Agenda Item C.3
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: September 9, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 5387 Overpass Road (APN 071-220-035) 5387 Overpass Road Exterior Lighting NOV and California Environmental Quality Act Notice of Exemption Case Nos. 25-0039-DRB & 25-0035-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301 (a) Exterior Alterations (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

PROJECT DESCRIPTION:

This is a request for ***Conceptual/Preliminary/Final Review*** for the following exterior lighting fixtures:

- Six Cooper Lighting Solutions PRV-P-PA1B-740-U-T4W-HSS wall mounted exterior lights on the eastern side of the building; and
- Seven Performance iN Lighting M20-M-26-T4-70-40 wall mounted exterior lights on the western side of the building.

The project was filed by agent Kirk Miller, AIA from KM Architecture for 326 Investments LLC, property owner.

DISCUSSION:

This project stems from violation case number 2025-2894 where bright exterior lights were installed on an existing industrial building without permits. The applicant has since applied for permits with new proposed exterior lighting that features hooded/shielded fixtures that direct all light downward. As evidenced by the photometric plan, the light levels at the property line do not exceed 0.1 foot-candles in accordance with 17.35.040.C.

The City has Architecture and Design Standard for Commercial Projects which mentions that exterior lighting shall be minimized so as to not cast light onto adjacent sites. The project is not located in a special design district and located more than 1,300 feet from the nearest mapped ESHA which is west across Hwy 217.

ENVIRONMENTAL REVIEW (NOE):
Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities exterior alterations. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The installation of exterior lighting on an existing industrial building would not impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the addition of exterior lighting on an existing building is not considered unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. The City's Visual and Historic Resources Element, Policy VH 2.1 identifies Highway 217 as a Local Scenic Corridor. The proposed development would be located on the east side of the Highway 217 Local Scenic Corridor when traveling north and south by car. However, due to the vegetation and height of Highway 217, the development would not be visible from there. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves alteration to an existing parking lot and. Additionally, the project's site does not contain any identified significant cultural resources and will not have ground disturbance as the proposed lights will be attached to an existing building.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:
If the DRB grants the applicant's request for preliminary review, the next steps include**:** (1) a 10-day (DRB) appeal period; (2) ministerial issuance of a Zoning Clearance (25-0035-ZC); and (3) Building Permits as needed.

ATTACHMENTS:

A – Findings
B – Notice of Exemption
C - Project Plans
D - Architecture and Design Standards for Commercial Projects

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings and California Environmental Quality Finding
5387 Overpass Road As-built Exterior Lighting NOV
Case Nos. 25-0039-DRB; 25-0035-ZC

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

   There is no change to the size, bulk, or scale of buildings associated with 5387 Overpass Road, as the project is limited to permitting exterior lighting fixtures. As such the lighting will continue to be compatible with the neighborhood in terms of size, bulk and scale.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

   The site layout, orientation, and location of the site will be unchanged with this application. The exterior lighting will not affect the site layout, orientation, location of structures, or circulation.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

   The proposal enhances the appearance of the existing building and surrounding area while decreasing the light spill over to adjacent properties compared to the existing lighting. As such, the proposal would demonstrate harmonious relations with the adjacent development.

4. There is harmony of material, color, and composition on all sides of structures.

   There is no change to existing buildings/structures at 5387 Overpass Road.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

   No outdoor mechanical or electrical equipment is proposed. The exterior lighting fixtures are integrated into the existing building.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

   No grading is proposed.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

   No change to the existing landscaping is proposed.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

   No new landscaping is proposed.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

   The proposed exterior lighting fixtures are dark-sky compliant and focus all lighting downward. Additionally, the light level at property lines do not exceed 0.1 foot-candles and meets Goleta Municipal Code Section 17.53.040(C) regarding Light Trespass.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

    No new square footage is proposed as part of the project.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

    The project is not located in an area subject to additional design standards.

CALIFORNIA ENVIORNMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities exterior alterations. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or

officially adopted pursuant to law by federal, state, or local agencies. The installation of exterior lighting on an existing industrial building would not impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the addition of exterior lighting on an existing building is not considered unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. The City's Visual and Historic Resources Element, Policy VH 2.1 identifies Highway 217 as a Local Scenic Corridor. The proposed development would be located on the east side of the Highway 217 Local Scenic Corridor when traveling north and south by car. However, due to the vegetation and height of Highway 217, the development would not be visible from there. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves alteration to an existing parking lot and. Additionally, the project's site does not contain any identified significant cultural resources and will not have ground disturbance as the proposed lights will be attached to an existing building.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Filing of Notice of Exemption

Project Title:
5387 Overpass Road Lighting
Case No. 25-0039-DRB, 25-0035-ZC

Project Applicant:
Kirk Miller, AIA from KM Architecture for 326 Investments LLC, property owner.

