



# DESIGN REVIEW BOARD MINUTES – UNAPPROVED

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

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## REGULAR MEETING

**Tuesday, August 24, 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)

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#### **A. CALL MEETING TO ORDER AND ROLL CALL**

The regular meeting of the City of Goleta Design Review Board was called to order by Chair Brown at 3:04 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.

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Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; Steve Chase, Director of Planning and Environmental Services; Rosemarie Gaglione, Capital Improvement Program Manager; Laura Bridley, Contract Planner; Gerald Comati, Contract Project Manager; Tim Giles, City Attorney; and Linda Gregory, Recording Clerk.

### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for June 22, 2010

B. Design Review Board Minutes for July 13, 2010

**MOTION: Wignot moved, seconded by Smith, and carried by a 7 to 0 vote, to move to the end of today's agenda for consideration Item B-1.A Design Review Board Minutes for June 22, 2010, and Item B-1.B, Design Review Board Minutes for July 13, 2010.**

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

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today. The next meeting will be on September 28, 2010, at 2:00 p.m.

With regard to DRB Agenda Item O-2 Street Tree Subcommittee Discussion, Member Wignot reported that the Street Tree Subcommittee will continue review of a Draft Memorandum regarding the Street Tree Subcommittee and will present the Memorandum to the DRB for discussion on September 28, 2010.

#### B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported 1) The September 14, 2010, DRB Meeting is cancelled. 2) The November 23, 2010, and December 28, 2010, DRB Meetings have been cancelled.

Steve Chase, Director of Planning and Environmental Services, reported to the DRB.

### C. PUBLIC COMMENT:

Barbara Massey, Goleta.

### 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 K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, requested a continuance to September 28, 2010; and the applicant for Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, requested a continuance to September 28, 2010.

**MOTION: Branch moved, seconded by Smith, and carried by a 6 to 0 vote (Abstain: Schneider) to continue Item K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to September 28, 2010, per the applicant's request; and to continue Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, to September 28, 2010, per the applicant's request.**

Scott Kolwitz, Senior Planner, reported that the known items scheduled for the DRB meeting on September 28, 2010, include DRB Permit No. 09-174; DRB Permit No. 09-140-DRB; a new building project at 220 S. Fairview Avenue; Conceptual review of the Kenwood Village Project; and the continuation of the Village at Los Carneros Project. There are no items scheduled yet for the October 12, 2010, DRB meeting.

## **E. CONSENT CALENDAR SUBCOMMITTEE REPORT**

Member Smith, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 10-051-DRB, with the applicant and Shine Ling, Assistant Planner.

## **F. CONSENT CALENDAR**

### **F-1. DESIGN REVIEW BOARD PERMIT NO. 10-051-DRB**

Various locations throughout the City public rights-of-way

This is a request for *Final* review. The proposed project involves the modification of three existing nodes and the addition of two new nodes to the existing NextG Networks radiofrequency transport service system within City rights-of-way (ROWs) and utility easements over various public and private properties city-wide. The three existing nodes are located at the following intersections: (1) Cathedral Oaks Rd./Winchester Canyon Rd.; (2) Phelps Rd./Pacific Oaks Rd; and (3) Cathedral Oaks Rd./Los Carneros Rd. The two new nodes are located at: (1) Hollister Ave./Patterson Ave.; (2) Cambridge Dr./Cathedral Oaks Rd.

Each node would include an omnidirectional antenna and supporting equipment cabinet below the antenna mounted on an existing utility pole, traffic signal, or street light. Each node would be connected by fiber-optic cable installed either on existing utility poles, in joint conduit, or through shallow trenching within City streets. Support equipment for each node would be installed at a minimum height above existing grade of nine (9) feet, in an above-ground equipment cabinet, or underground. All antennae and supporting equipment would be non-reflective in color and materials. The electrical power supply for each node would be provided from existing utility lines installed on either existing utility poles or in joint conduit. No new utility poles for the supply of electrical power to any of the nodes are proposed. The project was filed by HP Communications, agent, on behalf of NextG Networks, applicant. Related cases: 10-051-CUPAM. (Continued from 7-13-10, 6-22-10) (Shine Ling)

Member Smith, Chair Brown's designee, reported that he reviewed today with the applicant and Shine Ling, Assistant Planner, Item F-1, DRB Permit No. 10-051-DRB, various locations throughout the City public rights-of-way. Member Smith reported that the applicant met the conditions for Preliminary Approval that was granted on July 13, 2010.

