



MINUTES - UNAPPROVED

DESIGN REVIEW BOARD MEETING TUESDAY, OCTOBER 26, 2010

3:00 P.M.

City Hall – Council Chambers
130 Cremona Drive, Suite B
Goleta, California

Members of the Design Review Board

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)

Scott Kolwitz, Secretary
Linda Gregory, Recording Clerk

Consent Calendar

Chair's Designee and Planning Staff

Sign Subcommittee

Members: Scott Branch, Carl Schneider, Thomas Smith

Street Tree Subcommittee – 2:00 P.M.

Members: Simon Herrera, Chris Messner, Bob Wignot

Granicus Protocol Training – 2:15 P.M.

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.

Staff present: Scott Kolwitz, Senior Planner; Cindy Moore, Senior Planner; Alan Hanson, Senior Planner; Laura Vlk, Associate Planner; Diana White, Assistant Engineer; Bill Millar, City Arborist; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B.1 MEETING MINUTES

1. Design Review Board Minutes for June 22, 2010
2. Design Review Board Minutes for July 13, 2010
3. Design Review Board Minutes for August 24, 2010
4. Design Review Board Minutes for September 28, 2010

MOTION (withdrawn): Branch moved, seconded by Smith, to approve the Design Review Board Minutes for June 22, 2010, as submitted.

SUBSTITUTE MOTION: Wignot moved, seconded by Smith, and carried by a 7 to 0 vote, to move Item B-1 Meeting Minutes for consideration during Item M-1 Minutes Production Discussion on today's agenda.

B.2 STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today. The next meeting will be on December 14, 2010, at 2:00 p.m.

B.3 PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner reported: 1) The Old Town Decorative Banner Street Light Program was reviewed by the City Council on October 5, 2010, and the banners have now been installed in Old Town. The DRB will conduct advisory review when future banner signs are proposed. 2) The DRB meeting for October 12 was cancelled, and the DRB meetings for November 9, and November 22, 2010, are cancelled. 3) The next DRB meeting will be on December 14, 2010.

C. REVIEW OF AGENDA & PROJECTED AGENDA:

Scott Kolwitz, Senior Planner, stated that the applicant for Item J-1, DRB Permit No. 10-009-DRB, Fairview Tire Shop, 220 South Fairview Avenue, requested a continuation to December 14, 2010. He reported that currently there are three items scheduled for the DRB meeting on December 14, 2010.

MOTION: Schneider, moved, seconded by Branch, and carried by a 7 to 0 vote, to continue Item J-1, DRB Permit No. 10-009-DRB, Fairview Tire Shop, 220 South Fairview Avenue, to December 14, 2010, per the applicant's request.

D. PUBLIC COMMENT:

Barbara Massey, Goleta.

E. CONSENT CALENDAR

None.

F. SIGN CALENDAR

None.

G. REVISED FINAL CALENDAR

None.

H. FINAL CALENDAR

None.

I. PRELIMINARY CALENDAR

I.1 DESIGN REVIEW BOARD PERMIT NO. 07-102-DRB

Haskell's Landing (Offsite Landscape Improvements); Northwest corner of Hollister Avenue/Las Armas Road (APN 079-210-049)

Continued from 10-14-08, 8-26-08, 7-22-08, 6-10-08, 4-22-08, 3-25-08

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

Ex-parte conversations: None.

The plans were presented by Chuck Lande of the Oly Chadmar Sandpiper General Partnership, applicant, and the project team including Ricardo Castellanos of Katie O'Reilly Rogers, Inc., project landscape architect; Michael Caccese, MAC Design Associates, project civil engineer; and Mary Reichel, agent.

There being no objections, the DRB members accepted for review the plans presented by the applicant today.

Recess held from 3:42 p.m. to 3:47 p.m.

Public hearing opened at 3:55 p.m.

No speakers

Public hearing closed at 3:55 p.m.