Project Location (Address and APN):
5387 Overpass Road
Goleta, CA 93117
County of Santa Barbara
APN: 071-220-035

Description of Nature, Purpose and Beneficiaries of Project:
Proposal to replace the existing unpermitted exterior lighting fixtures with 13 dark-sky compliant fixtures. The light fixtures would be downward facing while minimizing offsite light spill-over to adjacent properties.

The purpose of the project is to remedy a violation related to unpermitted exterior lighting. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:
Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:
Kirk Miller, AIA from KM Architecture for 326 Investments LLC, property owner.

Exempt Status:
☑ Categorical Exemption: § 15301 (a) (exterior alterations)

Reason(s) why the project is exempt:
Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from

CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Facilities exterior alterations. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

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City of Goleta Contact Person, Telephone Number, and Email:
Travis Lee, Associate Planner
805-562-5528 tlee@cityofgoleta.gov

Signature Title Date

If filed by the applicant:

1. Attach certified document of exemption finding

2. Has a Notice of Exemption been filed by the public agency approving the project?
   ☐Yes ☐No

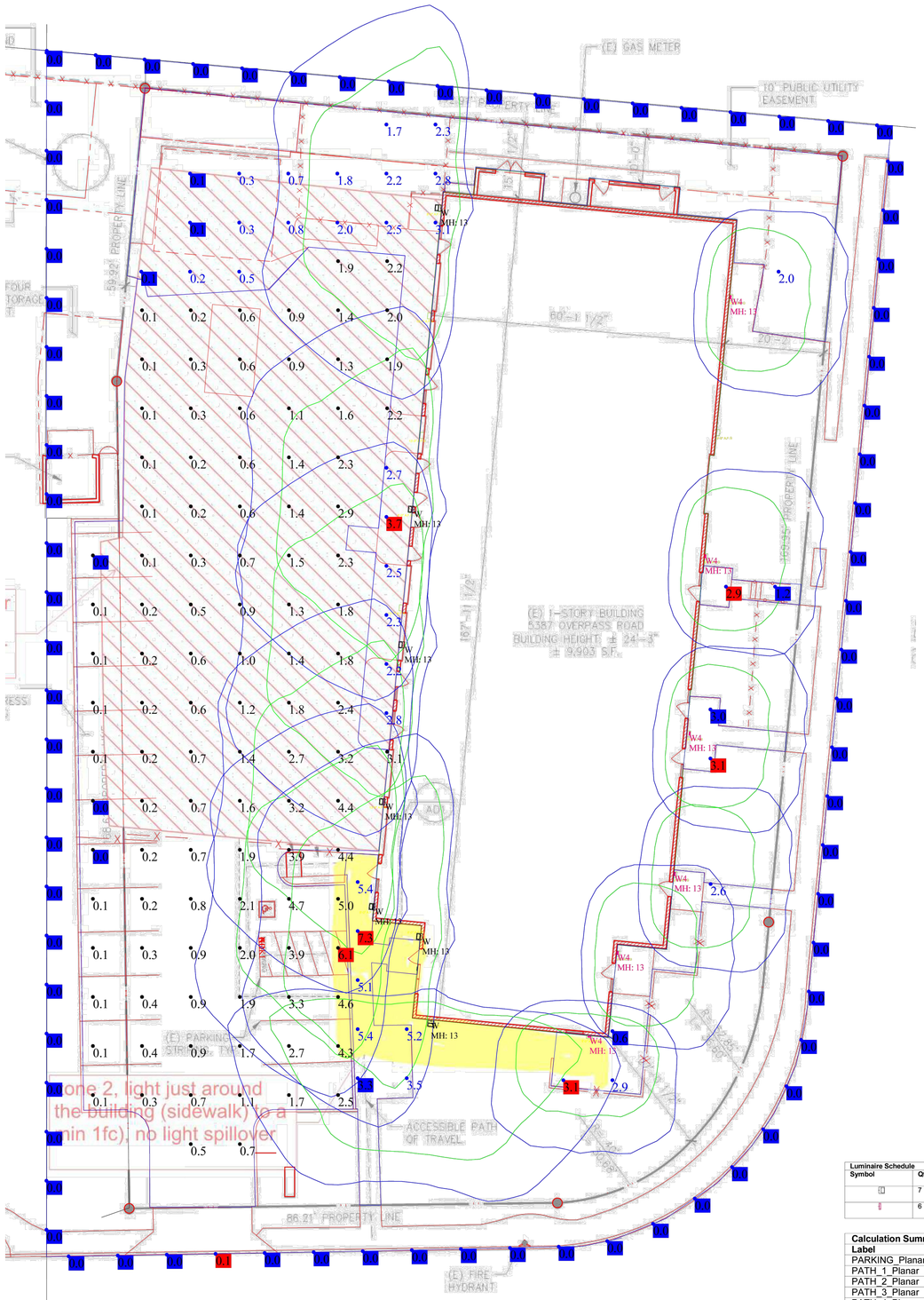
Date received for filing at OPR:

