



DESIGN REVIEW BOARD MINUTES - UNAPPROVED

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

REGULAR MEETING

Tuesday, July 13, 2010

CONSENT CALENDAR

Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE – 2:30 P.M.

Members: Scott Branch, Carl Schneider, Thomas Smith

STREET TREE SUBCOMMITTEE – 2:00 P.M.

Members: Simon Herrera, Chris Messner, Bob Wignot

ADMINISTRATIVE AGENDA – 3:00 P.M.

REGULAR AGENDA – 3:15 P.M.

**GOLETA CITY HALL – COUNCIL CHAMBERS
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

Members:

Cecilia Brown (At-Large Member), Chair
Simon Herrera (Landscape Contractor), Vice
Chair
Scott Branch (Architect)

Chris Messner (Landscape Contractor)
Carl Schneider (Architect)
Thomas Smith (At-Large Member)
Bob Wignot (At-Large Member)

A. CALL MEETING TO ORDER AND ROLL CALL

The regular meeting of the City of Goleta Design Review Board was called to order by Vice Chair Herrera at 3:09 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, and Bob Wignot. *Chair Brown entered the meeting at 4:45 p.m.

Board Members absent: Thomas Smith.

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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; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for June 22, 2010

MOTION: Branch moved, seconded by Herrera, to approve the Design Review Board Minutes for June 22, 2010.

Member Wignot requested the approval of the minutes for June 22, 2010, be continued to August 24, 2010.

Member Branch withdrew his motion, Vice Chair Herrera withdrew his second.

MOTION: Wignot moved, seconded by Branch, and carried by a 3 to 0 vote (Abstain: Herrera, Schneider; Absent: Brown, Smith), to continue the approval of the Design Review Board meeting minutes to August 24, 2010.

B-2. STREET TREE SUBCOMMITTEE REPORT

Chair Messner reported that the Subcommittee met today and received an update from the City Arborist on the Urban Forest Management Plan. He stated that the next Subcommittee meeting will be on August 24, 2010, at 2:00 p.m.

Subcommittee Member Wignot presented a memorandum dated July 13, 2010, from the Street Tree Subcommittee, Subject: Street Tree Subcommittee Report.

B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) On June 28, 2010, the Planning Commission approved the T-Mobile Monopine Wireless Telecommunications Facility Project; 7402 Hollister Avenue. 2) The City Council will receive a report on the Urban Forest Management Plan July 20, 2010, at City Hall, at 6:00 p.m. 3) The DRB meetings for July 27, 2010, and August 10, 2010, are cancelled.

Steve Chase, Director of Planning and Environmental Services, provided clarification with regard to some concerns and proposed changes he presented at the DRB meeting on June 8, 2010, regarding the production of the DRB minutes.

C. PUBLIC COMMENT:

Barbara Massey, Goleta.
Dr. Ingeborg Cox, Goleta.

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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 J-2, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, requested a continuance to August 24, 2010; and the applicant for Item M-1, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, requested a continuance to August 24, 2010. He stated that currently there are two items scheduled for the DRB meeting on August 24, 2010.

MOTION: Wignot moved, seconded by Branch, and carried by a 4 to 0 vote (Abstain: Schneider; Absent: Brown, Smith), to continue Item J-2, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to August 24, 2010, per the applicant's request; and to continue Item M-1, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, to August 24, 2010, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

No report.

F. CONSENT CALENDAR

- NONE

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Sign Subcommittee reviewed today Item H-1, DRB Permit No. 10-068-DRB, 5960 Calle Real; and Item H-2, DRB Permit No. 10-071-DRB, 5648 Hollister Avenue.

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. (Brian Hiefield)

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The plans were presented to the Sign Subcommittee by Joe Partida of World Oil, property owner; and agent Tony Mastrangelo of Promotion Plus Sign Company, Inc.

Speaker:

Bob Wignot, Goleta.

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

Ex-parte conversations: None.

Recused: Member Wignot recused himself because he spoke during the Sign Subcommittee review today.

MOTION: Schneider moved, seconded by Branch, and carried by a 4 to 0 vote (Recused: Wignot; Absent: Brown, Smith), to continue Item H-1, DRB Permit No. 10-068-DRB, 5960 Calle Real, to August 24, 2010, with the following comments: 1) The height of the letters on the canopy shall be 12 inches; 2) The applicant shall submit color chips for all of the proposed colors; 3) The color of the canopy and building will remain red, with white channel letters for the text “WORLD” on the canopy; and 4) The text “WORLD” shall be push-through letters on the sign located on the top portion of the pole sign rather than vacuum formed plex face.