**MOTION: Smith moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Final Approval of Item F-1, DRB Permit No. 10-051-DRB, various locations throughout the City public rights-of-way, as submitted.**

## **G. SIGN SUBCOMMITTEE REPORT**

Sign Subcommittee Member Schneider reported that Subcommittee reviewed today Item H-1, DRB Permit No. 10-068-DRB, 5960 Calle Real.

## **H. SIGN CALENDAR**

### **H-1. DESIGN REVIEW BOARD PERMIT NO. 10-068-DRB**

5960 Calle Real (APN 069-110-033)

This is a request for *Conceptual/Preliminary/Final* review. The property includes an existing fuel station and convenience store on a 16,117-square foot lot in the Commercial Highway zone district. The applicant proposes to re-face the top portion of the existing pole sign with a new vacuum formed plex face. The top portion to be re-faced measures 2.17-feet by 2.17-feet for an aggregate of approximately 38 square feet. The sign will read 'WORLD' with letters measuring 12" high, and a globe logo below the text. The lower portion of the pole sign including the fuel prices and signs advertising the 'Food Mart', and 'Diesel' will be unchanged. The applicant also proposes to install two internally illuminated individually mounted channel letter canopy signs that read 'WORLD' in red text, one on the west elevation, and one on the south elevation, both measuring 1.5-feet high by 7.8-feet long for an aggregate of approximately 12 square feet. The proposed background color for the canopy is beige. The project was filed by agent Yessica Sanchez of Promotion Plus Sign Co Inc. on behalf of Joe Partida of World Oil, property owner. Related cases: 10-068-SCC; 10-069-SCC; 10-070-SCC. (Continued from 7-13-10) (Brian Hiefield)

Sign Subcommittee Action and recommendation:

The plans were presented by agent Eddie Zubia of Promotion Plus Sign Co., Inc., on behalf of Joe Partida of World Oil, property owner.

The Sign Subcommittee recommended approval of Item H-1, DRB Permit No. 10-068-DRB, 5960 Calle Real, with the condition that the colors, both red and blue, shall match the existing colors on site.

**MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Preliminary Approval and Final Approval of Item H-1, DRB Permit No. 10-068-DRB, 5960 Calle Real, as submitted, with the following condition: 1) The colors, both red and blue, shall match the existing colors on site.**

## **I. REVISED FINAL CALENDAR**

- NONE

## J. FINAL CALENDAR

### J-1. DESIGN REVIEW BOARD PERMIT NO. 09-189-DRB

5632 Cielo Avenue (APN 069-080-009)

This is a request for *Final* 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 7-13-10\*, 6-8-10, 5-25-10\*, 5-11-10\*, 4-27-10\*, 4-13-10\*, 3-23-10\*, 3-9-10, 2-9-10) (Scott Kolwitz)

The plans were presented by agent Preston Mann of Mann Construction on behalf of Lindsay and Lesa Mann, property owners; and Mike Vittone of Penfield and Smith, project civil engineer. Lesa Mann, property owner, was also present.

Speakers:

Nancy Hartfeld, neighbor, Parcel 6.

Elliott Million, neighbor, Parcel 5.

**MOTION: Wignot moved, seconded by Messner, and carried by a 7 to 0 vote, to continue Item J-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to September 28, 2010, for Final review on the Consent Calendar with the following comments: 1) The exterior lighting details and cut sheets showing downward facing shrouded lighting shall be submitted by the applicant for review to ensure dark sky compliance; 2) Drainage information showing the size and location of the drywell and detention basin needs to be added to the landscape plan; 3) The materials, including tile, and the colors need to be documented on the project plans; 4) The public speakers today, who are adjacent property owners downstream on Parcel 5 and Parcel 6, both expressed concerns regarding potential additional runoff that will occur with the proposed development, and acknowledging that there has been historical runoff.**

### J-2. DESIGN REVIEW BOARD PERMIT NO. 09-154-DRB

7402 Hollister Avenue (APN 079-210-064)

This is a request for *Final* review. The property includes the Hollister Business Park (HBP), which contains 8 buildings totaling 292,130 square feet on 24.427 gross acres in the M-RP zone district. On the eastern parcel of the HBP the applicant proposes to