_____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS



1 PHOTOMETRIC PLAN
1" = 1'-0"

Luminaire Schedule

Symbol	Qty	Label	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating
	7	W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W-HSS	0.850	5422	52.8	B1-U0-G2
	6	W4	Performance iN Lighting	M20-M-26-T4-(finish) 70-40 (controls)-(accessories)	0.850	2183	26	B1-U0-G0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING_Planar	Illuminance	Fc	1.32	6.1	0.0	N.A.	N.A.
PATH_1_Planar	Illuminance	Fc	2.30	3.1	0.6	3.83	5.17
PATH_2_Planar	Illuminance	Fc	3.05	3.1	3.0	1.02	1.03
PATH_3_Planar	Illuminance	Fc	2.05	2.9	1.2	1.71	2.42
PATH_4_Planar	Illuminance	Fc	1.65	3.7	0.1	16.50	37.00
PATH_Planar	Illuminance	Fc	5.03	7.3	3.3	1.52	2.21
SPILL_6FT	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

REFLECTANCE %
80/50/20

KM Architecture, Inc.
A Full Service Architectural Practice
3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073

CALIBER COLLISION
5387 OVERPASS RD
SANTA BARBARA, CA
93111

CONSTRUCTION DOCUMENTS

APN: 071-220-035

DRAWN BY: AKEYLAH
Project Architect: KIRK MILLER
Scale: AS NOTED
Date: 06/20/2025
Project Number: 25119

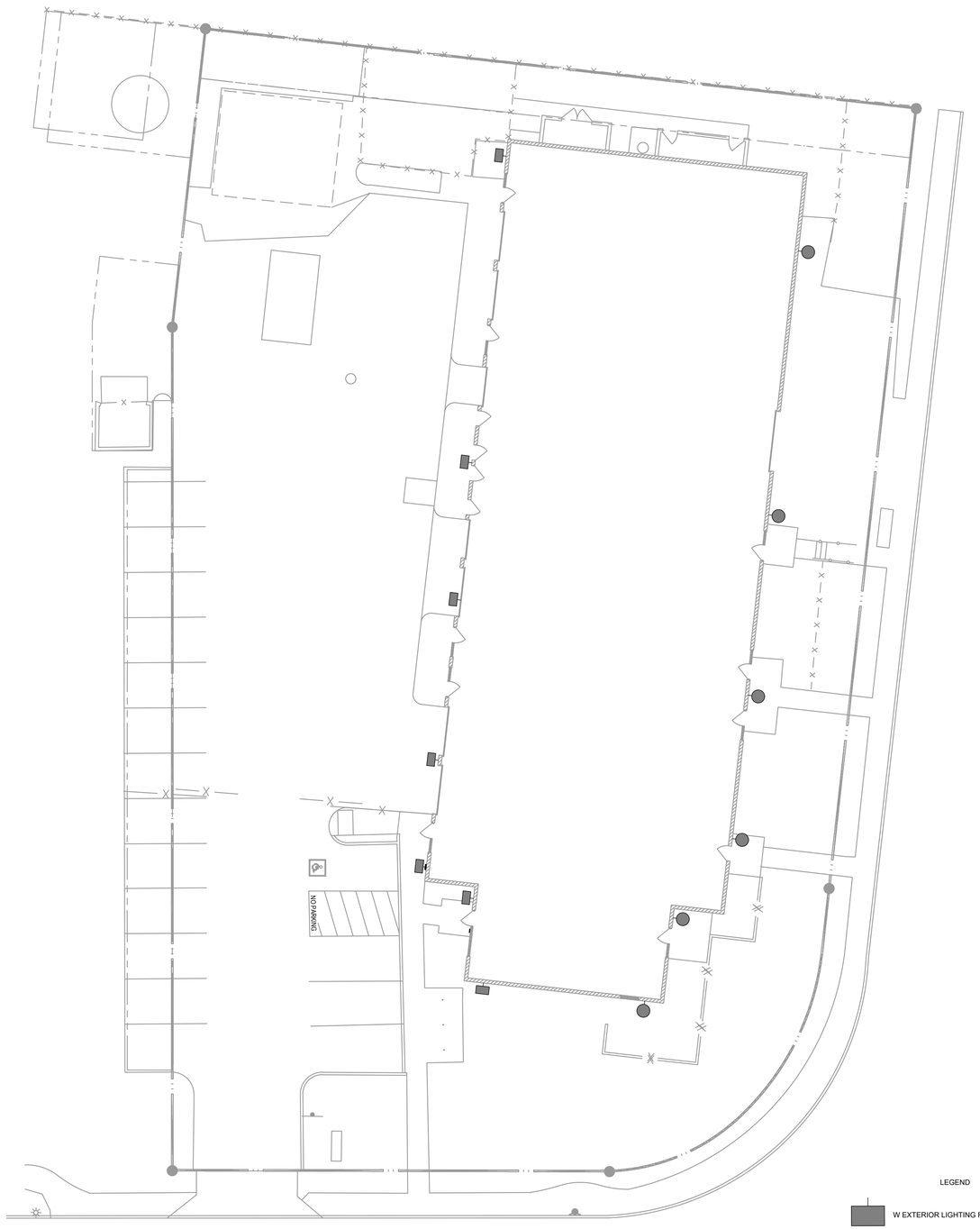
LICENSED ARCHITECT KIRK W. J. MILLER NO. C35685 REN. 05/31/27 STATE OF CALIFORNIA

