



DESIGN REVIEW BOARD MINUTES - UNAPPROVED

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

REGULAR MEETING

Tuesday, June 22, 2010

CONSENT CALENDAR – 2:45 P.M.

Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE – 2:30 P.M.

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; Scott Branch; *Chris Messner; Carl Schneider, Thomas Smith; and Bob Wignot. *Member Messner entered the meeting at 3:05 p.m.

Board Members absent: Simon Herrera, Vice Chair.

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Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Shine Ling, Assistant Planner; Brian Hiefield, Assistant Planner; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

A. Design Review Board Minutes for June 8, 2010

MOTION: Branch moved, seconded by Wignot, and carried by a 5 to 0 vote (Absent: Herrera, Messner) to approve the Design Review Board minutes for June 8, 2010, as amended.

B-2. STREET TREE SUBCOMMITTEE REPORT

Scott Kolwitz, Senior Planner, 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) Today's meeting will be the first meeting that will have action minutes. 2) On June 28, 2010, the Planning Commission will consider the T-Mobile Monopine Wireless Telecommunications Facility project at 7402 Hollister Avenue that was previously reviewed by the DRB. 3) The next Urban Forest Management Plan stakeholders meeting is scheduled for July 20, 2010, at 6:00 p.m. 4) The DRB meetings for July 27 and August 10, 2010, have been cancelled. The next DRB meeting after July 13, 2010, will be August 24, 2010.

Chair Brown suggested with regard to the new action minutes format, that the Conceptual review comments include some discussion regarding the DRB's concerns and also note when members do not agree with the majority. She also suggested it would be helpful to have a discussion with regard to the minutes format.

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-2, DRB Permit No. 09-174-DRB, 5484 Overpass Road, requested a continuance to July 13, 2010. The items scheduled at this time for the DRB agenda on July 13, 2010, include: a) the Comstock Homes project for Conceptual review; b) a single-family home project at 5632 Cielo Avenue for Final review; and c) a residential project at 7837 Langlo Ranch Road for Final review.

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MOTION: Branch moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Herrera) to continue Item M-2, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to July 13, 2010, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Member Branch, Chair Brown's designee, reported that today he reviewed Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue; and Item F-2, DRB Permit No. 10-066-DRB, 7414 Hollister Avenue.

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 6-8-10, 5-11-10*, 4-13-10*, 3-23-10*, 2-9-10*, 1-12-10*, 12-8-09*, 10-27-09) (Brian Hiefield)

Member Branch, Chair Brown's designee, reported that today he reviewed Item F-1, DRB Permit No. 09-141-DRB, 5877 Hollister Avenue; and that Final Approval was granted as submitted.

F-2. DESIGN REVIEW BOARD PERMIT NO. 10-066-DRB

7414 Hollister Avenue (APN 079-210-065)

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 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 6-8-10, 5-25-10) (Shine Ling)

Member Branch, Chair Brown's designee, reported that today he reviewed Item F-2, DRB Permit No. 10-066-DRB, 7414 Hollister Avenue, and that Final Approval was granted as submitted.

G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that today the Subcommittee reviewed Item H-1, DRB Permit No. 10-058-DRB, 6861 Hollister Avenue, Unit E.

* Indicates request for continuance to a future date.

H. SIGN CALENDAR

H-1. DESIGN REVIEW BOARD PERMIT NO. 10-058-DRB

6861 Hollister Avenue, Unit E (APN 073-100-034)

This is a request for *Conceptual/Preliminary/Final* review. The property includes a 17,500-square foot commercial property satellite to the Kmart store on a 1.2 acre lot in the C-2 zone district. The applicant proposes to install a sign for the "Goleta Smoke Shop" measuring a maximum of 24-inches tall by 96-inches wide for an aggregate of 16 square feet. The first line of text shall have 5-inch high red LED channel letters with a white background to read "GOLETA" with red trim caps, 4-inch white returns, and red faces. The second line of text shall have 16-inch high LED channel letters to read "SMOKE SHOP" with red trim caps, 4-inch white returns, and red faces. The sign shall be centered on the frontage for this tenant space and located on the fascia. The project was filed by agent Abraham Barbarian on behalf of the Goleta Smoke Shop, and RMR Properties, representative for the property owner. Related cases: 83-DP-17; 83-CP-64; 10-058-SCC. (Brian Hiefield)

Sign Subcommittee action on June 22, 2010:

The plans were presented by agent Abraham Barbarian on behalf of the Goleta Smoke Shop, and RMR Properties, representative for the property owner.

The Sign Subcommittee recommended Preliminary Approval and Final Approval of Item H-1, DRB Permit No. 10-058-DRB, 6861 Hollister Avenue, Unit E, with the condition that the letters "GOLETA" be 5-inch high individual non-illuminated letters.

MOTION: Schneider moved, seconded by Smith, and carried by a 6 to 0 vote (Absent: Herrera) to grant Preliminary Approval and Final Approval of Item H-1, DRB Permit No. 10-058-DRB, 6861 Hollister Avenue, Unit E, as submitted, with the following condition: The letters for the word "GOLETA" shall be 5-inch high individual non-illuminated letters.

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

- NONE

K. PRELIMINARY CALENDAR

- NONE

L. CONCEPTUAL/PRELIMINARY CALENDAR

- NONE

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RECESS HELD FROM 3:13 P.M. TO 3:17 P.M.