MOTION: Brown moved, seconded by Schneider, and carried by a 4 to 3 vote (Ayes: Branch, Brown, Schneider, Smith; Noes: Herrera, Messner, Wignot)), to continue to December 14, 2010, Item I-1, DRB Permit No. 07-102-DRB, Haskell's Landing (Offsite Landscape Improvements); Northwest corner of Hollister Avenue/Las Armas Road, with the following comments:

- 1. The proposed Sycamore and Coast Live Oak tree plantings along Hollister Avenue are appropriate as indicated on the landscape plan. {Final straw vote results: Ayes: Branch, Brown, Schneider, Smith; Noes: Herrera Messner Wignot (4-3)}.**
- 2. The applicant is requested to provide alternative plantings for the median area (other than the *Melaleucas* species).**

3. The applicant shall provide a revised plan for the sidewalk along Las Armas.
4. The applicant is requested to provide plans showing the location of underground utility lines, backflow preventers, and electrical transformers, which should be taken into consideration with regard to planting trees the appropriate distance away from these features.
5. The applicant is requested to modify the plans to follow the City's Street Tree Planting Recommendations with regard to the placement of root barriers.

RECESS HELD FROM 4:10 P.M. TO 4:15 P.M.

J. CONCEPTUAL/PRELIMINARY CALENDAR

J.1 DESIGN REVIEW BOARD PERMIT NO. 10-009-DRB

Fairview Tire Shop; 220 South Fairview Avenue (APN 071-111-039)

MOTION: Schneider, moved, seconded by Branch, and carried by a 7 to 0 vote, to continue Item J-1, DRB Permit No. 10-009-DRB, Fairview Tire Shop, 220 South Fairview Avenue, to December 14, 2010, per the applicant's request.

J.2 DESIGN REVIEW BOARD PERMIT NO. 10-094-DRB

Marquez Addition; 679 Ardmore Drive (APN 077-072-024)
Continued from 10-12-10*, 8-24-10

Site visits and ex-parte conversations: No additional site visits or ex-parte conversations.

The plans were presented by Tai Yeh, project architect.

Public hearing opened at 4:20 p.m.
No speakers
Public hearing closed at 4:20 p.m.

MOTION: Branch moved, seconded by Smith, and carried by a 7 to 0 vote, to grant Preliminary Approval of Item J-2, DRB Permit No. 10-094-DRB, Marquez Addition, 679 Ardmore Drive, with the condition that the lighting fixture shall be dark sky compliant; and to continue DRB Permit No. 10-094-DRB, to December 14, 2010, for Final review on the Consent Calendar.

K. CONCEPTUAL CALENDAR

K.1 DESIGN REVIEW BOARD PERMIT NO. 08-205-DRB

Kenwood Village; Calle Real between Baker Lane and Ellwood Station Road (APNs 077-130-006, 077-130-019, 077-141-049)
Continued from 9-28-10

Site visits and ex-parte conversations: No additional site visits or ex-parte conversations.

The plans were presented by Detlev Peikert of Perikert Group Architects, LLP; Ken Alker of Kenwood Village, LLC, property owner; and April Palencia, project landscape architect.

Public hearing opened at 4:45 p.m.

No speakers
Public hearing closed at 4:46 p.m.

MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote, that Conceptual Review has been conducted for Item K-1, DRB Permit No. 08-205-DRB, Kenwood Village; Calle Real Road between Baker Lane and Ellwood Station Road, with the following comments; and that DRB Permit No. 08-205-DRB will be taken off calendar:

1. The DRB is concerned with regard to potential parking problems and motorcourts, particularly as it relates to the southern portion of the site.
2. The plan to situate the public trail through the project site, rather than behind it, is appreciated.
3. Opening up the road access to Puerto Drive is preferred (rather than gated).
4. The open space and the different types of units available are appreciated.
5. The proposed architecture is appropriate and keeps with the character of Goleta.
6. The pedestrian courtyards, and the intent to make the project pedestrian-friendly, are appreciated.
7. The view corridors through the project are appreciated.
8. The units to the north are significantly lower than the adjacent neighborhood homes, giving some views over the tops of the units, or between the roofs, for some of the existing single-family homes.
9. There is compatibility with the adjacent neighborhood on the edges of the site, with the adjoining houses that are single-family houses.
10. There is some concern with regard to the density in the southern portion of the site.