This drawing is not final, or to be used for construction until the Architect's or Engineer's seal and signature appear above.

SHEET TITLE
LIGHTING PHOTOMETRIC

MARK	DESCRIPTION	DATE

SHEET NO.
A-1



LEGEND

W EXTERIOR LIGHTING FIXTURE, SEE SHEET A-1

W4 EXTERIOR LIGHTING FIXTURE, SEE SHEET A-1

1 LIGHTING LOCATIONS
1" = 1'-0"

NORTH

KM Architecture, Inc.
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Project Architect	KIRK MILLER
Scale	AS NOTED
Date	06/20/2025
Project Number	25119

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SHEET TITLE

EXTERIOR LIGHT FIXTURE LOCATIONS

MARK	DESCRIPTION	DATE
	REV 1	08/27/2025

SHEET NO.

A-0

MIMIK 20

SEE PAGE 4 FOR MIMIK 20 FLAT SPEC

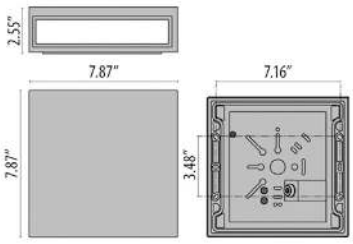
Ceiling-, wall- and post- mount series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- Single (M) or dual (B) light emission.
- IESNA Type II light distribution.
- IESNA Type III light distribution.
- IESNA Type IV light distribution.
- DarkSky approved when ordered with single light emission only, and in 3000K or below.
- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Optional, integral, emergency battery-pack designed for a minimum operation of 90 minutes (EMPK versions).
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Post accessory available for MIMIK 20 (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Optional clear plexiglass panel can be customized with logos for signage or wayfinding (LINE BOLLARD). Consult factory for more information.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 65 · WET · PRONTO · cULus LISTED · ADA · 0-10 V · 90° · RAL · IK 06 1 J

FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



MIMIK
20
Standard

Lumen Output		2700K	3000K	3500K	4000K	5000K
MIMIK 20 T2	15W	1373	1385	1396	1408	1420
MIMIK 20 T2	26W	2238	2256	2274	2292	2310
MIMIK 20 T2 EMPK	15W	1373	1385	1396	1408	1420
MIMIK 20 T3	15W	1385	1396	1407	1418	1429
MIMIK 20 T3	26W	2255	2273	2291	2309	2327
MIMIK 20 T3 EMPK	15W	1385	1396	1407	1418	1429
MIMIK 20 T4	15W	1308	1319	1329	1340	1351
MIMIK 20 T4	26W	2132	2149	2166	2183	2200
MIMIK 20 T4 EMPK	15W	1308	1319	1329	1340	1351