H-2. DESIGN REVIEW BOARD PERMIT NO. 10-071-DRB

5648 Hollister Avenue (APN 071-082-006)

This is a request for *Conceptual/Preliminary/Final* review. The property includes an existing fuel station and convenience store on a 13,503-square foot lot in the C-2 zone district. The applicant proposes to re-face the existing pole sign with a new vacuum formed plex face measuring 12-feet high by 8.2-feet wide for an aggregate of approximately 98 square feet. The total height of the pole sign would remain 21.75-feet tall. The sign will have the circular Unocal 76 logo measuring 3’ high on the top portion of the sign, and the prices on the lower portion with numbers measuring 1.25’ high. The applicant also proposes to install two internally illuminated circular Unocal 76 logos on the existing canopy measuring 2.75-feet high, one on the north elevation, and one on the south elevation, each totaling approximately 8 square feet. 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. (Brian Hiefield)

The plans were presented to the Sign Subcommittee by Joe Partida of World Oil, property owner, and agent Tony of Promotion Plus Sign Company, Inc.

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

Ex-parte conversations: None.

Speaker:

Gary Vandeman, Goleta.

MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Brown, Smith) to grant Preliminary Approval and Final Approval of Item H-2, DRB Permit No. 10-071-DRB, 5648 Hollister Avenue, with the following condition: 1) The proposed sign on the north facing canopy shall be relocated to the northern end of the western facing canopy to face Kinman Avenue.

H-3. DESIGN REVIEW BOARD PERMIT NO. 10-091-DRB

420 South Fairview (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 “Tecolote Research Inc.” on two lines of text. The sign would be 36 inches tall by 192 inches wide and have an area of 48 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 Ron Wilkinson of Vogue Sign Company, agent, on behalf of Tecolote Research Inc., tenant, and The Towbes Group, property owner. Related cases: 10-091-SCC. (Shine Ling)

Recused: Member Schneider recused himself because the applicant is one of his clients.

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

Ex-parte conversations: None.

The plans were presented by Ron Wilkinson of Vogue Sign Company, agent; Karen McKernan, of Tecolote Research Inc., tenant; and Craig Minus representing the Towbes Group, property owner.

MOTION: Branch moved, seconded by Wignot, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Brown, Smith), to grant Preliminary Approval and Final Approval of Item H-3, DRB Permit No. 10-091-DRB. 420 South Fairview Avenue, as submitted.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

J-1. DESIGN REVIEW BOARD PERMIT NO. 08-090-DRB

7837 Langlo Ranch Road (APN 079-600-030)

This is a request for *Final* review. The property includes a 3,086-square foot two-story residence and an attached 446-square foot 2-car garage on a 7,533-square foot lot in the DR-4 zone district. The applicant proposes to construct 174-square feet in additions on the first-floor, consisting of a 44-square foot bathroom, a 24-square foot living room, 53-square foot garage, and a 53-square foot attached utility shed. The

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applicant also proposes to convert 133 square feet of the existing garage into habitable square footage for a bathroom and laundry room. The resulting 2-story structure would be 3,260 square feet, consisting of a 2,814-square foot single-family dwelling and an attached 446-square foot 2-car garage. This proposed project exceeds the maximum allowable Floor Area Ratio Guidelines (FAR) for this property, which is 2,313.25 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 Lawrence Thompson on behalf of James Kirwan III, property owner. Related cases: 89-V-028 J; 90-LUS-136; 08-090-LUP; 09-053-APP. (Continued from 9-23-08*, 9-9-08, 8-12-08) (Brian Hiefield)

The plans were presented by Tony Fisher, attorney, representing James Kirwan III, property owner.

Speaker:

Gary Vandeman, Goleta.

MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Brown, Smith), to grant Final Approval of Item J-1, DRB Permit No. 08-090-DRB, 7837 Langlo Ranch Road, as submitted, with the following condition: 1) The plans shall be updated on the southwest corner to clarify that the wing wall, roof and associated references to the exterior storage space shall be removed and that the enclosure will be only around the water heater.

J-2. 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 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)

MOTION: Wignot moved, seconded by Branch, and carried by a 4 to 0 vote (Abstain: Schneider; Absent: Brown, Smith), to continue Item J-2, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, to August 24, 2010, per the applicant's request.

K. PRELIMINARY CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 09-154-DRB

7402 Hollister Avenue (APN 079-210-064)

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

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

Ex-parte conversations: None.

MOTION: Schneider moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Brown, Smith), to grant Preliminary Approval of Item K-1, DRB Permit No. 09-154-DRB, 7402 Hollister Avenue, with the following conditions: 1) The plans shall call out the branch density and branch spacing to ensure that the highest density of branches available from the manufacturer will be used; 2) The plans shall call out the split-face block wall for the CMU enclosure; and 3) The applicant shall submit a revised landscape plan; and to continue DRB Permit No. 09-154-DRB, to August 24, 2010, for Final review on the Final Calendar.