K.2 DESIGN REVIEW BOARD PERMIT NO. 10-043-DRB

Village @ Los Carneros; 1-71 South Los Carneros Road (APN 073-330-024; -026; -027; -028; -029)
Continued from 9-28-10, 7-13-10

Recused: Member Schneider recused himself and exited the meeting because Peoples' Self-Help Housing agency is one of his clients.

The plans were presented by Brian Wong, project manager; Denise Ashton, project architect; Katie O'Reilly Rogers, project landscape architect; and Bob Comstock on behalf of Comstock Homes, property owner.

Public hearing opened at 6:18 p.m.
Speaker:
John Olson, Goleta.
Public hearing closed at 6:21 p.m.

MOTION: Brown moved, seconded by Messner, and carried by a 6 to 0 vote (Recused: Schneider) to continue Item K-2, DRB Permit No. 10-043-DRB, Village @ Los Carneros; 1-71 South Los Carneros Road (APN 073-330-024; -026; -027; -028; -029), to December 14, 2010, with the following comments:

1. The applicant is requested to provide the following items:
 - a. Landscape plan for the northwest corner of the project site showing the area as an active recreation area with playing fields, and plans for restoration of

- the creek buffers on the east and west sides of the future neighborhood park.
 - b. Landscape plan for the new areas reviewed at today's meeting.
 - c. Revised drawings for the alley-loaded homes showing new facades with more formalized entryways/gateways on the alley sides.
 - d. Stormwater runoff control plan.
 - e. Perspectives from the Los Carneros Road and the overpass showing the visual impacts of the proposed project from the northeast corner looking westward at the Peoples' Self Help Housing building.
2. A walk-through site visit will be conducted by the DRB members at the beginning of the meeting on December 14, 2010.

L. ADVISORY CALENDAR

None.

RECESS HELD FROM 6:26 P.M. TO 6:30 P.M.

M. DISCUSSION ITEMS

M.1 MINUTE PRODUCTION DISCUSSION

ITEM B-1. MEETING MINUTES (moved to end of agenda by motion)

1. Design Review Board Minutes for June 22, 2010
2. Design Review Board Minutes for July 13, 2010
3. Design Review Board Minutes for August 24, 2010
4. Design Review Board Minutes for September 28, 2010

Speaker:
Barbara Massey, Goleta.

MOTION: Wignot moved, seconded by Branch, and carried by a 5 to 1 vote (No: Messner; Absent: Schneider), to recommend that the Director of Planning and Environmental Services consider adding supplemental information in the DRB minutes regarding comments from public speakers.

M.2 SUBCOMMITTEE DISCUSSION

Speaker:
Barbara Massey, Goleta.

MOTION: Smith moved, seconded by Wignot, and carried by a 5 to 0 vote (Abstain: Brown; Absent: Schneider), to request that staff present to the City Council amendments of the DRB Bylaws and Guidelines authorizing the Consent Subcommittee, Sign Subcommittee, Street Tree Subcommittee, providing a process to establish Ad Hoc Subcommittees, and providing a provision to disband subcommittees.

M.3 REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Member Branch suggested for consideration that the items on the DRB agendas include an abbreviated project description.

Chair Brown requested that staff provide a copy of the motion for the previous DRB review when items are presented on the DRB agenda.

M.4 ANNOUNCEMENTS BY MEMBERS

None.

N. ADJOURNMENT: 7:00 P.M.