Scan here for installation instructions

Order Guide - Mimik 20

70 CRI STANDARD HOUSING
OTHER OPTIONS AVAILABLE

Order code example | **M20-M-15W-T4-AM-27K-120V-NA-FC**

Housing Style	Light Emission	Wattage	Optics	Finish	CRI	Kelvin/ Static Colors	Voltage	Controls	Accessories
M20 Standard	**M** (One-Way)	**15** 15 watt (with EMPK max) **26** 26 watt (standard) Max **XX** Specify Wattage Must be below max	**T2** Type II **T3** Type III **T4** Type IV	**AM** Aluminum Metallic **IG** Iron Gray **IR** Iron Rust **BK** Textured Black **WH** Textured White **CC** Custom Color	**70** 70 CRI (Standard) **80** 80 CRI **90*** 90 CRI ***Contact Factory For Availability**	**27K** 2700k **3K** 3000k **35K** 3500k **4K** 4000k **5K*** 5000K Consult factory for MOQ	**UNV** 120-277V	**NA** Non Dimming **0-10V** 0-10V Dimming **ELV** 120V Line-Voltage Dimming Driver	**EMPK** Integral 15W Emergency Battery Back up (not available with flat housing or with phc/occ) **CWEMPK** Remote Cold Weather Emergency Battery Back up -20˚C through 55˚C **FC** Facade cover **FRST** Frosted glass **EGR** Egress Double Housing **PHC-B** Photocell Button (not available with empk) **OCC** Occupancy Sensor (not available with empk) **REM** Remote battery back up **BOL** 40" Bollard **LBOL** 40" Line Bollard **XXBOL** Specify Bollard Height 40" Max 12" Min **XXLBOL** Specify Line Bollard Height 40" Max 12"Min **BABAA** Build America Buy America Act compliant **CON2** (double-gang j-box, adaptor plate and 1/2" knockouts) **CON4** (double-gang j-box, adaptor plate and 3/4" knockouts)

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

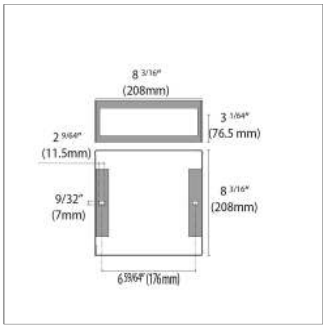
MIMIK 20

40" Bollard option

40" Line Bollard option

OCC

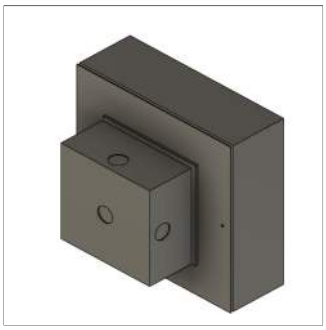
Facade Cover



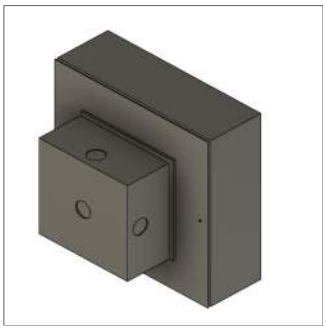
PHC-B

Egress Double Housing

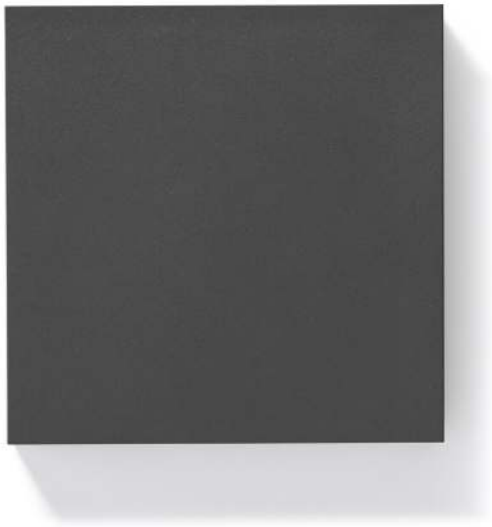
CON2 (1/2")



CON4 (3/4")



MIMIK 20 FLAT



Ceiling-, wall- and post- mount series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
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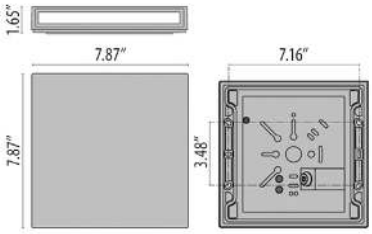
- Post accessory available for MIMIK 20 (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Optional clear plexiglass panel can be customized with logos for signage or wayfinding (LINE BOLLARD). Consult factory for more information.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 65 · WET · PRONTO · cULus LISTED · ADA · 0-10 V · 90° · RAL · IK 06 1 J

FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured
- **BK-81** / Black / Textured
- **RB-10** / Iron rust / Textured

Lumen Output	2700K	3000K	3500K	4000K	5000K
MIMIK 20 FLAT M - 14W	919	960	1001	1042	1083
MIMIK 20 FLAT B - 25W	1847	1930	2012	2095	2178