K-2. DESIGN REVIEW BOARD PERMIT NO. 10-051-DRB

Various locations throughout the City public rights-of-way

This is a request for *Preliminary* 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

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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 6-22-10) (Shine Ling)

The plans were presented by Sharon James, Director of Government Relations for NextG Networks, applicant, and Bill Harkness of HP Communications, agent.

Speaker:

Dr. Ingeborg Cox, Goleta.

MOTION: Branch moved, seconded by Wignot, and carried by a 4 to 0 vote (Abstain: Schneider; Absent: Brown, Smith), to grant Preliminary Approval of Item K-2, DRB Permit No. 10-051-DRB, various locations throughout the City public rights-of-way, as submitted, with the following conditions: 1) Regarding the two new nodes GOLNO11 and GOLN012, all of the equipment attached to the pole, with the exception of the antennas, shall be painted the same color as the pole; 2) Regarding node GOLN001, the pole and any appurtenances that connect to the pole shall be painted the same color as the current pole, with the exception of the antenna; 3) The conduit from the power box to the antenna on the NextG Networks nodes that were approved on October 27, 2009, shall be painted the same color as the pole, if NextG Networks has jurisdiction to paint the whole conduit; 4) The above-ground mounted utility boxes for SCE equipment shall be undergrounded; and 5) The applicant shall revise the plans; and to continue DRB Permit No. 10-051-DRB, to August 24, 2010, for Final review on the Consent Calendar.

RECESS HELD FROM 4:37 P.M. TO 4:43 P.M.

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 10-081-DRB

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

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

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Recused: Member Schneider recused himself.

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

Ex-parte conversations: None.

The plans were presented by Natalie Cope of CSA Architects, project architect; and Courtney Seepel, on behalf of The Towbes Group, property owner.

Speaker:

Delores Sternot, Goleta.

MOTION: Brown moved, seconded by Wignot, and carried by a 5 to 0 vote (Recused: Schneider; Absent: Smith), to grant Preliminary Approval of Item L-1, DRB Permit No. 10-081-DRB, 5651-5739 Encina Road, with the following conditions: 1) The light fixtures shall be fully-shielded; 2) Consider using LEDs for the exterior lighting; 3) The applicant shall submit a full landscape plan; 4) The landscaping should be around the building and not in the finger; 5) The colors shall match existing or match the color if newly painted; 6) The proposed trellis within the front yard setback is acceptable; and 7) The increased Building Coverage percentage and decreased Open Space percentage is acceptable; and to continue DRB Permit No. 10-081-DRB, to August 24, 2010, for Final review on the Final Calendar.

M. CONCEPTUAL CALENDAR

M-1. 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 6-22-10) (Alan Hanson)

MOTION: Wignot moved, seconded by Branch, and carried by a 4 to 0 vote (Abstain: Schneider; Absent: Brown, Smith), to continue Item M-1, DRB Permit

No. 09-140-DRB, 6830 Cortona Drive, to August 24, 2010, per the applicant's request.

RECESS HELD FROM 5:12 P.M. TO 5:17 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 6-22-10*, 6-8-10*, 5-25-10, 5-11-10, 4-27-10) (Shine Ling)

The plans were presented by Jay Higgins of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. Jay Higgins stated that there are no plans currently to screen the equipment cabinets because the equipment is not visible from the public street and also there is a significant elevation grade change between the highway and the site.

MOTION: Brown moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Smith), to continue Item M-2, DRB Permit No. 09-174-DRB, 5484 Overpass Road, for Preliminary review on August 24, 2010, with the following comments: 1) The applicant shall adhere to the following design specifications for the monopine: branch foliage must vary in density, spacing, size and angle to avoid rigid symmetry; overall tree shape shall integrate with the context of the site; colors of the faux trunk and branches must be field-matched to blend with the existing vegetative backdrop and shall be non-reflective, green needles shall be interspersed with brown to provide more natural appearance, and the exterior surface of the faux trunk shall emulate the texture of a real tree; all antennas (panels, microwave and GPS), mounting brackets, and coaxial cables shall be completely screened from public view by the faux foliage and painted to match; branch foliage shall continue down the faux trunk so as to fully conceal the trunk from prominent public vantage points and the overall design shall substantially conform to and implement the visual effect represented on Sheet A-6 accompanying the project application; 2) The development will not adversely affect significant public scenic views; 3) When traveling north on Highway 217, people tend to look towards the mountains; and 4) When traveling on Highway 217 towards UCSB, there is an opening that looks out to the ocean, and there is a tendency to look past the monopine.

RECESS HELD FROM 5:37 P.M. TO 5:42 P.M.

M-3. DESIGN REVIEW BOARD PERMIT NO. 10-043-DRB

1-71 South Los Carneros Road (APN 073-330-024; -026; -027; -028; -029)

This is a request for *Conceptual* review. The property is undeveloped and consists of 43.14 acres within the Inland Area of the City zoned PRD-275. The applicant proposes to develop a 428 unit residential project on the property.