\* Indicates request for continuance to a future date.

construct a wireless communications facility along the eastern property line. A 50-foot tall monopine would be constructed to support 8 antennae. The service area would occupy 623 square feet and would include the monopine structure and associated equipment cabinets. 3 parking spaces would be displaced by the facility, which would be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area. The project was filed by Scott Dunaway of SureSite Consulting Group, LLC, agent, on behalf of T-Mobile USA, Inc., lessee, and Hollister Business Park LLC, property owner. Related cases: 09-154-CUP. (Continued from 7-13-10, 1-26-10, 12-8-09, 11-10-09) (Shine Ling)

The plans were presented by Scott Dunaway of SureSite Consulting Group, LLC, agent, on behalf of T-Mobile USA, Inc., lessee, and Hollister Business Park LLC, property owner.

**MOTION: Brown moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Final Approval Item J-2, DRB Permit No. 09-154-DRB, 7402 Hollister Avenue, as submitted.**

**J-3. DESIGN REVIEW BOARD PERMIT NO. 10-081-DRB**

5651-5739 Encina Road (APN 069-110-074)

This is a request for *Final* review. The property includes an 83 unit apartment complex including a 951-square foot clubhouse, and a pool on a 4.4 acre parcel in the DR-16 zone district. The applicant proposes to construct a 704-square foot addition to the clubhouse to house an exercise room and restroom facilities. The applicant also proposes to construct a 170-square foot detached trellis structure adjacent to a new BBQ area directly to the south of the clubhouse. The project was filed by agent Natalie Cope of CSA Architects on behalf of The Towbes Group, property owner. Related cases: 71-RZ-31; 72-M-66; 10-081-SCD; 10-081-LUP. (Continued from 7-13-10) (Brian Hiefield)

Recused: Member Schneider recused himself and exited the meeting because the project's agent is located in his office.

The plans were presented by agent Natalie Cope of CSA Architects on behalf of The Towbes Group, property owner; Kim True, Suding Design Landscape Architects, project landscape architect; and Courtney Seepie, The Towbes Group.

**MOTION: Branch moved, seconded by Wignot, and carried by a 6 to 0 vote (Recused: Schneider), to grant Final Approval of Item J-3, DRB Permit No. 10-081-DRB, 5651-5739 Encina Road, as submitted, with the following condition: the applicant shall record the make and model of the lighting fixtures on the plans.**

## **K. PRELIMINARY CALENDAR**

### **K-1. DESIGN REVIEW BOARD PERMIT NO. 09-174-DRB**

5484 Overpass Road (APN 071-220-033)

This is a request for *Preliminary* 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 7-13-10, 6-22-10\*, 6-8-10\*, 5-25-10, 5-11-10, 4-27-10) (Shine Ling)

**MOTION: Branch moved, seconded by Smith, and carried by a 6 to 0 vote (Abstain: Schneider) to continue Item K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to September 28, 2010, per the applicant's request.**

## **L. CONCEPTUAL/PRELIMINARY CALENDAR**

### **L-1. DESIGN REVIEW BOARD PERMIT NO. 10-036-DRB**

71 South Los Carneros Road (APN 073-330-025)

This is a request for Conceptual/Preliminary review. The property includes a 104,000-square foot commercial building on a 7.42 acre lot in the M-RP (Industrial Research Park) zone district. The applicant proposes to install screening for existing roof top mechanical equipment. There is an existing mechanical screen measuring 9-feet tall. The visible mechanical equipment consists of an air handler measuring 14-feet by 21-feet 3-inches by 11-feet 8-inches tall, and two exhaust fans measuring 14-feet 11-inches tall. The screening will consist of a small mechanical screen measuring 11-feet 8-inches tall next to the air handler to hide some exposed piping, as well as painting the air handler and exhaust fans the same color as the existing 9-foot tall mechanical screen. The project was filed by agent Steven Liebke on behalf of IV Investments, property owner. Related cases: 84-DP-011; 07-195-SCD; 10-036-LUP. (Brian Hiefield)

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

Ex-parte conversations: None.

The plans were presented by agent Steven Liebke, and Ray Liebke, Liebke Architects, on behalf of IV Investments, property owner.

