applicant submits for Final review will need to show all of the requirements for Final review including architectural details.
4. Member Wignot commented: a) He did not have any concerns at the previous meeting when the DRB project was reviewed.
5. Member Schneider commented: a) He does not support the proposed design because he believes it invalidates the existing architectural concept of the heavy horizontal element being supported visually by the diagonal triangular forms which are solid and provide the visual support; b) In his opinion, adding the forms that are full height glass would highlight the entry, and the form would look like it supports the heavy roof; and c) He noted that changing to an all glass form would be different than the architecture any place else on the site.

MOTION: Brown moved, seconded by Wignot, and carried by a 6 to 1 vote (Ayes: Branch, Brown, Herrera, Messner, Smith, Wignot; Noes: Schneider), to grant Preliminary Approval of Item L-2, DRB Permit No. 10-066-DRB, 7414 Hollister Avenue, as submitted; and to continue Item L-2, DRB Permit No. 10-066-DRB, to June 22, 2010, for Final review on the Consent Calendar.

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

Design Review Board Minutes - Unapproved

June 8, 2010

Page 9 of 9

Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. Related cases: 09-174-CUP. (Continued from 5-25-10, 5-11-10, 4-27-10) (Shine Ling)

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote, to continue Item M-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to June 22, 2010, per the applicant's request.

N. ADVISORY CALENDAR

- NONE

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Member Wignot presented an article he found on the *latimes.com* website entitled "LEDs lead the charge of the lights brigade in L.A." He stated that the article indicates that the City of Los Angeles is placing light-emitting diode fixtures (LEDs) on 140,000 of the city's roadside light poles in a retrofitting that engineers say will cut power usage by at least 40 percent and eventually save taxpayers an estimated \$10 million a year. He believes that this program is very valuable and the article points out the benefits. He requested that staff forward this article to DRB members and Community Services staff.

Chair Brown commented that some of the traffic signals in Goleta have become LEDs.

O-2. ANNOUNCEMENTS BY MEMBERS

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

P. ADJOURNMENT: 4:50 P.M.