The 428 units would be comprised of a mix of 119 townhome units, 109 units in either a tri or four-plex configuration, 56 detached single family units, 74 market rate apartments, and 70 affordable apartment units in two phases on Lots 2,4,5,6, and 7 of TM 14,500. The multifamily housing would consist of 44 1-bedroom/studio apartments, 156 2-bedroom apartments, 172 3-bedroom or more apartments. Recreational amenities are proposed including a public bike trail across the property connecting Los Carneros Road to Cortona Drive via a bridge over Tecolotito Creek, 0.89 acre community recreation center with a communal recreation building, pools (2), spa, and tot-lot/open play area for project residents, as well as a 4.82 acre neighborhood park accessible to the general public. The project includes landscaping, utilities, street and exterior building lighting, and on-street and off-street surface parking with additional garage parking for certain unit types for a total of 1,055 parking spaces.

Access to the project would be provided by a full movement, signalized intersection at Los Carneros/Calle Koral, a right-in/right-out only intersection at Los Carneros Road just east of the Los Carneros/Tecolotito Creek Bridge, and a connection to Cortona Drive via a bridge across Tecolotito Creek.

Project grading would involve 62,000 cubic yards of cut and 67,500-cubic yards of fill (net import of 5,500-cubic yards of fill). Drainage improvements consist of a system of 25 small bio retention areas and stormdrains connecting to two, 5,000+ square-foot underground detention basins that discharge into Tecolotito Creek via connections to two existing stormdrains in the eastern creek bank, one immediately north of the Los Carneros/Tecolotito Creek bridge and the other just north of the proposed bridge across Tecolotito Creek that would connect to Cortona Drive on the west side of the creek.

Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District.

The project was filed by Tiffany Sukay, agent on behalf of Comstock Homes, property owner. Related cases: 10-043-GPA, RZ, OA, SPA, TM, DP/10-044-DP. (Alan Hanson)

Recused: Member Schneider recused himself because Peoples' Self-Help Housing is one of his clients.

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

Ex-parte conversations: None.

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The plans were presented by Brian Wong, project manager, Comstock Homes; and Denise Ashton, on behalf of Comstock Homes, property owner. Jeanette McDonald, Peoples' Self-Help Housing, was also present.

Speakers:

Dr. Ingeborg Cox, Goleta.

Ken Marshall, representing the adjacent property owners on Lots 1 and 3.

MOTION: Brown moved, seconded by Wignot, and carried by a 5 to 0 vote (Recused: Schneider; Absent: Smith) to take off agenda Item M-3, DRB Permit No. 10-043-DRB, 1-71 South Los Carneros Road, with the following comments:

1. Overall, the site layout is effective.
2. The neighborhood park is a well-sized component of this project.
3. Study some reconfiguration of the site plan:
 - a. Shift the clustering and open up access and a view of the neighborhood park from Village Way and for the homes on the northern part of the property.
 - b. Open up the connection to the open space area with a walkway where homes are blocking the entrance.
 - c. Study incorporating the neighborhood park so it is part of the project.
4. Consider adding more recreational amenities that would be useful to the residents.
5. The bike path is appreciated, but consider adding a pathway along the back of the site.
6. Possibly add more landscaping between the retaining wall and buildings, and in the parking lot.
7. The bioswales are appreciated.
8. Generally, the proposed architecture is fine at this level of review. Study the exterior materials which seem dark, particularly the stone as the materials need to be lightened up.
9. Study the three-story element at the entrance of the proposed project; consider adding some two-stories.
10. Study reducing the regularity of buildings on the street frontage. Consider how the project could feel more like a traditional neighborhood.
11. Study the adequacy of the parking as owners may use garages for storage and not parking.
12. The energy efficiency materials and solar panels are appreciated. Consider solar heating the swimming pools.
13. Submit sketches showing the visual impacts of the proposed project from the northeast corner looking westward at the Peoples' Self Help housing to show the view from the Los Carneros Road overpass.
14. One member commented that a walk-through site visit would be useful.
15. A joint DRB/Planning Commission conceptual review will be very useful.

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N. ADVISORY CALENDAR

- **NONE**

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Member Wignot requested an agenda item at the next meeting on August 24, 2010, to discuss the DRB minutes format and content with the Director of Planning and Environmental Services.

Member Wignot stated that the Street Tree Subcommittee will prepare a summary report at the next Subcommittee meeting on August 24, 2010, of the Street Tree Subcommittee's history, tasks accomplished to date, and action items contemplated for the future. The report will be presented to the full DRB for review.

O-2. ANNOUNCEMENTS BY MEMBERS

- **NONE**

P. ADJOURNMENT: 7:25 P.M.