Scan here for installation instructions

MIMIK
20 FLAT

Revision 19
04/25

Order Guide - Mimik 20 Flat

Order code example | **M20F-M-15W-T2-AM-27K-120V-NA-FC**

80 CRI STANDARD
OTHER OPTIONS AVAILABLE

M20F-								

Housing Style	Light Emission	Wattage	Optics	Finish	CRI	Kelvin/ Static Colors	Voltage	Controls	Accessories
M20F Flat *Flat Housing is only suitable for T2 Distrubution	**M** (One-Way) **B** (Two-Way)	**14** 14 watt (M Max) **25** 25 watt (B Max) **XX** Specify Wattage Must be below max	**T2** Type II	**AM** Aluminum Metallic **IG** Iron Gray **IR** Iron Rust **BK** Textured Black **WH** Textured White **CC** Custom Color	**80** 80 CRI (Standard) **90*** 90 CRI *Contact Factory For Availability	**27K** 2700k **3K** 3000k **35K** 3500k **4K** 4000k **5K*** 5000K Consult factory for MOQ **RED** Satic Red **GRN** Static Green **BLU** Static Blue **AMB** Static Amber	**UNV** 120-277V	**NA** Non Dimming **0-10V** 0-10V Dimming **ELV** 120V Line-Voltage Dimming Driver	**CWEMPK** Remote Cold Weather Emergency Battery Back up -20°C through 55°C **FC** Facade cover **FRST** Frosted glass **EGR** Egress Double Housing **PHC-B** Photocell Button (not available with empk) **OCC** Occupancy Sensor (not available with empk) **REM** Remote battery back up **BOL** 40" Bollard **LBOL** 40" Line Bollard **XXBOL** Specify Bollard Height 40" Max 12" Min **XXLBOL** Specify Line Bollard Height 40" Max 12"Min **BABAA** Build America Buy America Act compliant **CON2** (double-gang j-box, adaptor plate and 1/2" knockouts) **CON4** (double-gang j-box, adaptor plate and 3/4" knockouts)

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

Revision 19
04/25

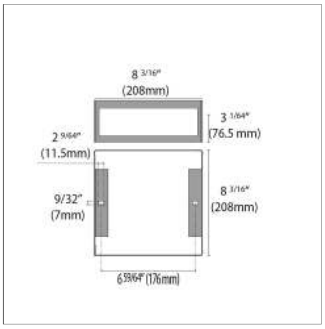
MIMIK 20 FLAT

40" Bollard option

40" Line Bollard option

OCC

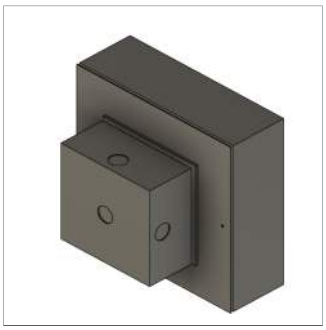
Facade Cover



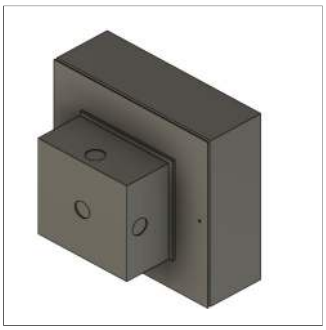
PHC-B

Egress Double Housing

CON2 (1/2")



CON4 (3/4")



Revision 19
04/25

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Prevail Petite Discrete Wall

Wall Mount Luminaire

Product Features

BAA FADC

Interactive Menu

Product Certifications

TSN CERTIFIED, UL CERTIFIED, DLC LISTED [1], DLC LISTED PREMIUM [1], FC CLASS A CAN ICES-005, RoHS COMPLIANT, IP66, ida DARK SKY APPROVED [2], 5 YEAR LIMITED WARRANTY

Quick Facts

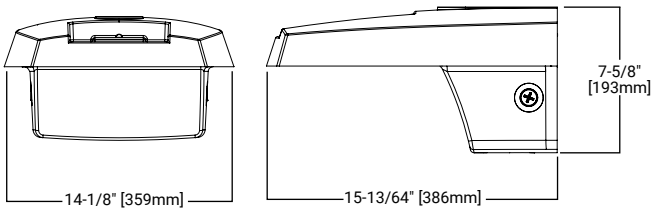
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 11,300 lumens (30W - 90W)
- Replaces 70W up to 250W HID equivalents
- Efficacies up to 147 lumens per watt
- Surface mount configuration with standard conduit entry

Connected Systems

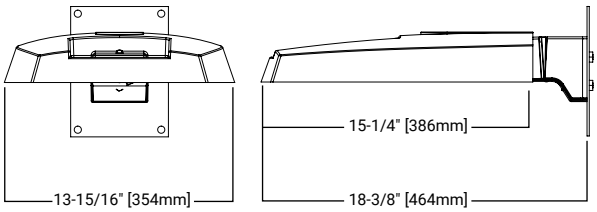
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

