

**APPENDIX A**

**DESIGN REVIEW BOARD MINUTES**

## DRB Meeting of September 25, 2013

### **K.2. 11-083-DRB Rincon Palms Hotel Revisions; 6878 Hollister Avenue (APN 073-140-004; -027)**

A request for *Conceptual* review of a revised project including a 156-room hotel, conference center, restaurant and associated access, parking, landscaping, and infrastructure for a commercial property. Continued from 9-11-12.

Recused: Member Branch recused himself and exited the Council Chambers.

Staff speaker:

Scott Kolwitz, Senior Planner

Jan Hubbell, Contract Planner

Site visits and ex-parte conversations: Site visits reported by Members Brown, Herrera, Messner, Schneider, Smith, and Wignot. Member Brown reported that she attended a City of Goleta Economic Development subcommittee meeting where the applicant presented his plans.

Jan Hubbell, Contract Planner, reported that the following e-mail correspondence was received and distributed: 1) from Gary Vandeman, dated September 24, 2012; and 2) from Barbara Massey, dated September 24, 2012.

The plans were presented by applicant Kip Bradley for Cortona Opportunities, LLC, property owner; Laurel Perez of Suzanne Elledge Planning and Permitting Services, agent; and the project team including Pete Kruse, Kruse Development Services Group, Inc., project executive development director; Courtney Miller, with Katie O'Reilly Rogers, project landscape architect; and Robert Schmidt, P.E., Penfield & Smith, project civil engineer.

Speaker:

Gary Vandeman

**MOTION: Schneider moved, seconded by Brown, and carried by a 6 to 0 vote (Recused: Branch), to continue Item K.2, 11-083-DRB, Rincon Palms Hotel Revisions, 6878 Hollister Avenue, to October 23, 2012, with the following Conceptual comments:**

- 1. To address the DRB's concerns regarding the revised project's scale, height, and potential impacts to scenic views compared to the original project, the applicant is requested to restudy the project plans as follows:**
  - a. Restudy the massing of western portion of the building as viewed from the Hollister/Storke intersection, east bound;**
  - b. Restudy the massing of western portion of the building as viewed from the Storke overpass, south bound;**
  - c. Restudy the northern elevation massing with regards to the property to the north.**

- d. Study moving the Conference Center aspect of the building underground.
- e. Consider a more horizontal massing to the building.

### DRB Meeting of November 13, 2013

#### K.1. 11-083-DRB Rincon Palms Hotel Revisions; 6878 Hollister Avenue (APN 073-140-004; -027)

A request for *Conceptual* review of a revised project including a 156-room hotel, conference center, restaurant and associated access, parking, landscaping, and infrastructure for a commercial property. Continued from 10-23-12\*, 9-25-12, 9-11-12.

Recused: Vice Chair Branch recused himself and exited the Council Chambers.

Site visits and ex-parte conversations: Site visits reported by Members Herrera, Messner, Schneider, Smith, and Wignot. Member Schneider reported that he had a meeting with the applicant several weeks ago after the previous hearing, but no further discussions.

Staff speaker:  
Jan Hubbell, Contract Planner

The plans were presented by applicant Kip Bradley for Cortona Opportunities, LLC, property owner; Laurel Perez of Suzanne Elledge Planning and Permitting Services, agent; and Pete Kruse, Kruse Development Services Group, Inc., project executive development director.

**MOTION: Schneider moved, seconded by Smith, and carried by a 5 to 0 vote (Recused: Branch), to continue Item K.1, 11-083-DRB, Rincon Palms Hotel Revisions, 6878 Hollister Avenue, to December 11, 2012, with the following Conceptual comments:**

1. The applicant is requested to provide three-dimensional photo simulations from the Storke overpass and from the Hollister/Storke intersection.
2. The applicant is requested to study a slight reduction in parking at the intersection of Hollister/Storke to create more landscaping to help soften at the intersection.
3. Staff is requested to prepare a table comparing the original project with the revised project, in a similar format of the table previously provided by staff.

### DRB Meeting of December 16, 2013

#### K.1. 11-083-DRB Rincon Palms Hotel Revisions;

**6878 Hollister Avenue** (APN 073-140-004; -027)

A request for *Conceptual* review of a revised project including a 156-room hotel, conference center, restaurant and associated access, parking, landscaping, and infrastructure for a commercial property. Continued from 11-13-12, 10-23-12\*, 9-25-12, 9-11-12.

Site visits and ex-parte conversations: Site visits reported by Members Herrera, Messner, Schneider, Smith, and Wignot.

Staff speakers:

Jan Hubbell, Contract Planner

Scott Kolwitz, Senior Planner

The plans with project changes from the November 13, 2012, review and photo simulations were presented by applicant Kip Bradley for Cortona Opportunities, LLC, property owner; and Laurel Perez of Suzanne Elledge Planning and Permitting Services, agent; and the project team including Pete Kruse, Kruse Development Services Group, Inc., project executive development director; Courtney Miller, with Katie O'Reilly Rogers, project landscape architect; and Robert Schmidt, P.E., Penfield & Smith, project civil engineer

Straw Vote #1:

Is the DRB comfortable aesthetically with this project as presented today?

Yes: Members Herrera, Messner, Schneider, Smith, and Wignot. (5).

No: None.

Absent: Member Branch.

Straw Vote #2:

Is the DRB okay with a project that exceeds .50 FAR?

Yes: Members Herrera, Messner, Schneider, Smith, and Wignot. (5)

No: None.

Absent: Member Branch.

**MOTION: Schneider moved, seconded by Wignot, and carried by a 5 to 0 vote (Absent: Branch), that Conceptual review of Item K.1, 11-083-DRB Rincon Palms Hotel Revisions; 6878 Hollister Avenue, is completed with the following comments; and to take Item K.1 off the calendar:**

- 1. The DRB recommends that the applicant restudy the detention basin at the Hollister/Storke intersection to handle the process, preferably via an underground mechanism.**
- 2. The landscape areas need to be bermed up or have short walls added to help soften and screen the project at both the Hollister/Storke and Hollister/Cortona intersections. Consider landscaping and other features at these intersections that would complement the Camino Real Marketplace corner.**