**MOTION: Smith moved, seconded by Wignot, and carried by a 7 to 0 vote, to grant Preliminary Approval of Item L-1, DRB Permit No. 10-036-DRB, 71 South**

**Los Carneros Road, as submitted, and to continue DRB Permit No. 10-036-DRB, to September 28, 2010, for Final review on the Consent Calendar.**

**L-2. DESIGN REVIEW BOARD PERMIT NO. 10-094-DRB**

679 Ardmore Drive (APN 077-072-024)

This is a request for *Conceptual/Preliminary* review. The property includes a 1,440-square foot residence and an attached 440-square foot 2-car garage on a 7,950-square foot lot in the 8-R-1 zone district. The applicant proposes to construct a 773-square foot addition, consisting of 257 square feet on the first-floor and 516 square feet on the second-floor. The applicant also proposes to retain a 120-square foot shed and construct a 158-square foot trellis. The resulting 2-story structure would be 2,653 square feet, consisting of a 2,213-square foot single-family dwelling and an attached 440-square foot 2-car garage and an additional attached 158-square foot trellis and detached 120-square foot shed. This proposal is within the maximum allowable floor area for this property, which is 2,417.5 square feet plus an allocation of 440 square feet for a 2-car garage. All materials used for this project are to match the existing residence. The project was filed by agent Tai Yeh, architect, on behalf of Gabriel Marquez, property owner. Related cases: 10-094-LUP. (Scott Kolwitz)

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

Ex-parte conversations: None

The plans were presented by agent Tai Yeh, architect, on behalf of Gabriel Marquez, property owner.

Speakers:

Gary Vandeman, Goleta.

**MOTION:** Wignot moved, seconded by Branch, and carried by a 7 to 0 vote, to continue Item L-2, DRB Permit No. 10-094-DRB, 679 Ardmore Drive, to October 12, 2010, for *Conceptual/Preliminary* review, with the following *Conceptual* comments: 1) The applicant shall provide photographs from the roof simulating the window views to the north, south, east and west; 2) The applicant shall submit additional information that is required for *Preliminary* review including color/material samples, and exterior lighting details; and 3) The public speaker today raised a concern regarding privacy, and also expressed concern that the potential for converting the second story to a separate second unit exists with the new configuration of the entryway.

**M. CONCEPTUAL CALENDAR**

**M-1. DESIGN REVIEW BOARD PERMIT NO. 09-133-DRB**

903 South Kellogg Avenue (APN 071-190-034)

This is a request for *Conceptual* review. The property includes 10,741 square feet of existing structural development in its northeast corner. Remnants of an auto wrecking/salvage storage area remain on the western portion of the project site. The



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property is 4.94-acres, of which the northern 3.3-acres are located within the Airport Approach Overlay (Clear Zone) and zoned M-S-GOL while the southern 1.6-acres outside of the Clear Zone area zoned M-1. The entirety of the project site is within the Coastal Zone.

The applicant proposes to remove the remaining wrecked cars from the site and develop a concrete recycling facility in the area that has been used as an auto salvage storage area. Proposed improvements include a 960 square-foot office building, 1,350 square-foot equipment garage, weigh scale adjacent to the office building, an 18,400 square-foot operational area where an electric powered concrete crusher would operate, a 20,000 square-foot raw material stockpile area, and a 20,000 square-foot finished material stockpile area. In addition, the applicant proposes to pave the project entrance off of South Kellogg Avenue with three (3) paved parking spaces adjacent to the office building and six (6) paved employee spaces adjacent to the equipment garage. Additional improvements include a washout pit, drainage system with a catch basin and “rain garden” detention basin that would discharge into the flowline of an existing drainage swale along the northern property line that is tributary to Old San Jose Creek. Landscaping would be installed along South Kellogg Avenue to screen the proposed office building.

The project site is bordered on its west by the Old San Jose Creek stream channel and by a tributary swale bordering the site on its northern property line. The proposed project would maintain a 25-foot Stream Protection Area buffer along both of these ESHAs.

The project would involve the importation of approximately 12,000-cubic yards of fill to raise the site by as much as four feet along the Old San Jose Creek channel to prevent onsite flooding. This fill area would be retained by a retaining wall of four to six feet in height along its western edge.