Surface Mount (SM)



Wall Mount (WM)



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-P-PA1B-740-U-T4W-SM-BZ**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [2]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [22] **TAA-PRV-P**=Prevail Petite TAA Compliant [22]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K	**U**= Universal, 120-277V **H**= High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 23] **9**=347V **DV**=Duravolt, 277-480V	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SM**=Surface Wall Mount **WM**=Wall Mount Arm	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
2L=Two-Circuit Light Engine [19]
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
EBP=Emergency Battery Pack (Ambient Temp, 0° to 40°C) [4, 5]
CBP=Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) [4, 5]
CBP-CEC=Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) [4, 5]
HSS=House Side Shield (Factory Installed) [6]
HA=50°C High Ambient Temperature [7]
CC=Coastal Construction [8]
BPC=Button Photocontrol [9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [9, 10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [9, 10]
FADC=Field Adjustable Dimming Controller [24]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [9, 11, 12]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [9, 11, 12]
MS/DIM-L40W=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [9, 11, 12]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [9, 11, 13]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [9, 11, 13]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [9, 11, 13]
WPS2XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9, 11, 14, 15, 16]
WPS4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9, 11, 14, 15, 16]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9, 11, 14, 15, 16]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9, 11, 14, 15, 16]

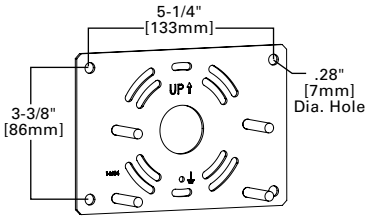
Accessories (Order Separately) [17, 18]

HSS-HP=House Side Shield, Horizontal Panel [7]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [21]

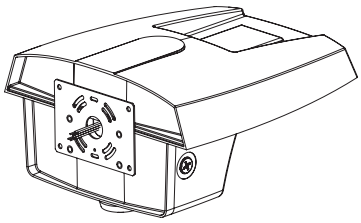
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
3. 480V not to be used with ungrounded or impedance grounded systems.
4. Only available on Surface Wall Mount (SM) mounting.
5. Must use with Univeral (U) voltage only. Not available with other voltage options. Not available with PA1D light engine.
6. House Side Shield not for use with 5WQ distribution.
7. Not available with EBP, CBP, or CBP-CEC options. Not available with PA1D light engine.
8. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
9. Option is not available with other controls: photocontrols (BPC), photocontrol receptacles (PR or PR7), or controls systems (MS).
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage.
12. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
13. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
14. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
15. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
16. Replace XX with sensor color (WH, BZ or BK).
17. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
18. Replace XX with paint color.
19. Controls and/or emergency battery packs operate only one of the two circuits when 2L is specified.
20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
21. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V.
22. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
23. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
24. Cannot be used with PR7 or other motion response control options.

Mounting Details

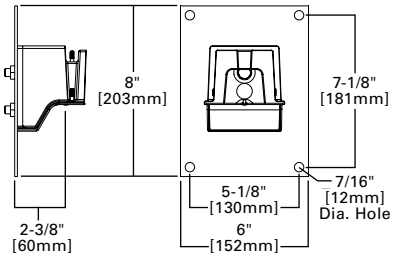
Surface Mount Plate (SM)



Surface Mount Assembly (SM)



Wall Mount (WM)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Surface Mount (SM) offers two 1/2" NPT conduit entry plugs
- Not suitable for inverted mount installation

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Typical Applications

Outdoor, Pedestrian Pathways, Building Entrances, Loading Docks, Perimeter Parking Lots

Finish

Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

Prevail Petite (with CBP): 21 lbs. (9.53 kgs.)

Warranty

Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

Light Engine		PA1A	PA1B	PA1C	PA1D
Power (Watts)		31	53	72	93
Drive Current (mA)		375	670	930	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78
Input Current @ 277V (A)		0.12	0.20	0.28	0.35
Input Current @ 347V (A)		0.10	0.17	0.23	0.29
Input Current @ 480V (A)		0.07	0.13	0.17	0.22
Distribution					
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	147	139	132	121
	3000K Lumens [1]	4,103	6,705	8,647	10,291
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2
	Lumens per Watt	121	115	109	100
	3000K Lumens [1]	3,394	5,547	7,154	8,514
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
	Lumens per Watt	146	139	131	121
	3000K Lumens [1]	4,095	6,691	8,630	10,271
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens per Watt	106	101	95	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	145	138	130	119
	3000K Lumens [1]	4,046	6,612	8,528	10,150
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	111	105	100	91
	3000K Lumens [1]	3,102	5,069	6,538	7,781
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	142	135	127	117
	3000K Lumens [1]	3,960	6,471	8,346	9,932
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	108	103	97	89
	3000K Lumens [1]	3,022	4,938	6,369	7,580
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	146	139	131	121
	3000K Lumens [1]	4,095	6,693	8,632	10,273

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files.