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. (Alan Hanson)

Recused: Member Schneider recused himself.

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

Ex-parte conversations: Chair Brown reported that she met with DRB Member Carl Schneider to review the plans. She has exchanged several e-mails with Bob Cunningham of Arcadia Studio regarding the project.

A brief discussion of the plan sheets included in the Board member's materials that were prepared by the applicant to show cause for encroachment into environmental constraints onsite as well as necessitating a modification to the zoning ordinance's setback requirements was presented by Alan Hanson, Senior Planner.

The plans were presented by Natalie Cope, project architect; Erin Carroll of Arcadia Studio, project landscape architect; Bob Flowers, project landscape civil engineer; and Harwood White, agent, on behalf of Cortona Corner LP, property owner.

Speakers:

Dan Michealsen, representing Cortona Partners LLC, owner of the adjacent industrial property to the west.

Peter Goodell, representing Santa Barbara Park Industrial L.P., owner of the adjacent property to the east.

MOTION: Brown moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Herrera; Recused: Schneider) to continue Item M-1, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, to July 13, 2010, with the following comments:

1. Consider adding some 3-stories to some of the 2-story buildings, and changing a portion of the 3-story building to two-stories, with a goal to meet setback requirements;
2. Study elevator locations for 3-story buildings;
3. Study privacy concerns;
4. Provide more photo simulations and/or renderings;
5. Restudy the parking plan to save more skyline trees;
6. Study the installation of photovoltaics on the building and carport roofs;
7. Study the open space amenities and their proposed locations;
8. Provide an open space map that demonstrates compliance with the zone district's 40% common open space requirement;
9. Correct and restudy the landscape plan;
10. Study perimeter fencing options to potentially address security concerns of adjoining property owners and present detailed plans for those options deemed most viable;
11. Provide plans showing the location of utility boxes and appropriate landscaping;
12. Additionally, the majority of DRB members supported the request to modify the setbacks.

Chair Brown was unable to make Finding 6.12.

Member Wignot was unable to make Finding 6.01 or Finding 6.03.

Member Wignot was unable to find that there is justification to modify the setbacks.

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 6-8-10*, 5-25-10, 5-11-10, 4-27-10) (Shine Ling)

* Indicates request for continuance to a future date.

MOTION: Branch moved, seconded by Schneider, and carried by a 6 to 0 vote (Absent: Herrera) to continue Item M-2, DRB Permit No. 09-174-DRB, 5484 Overpass Road, to July 13, 2010, per the applicant's request.

RECESS HELD FROM 5:17 TO 5:25 P.M.

M-3. DESIGN REVIEW BOARD PERMIT NO. 10-051-DRB

Various locations throughout the City public rights-of-way

This is a request for *Conceptual* 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. (Shine Ling)

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

Ex-parte conversations: None.

Shine Ling, Assistant Planner, presented the staff report.

The plans were presented by Sharon James, Regional Director, Government Relations; and Heidi Payne, Project Manager; on behalf of NextG Networks, applicant.

By consensus, the DRB supported the design of the two new nodes, GOLN011 and GOLN042, and recommended that all of the equipment attached to the pole, with the exception of the antenna, shall be painted the same color as the pole, for aesthetic purposes, with regard to Item M-3, DRB Permit No. 10-051-DRB. (Ayes: Branch, Brown, Messner, Smith, and Wignot. Noes: None. Absent: Herrera, Schneider).

MOTION: Wignot moved, seconded by Smith, and carried by a 5 to 0 vote (Absent: Herrera, Schneider) that the above-ground mounted utility boxes for SCE equipment are not acceptable and recommend that telecommunications facilities shall be undergrounded, if feasible, to reduce visual impacts, with regard to Node GOLN002 and Node GOLN012, Item M-3, DRB Permit No. 10-051-DRB.

MOTION: Wignot moved, seconded by Branch, and carried by a 5 to 0 vote (Absent: Herrera, Schneider) to support the proposed design and relocation of Node GOLN001 from a power pole to a proposed traffic signal at Cathedral Oaks/Winchester Canyon Road; and to recommend that 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, and that a power cabinet, if needed, shall be undergrounded, with regard to Item M-3, DRB Permit No. 10-051-DRB.

MOTION: Brown moved, seconded by Branch, and carried by a 5 to 0 vote (Absent Herrera, Schneider) to recommend to the Director of Planning and Environmental Services, with regard to Item M-3, DRB Permit No. 10-051-DRB, that 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 for aesthetic purposes, if the NextG Networks has jurisdiction to paint the whole conduit.

By consensus, the DRB continued Item M-3, DRB Permit No. 10-051-DRB, various locations throughout the City public rights-of-way, to July 13, 2010. (Ayes: Branch, Brown, Messner, Smith, and Wignot. Noes: None. Absent: Herrera, Schneider).

N. ADVISORY CALENDAR

- NONE

O. DISCUSSION ITEMS

O-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

No requests.

O-2. ANNOUNCEMENTS BY MEMBERS

Member Wignot announced that he was informed that Steve Chase, Director of Planning and Environmental Services, will be available during the Director's Report item at the next DRB meeting on July 13, 2010, to respond to questions with regard to his Director's Report at the DRB meeting on June 8, 2010, that addressed some of the DRB processes.

P. ADJOURNMENT: 6:00 P.M.