As concrete recycling and sale of finished material would only occur during daylight hours, no exterior lighting is proposed beyond that necessary for security and safety on the exterior of the proposed office building and equipment garage. No project signage is proposed as a part of this application. The project was filed by agent Peter Hunt on behalf of Al Rodriguez, applicant. The property owner is Michael Pollard, South Kellogg Avenue LLC. Related cases: 09-133-DP. (Alan Hanson)

Site visits: Made by Members Branch, Brown, Herrera, Messner, Schneider, Wignot. Member Smith did not visit the site but he is familiar with this location

Ex-parte conversations: Member Wignot visited the site this morning and had a tour with Al Rodriguez, applicant, and also a brief phone conversation with agent Peter Hunt. Member Branch spoke with agent Peter Hunt.

The plans were presented by agent Peter Hunt, project architect, on behalf of Al Rodriguez, applicant.

**MOTION:** Brown moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Branch), to take Item M-1, DRB Permit No. 09-133-DRB, 903 South Kellogg Avenue, off calendar with the following Conceptual comments: 1) Staff will ask the Airport Land Use Commission (ALUC) to advise with regard to what kind of landscaping, if any, would be acceptable within the Airport Approach Overlay (Clear Zone), and those comments will be incorporated into the preliminary landscape plan; and 2) There shall be some kind of fence along the top of the retaining wall that will be the height of a guardrail as a barrier for safety purposes.

**M-2. DESIGN REVIEW BOARD PERMIT NO. 09-140-DRB**

6830 Cortona Drive (APN 073-140-016)

This is a request for *Conceptual* review. The property is undeveloped and consists of 8.86 acres within the Inland Area of the City zoned DR-20. The applicant proposes to develop a 171-rental apartment unit project. The 171 proposed apartments would be comprised of a mix of one, two, and three bedroom units (63 1-bedroom, 96 2-bedrooms, and 12 3-bedrooms) contained within seven two-story buildings (12 to 16 units each) and one three-story building (75 units) with a total residential square footage of 165,843 square feet. Amenities would include a 2,491-square foot communal recreation building, a 1,125-square foot swimming pool/spa (measuring 25 x 45 feet), a 672-square foot maintenance building, 322 parking spaces (in carports and open areas) and drive aisles, landscaping, exterior lighting, and an internal system of pedestrian pathways. Access to the project would be provided via a 60-foot driveway onto Cortona Drive. Project grading would involve 5,700-cubic yards of cut and 8,500-cubic yards of fill (net import of 2,800-cubic yards of fill). The project also includes a request to modify the rear and side yard setbacks to allow for the location of carports on the rear (0-setback) property line and within five (5) feet of the side property line. Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District. The project was filed by Harwood White, agent on behalf of Cortona Corner LP, property owner. Related cases: 09-140-DP. (Continued from 7-13-10\*, 6-22-10) (Alan Hanson)

**MOTION:** Branch moved, seconded by Smith, and carried by a 6 to 0 vote (Abstain: Schneider) to continue Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, to September 28, 2010, per the applicant's request.

**N. ADVISORY CALENDAR**

**N-1. DESIGN REVIEW BOARD PERMIT NO. 10-101-DRB**

Los Carneros Road/US Highway 101 Public Rights-of-Way

This is a request for *Advisory* review of the Los Carneros Road Overhead Bridge Capital Improvement Project. The project will replace an existing bridge and construct a right-turn only lane for Los Carneros Road movements onto the southbound US 101 on-ramp adjacent to a variety of multi-family residential and manufacturing (DR-20 and M-RP) zone districts. The primary objectives of this improvement are to: (1) replace the bridge structure with a structure that meets current design standards to provide for public safety; (2) provide a dedicated right-turn lane to the southbound on-ramp from northbound Los Carneros Road in order to alleviate existing and future

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traffic congestion; and (3) provide enhanced design to accommodate bicyclists of all abilities.

The proposed replacement overhead bridge will be widened from 71 feet wide to approximately 100 feet wide and 77 feet long, 29 feet wider than the existing overhead structure. The proposed overhead bridge will include the following elements:

- Two southbound Los Carneros Road thru lanes and two northbound thru lanes
- An exclusive northbound Los Carneros Road right-turn lane. This right-turn lane will be slightly wider than the through lanes to accommodate truck turns.
- A 10-foot-wide striped median.
- 5-foot-wide Class II bike lanes (on pavement adjacent to travel lanes) in both the southbound and northbound directions.
- On the west side the bridge will include a 7-foot-wide sidewalk. Northbound bicyclists will stay to the right of all vehicular traffic by accessing the Class II bike lanes located on the right. Once at the southbound ramp intersection, bicyclists will access the Class II bikeway on the bridge over Route 101 through the use of bicycle detection equipment or manual crossing request buttons to cross the dedicated right-turn lane.