Power and Lumens: Emergency Configurations

Light Engine		PA1A	PA1B	PA1C
Power (Watts) [1]		37	59	78
Input Current @ 120V (A)		0.33	0.52	0.68
Input Current @ 277V (A)		0.16	0.24	0.31
Distribution [2]				
Type II Roadway	4000K/5000K Lumens	2,035		
	3000K Lumens	1,853		
Type II Urban	4000K/5000K Lumens	2,030		
	3000K Lumens	1,849		
Type III	4000K/5000K Lumens	2,007		
	3000K Lumens	1,827		
Type IV Wide	4000K/5000K Lumens	1,964		
	3000K Lumens	1,788		
Type V Square Wide	4000K/5000K Lumens	2,031		
	3000K Lumens	1,849		

NOTES:
1. Power and current based on full power consumption while EBP or CBP is charging.
2. Estimated lumen outputs while luminaire is operating in emergency mode only at full charge.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 663,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

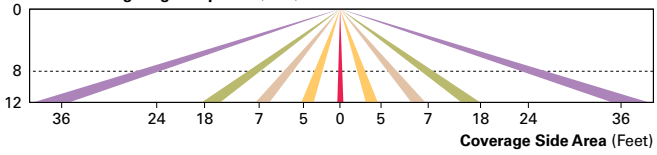
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

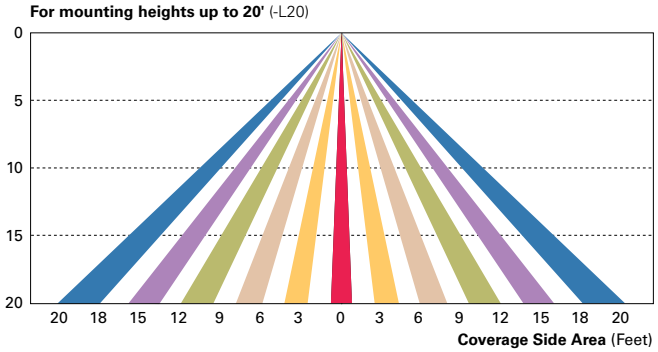
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

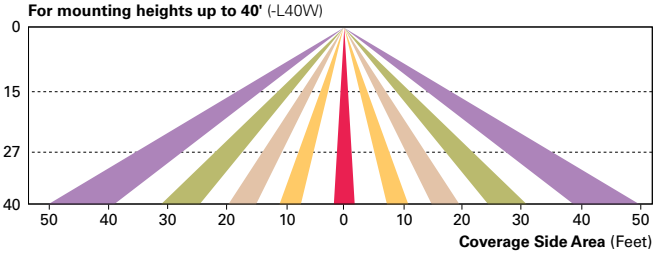
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

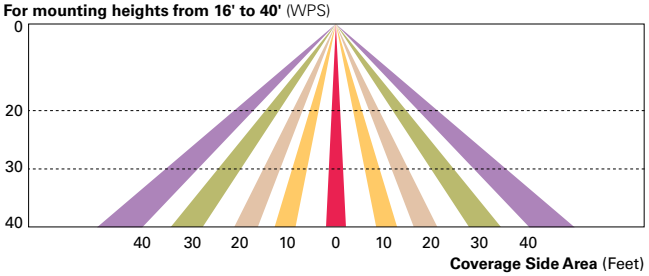


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (WPS)



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

ATTACHMENT D

ARCHITECTURAL STANDARDS – COMMERCIAL PROJECTS

RESOLUTION NO. 03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.

JACK HAWXHURST, MAYOR

ATTEST:

FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:

JULIE HAYWARD BIGGS
CITY ATTORNEY

RIV#78732v1

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS, MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE

FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

Adopted as of April 7, 2003

I. **Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.**

A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.

1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.

B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)

C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.

D. Site grading impacts shall be minimized.

1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. **Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.**

A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.

1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.

a. Increase building setbacks;

b. Step back upper floors;

c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);

d. Excavate the building into the site.

B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.

C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.

E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.

F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).

1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)

G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.

B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)

C. Pedestrian access from off-site shall be separated from automobiles where possible.

D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).

B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.

C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).

B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.

C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.

E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.

F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.

G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.

H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.

1. Materials, detailing, color and proportions shall be appropriate to the style of the building.

2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.

B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)

1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.

B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.