The existing overhead is located in an easement within the Union Pacific Railroad (UPRR) rights-of-way (ROW). The City will coordinate with UPRR regarding final design, temporary and permanent easement requirements, protection of existing utilities along the tracks, and construction activities.

Vehicular barriers and pedestrian/safety fencing on the overhead will be treated with aesthetic features. The specific details of the aesthetic features are envisioned to be consistent with those of other structures in the area. No buildings will be removed or relocated.

Within City ROW, plantings proposed include a mix of low flowering groundcover (such *Cotoneaster 'lowfast'*), along with flowering shrubs such as Toyon (*Heteromeles arbutifolia*) and Lemonade Berry (*Rhus integrifolia*), as well as skyline trees such as sugar gum (*Eucalyptus cladocalyx*). A temporary hydroseed mix would also be planted along the ramps during construction.

The project was filed by agent Laura Bridley, on behalf of the City's Community Services Department, property owner. There are no related cases to this project.

The plans were presented by Gerald Comati, contract project manager; Rosemarie Gaglione, Capital Improvement Program Manager; and David Black, project landscape architect.

**MOTION: Brown moved, seconded by Wignot, and carried by a 6 to 0 vote (Absent: Branch), to take off calendar Item N-1, 10-101-DRB, Los Carneros Road/US Highway 101 Public Rights-of-Way, with the following Advisory comments: 1) With regard to the proposed bridge railing and fencing, the DRB's preference is the version with the flat top fencing, with the panelized**

**look (similar to recently approved Cathedral Oaks overhead replacement) and the finials on the railing; 2) Consider balancing the viewshed issue with the relative percentage of trees and tree density that would be required to prevent an uneven gateway; 3) When addressing the viewshed issue, the applicant needs to refer to the viewshed map in the General Plan, and also provide photographs; 4) Consider retaining the existing native plantings adjacent to the site on the eastern side and possibly incorporate those plantings into the landscape plan; and 5) The applicant is requested to provide an update on the status of the existing plantings on the north side of the site.**

RECESS HELD FROM 6:12 P.M. TO 6:17 P.M.

## **O. DISCUSSION ITEMS**

### **O-1. MINUTE PRODUCTION DISCUSSION**

Member Wignot presented a Memorandum Re: Agenda Item B-1, Meeting Minutes & Agenda Item O-1, Minute Production Discussion. He requested that approval of the minutes of the DRB meetings of June 22 and July 13, 2010, be deferred until after Agenda Item O-1 Minute Production Discussion.

The DRB members discussed the production of DRB minutes with Steve Chase, Director of Planning and Environmental Services; and Tim Giles, City Attorney. Steve Chase will provide additional information at the next meeting with regard to the Granicus system that is currently being utilized by the Planning Commission and City Council.

Speakers

Barbara Massey, Goleta.

Gary Vandeman, Goleta.

**MOTION: Wignot moved, seconded by Messner, and carried by a 5 to 0 vote (Absent: Branch, Brown), to continue the Minute Production Discussion Item to September 28, 2010.**

**MOTION: Wignot moved, seconded by Smith, and carried by a 5 to 0 vote (Absent: Branch, Brown), that the approval of the minutes for June 22 and July 13, 2010, shall be continued to September 28, 2010; and that Member Wignot will prepare and present comments with regard to the minutes of June 22 and July 13, 2010, for consideration by the DRB on September 28, 2010.**

### **O-2. STREET TREE SUBCOMMITTEE DISCUSSION**

With regard to DRB Agenda Item O-2 Street Tree Subcommittee Discussion, Member Wignot reported that the Street Tree Subcommittee will continue review of a Draft

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Memorandum regarding the Street Tree Subcommittee and will present the Memorandum to the DRB for discussion on September 28, 2010.

### **O-3. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS**

Chair Brown requested training for DRB members with regard to the Granicus system.

### **O-4. ANNOUNCEMENTS BY MEMBERS**

None.

### **P. ADJOURNMENT: 7:30 P.M.**

**Design Review Board Agenda**

August 24, 2010

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