



## DESIGN REVIEW BOARD Staff Report

Agenda Item D.4

Meeting Date: September 11, 2018

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TO: Goleta Design Review Board  
FROM: Joe Pearson II, Associate Planner; (805) 961-7573

SUBJECT: **495 S. Kellogg Avenue (APN 071-140-068)**  
**Toyota Building and Parking Lot Lighting Replacement Plan**  
**Case No.18-087-DRB**

### PROJECT DESCRIPTION:

This is a request for *Design Review Approval*. The property includes a 11,420-square foot building (Toyota) on a 3.37-acre property that is shared by three car dealerships (Toyota, Nissan, and Honda) in the C-2 zone district. The applicant proposes to replace existing lighting at the Toyota dealership with LED lights on the exterior of the building and within the parking lot. The proposal was last before the board on August 14<sup>th</sup> where the board continued the project with comments. The comments from the minutes included the following:

1. *Restudy the amount of light illuminating on the lot as opposed to previous levels. The new lighting brightness should not exceed the existing lighting brightness.*
2. *Light spillage is a concern. Light spillage off the lot should be zero or close to zero and provide documentation. The current plan shows the light brightness increases towards the sidewalk.*
3. *Staff will need to work with the applicant to obtain the appropriate and applicable lighting standards, and to demonstrate the project meets the criteria.*
4. *Submit photometric plans in a larger font showing the proposed illumination with the existing illumination noted in parentheses.*
5. *Provide clarification regarding the luminaire sizes.*
6. *Consider including some lighting control provisions, such as dimming and motion sensors. Light illumination should be toned down after hours of operation.*
7. *A decrease in output would realize further energy savings.*

In response to these comments the applicant has worked to reduce the light along the property lines and keep the overall site lighting below the existing light levels. The light spill just outside the property line at its highest point is 2.29-foot candles near the corner of Kellogg Avenue and Hollister Avenue. The applicant has stated that due to the proximity of the existing light standards along the property line at the Toyota dealership further reductions in the light trespass offsite would not be possible. The proposed lighting fixtures are generally the same. The building wall mounted lights will be LED 50k wall luminaire lights and the parking lot pole lights will be LED 50k area luminaire lights.

The project was filed by agent John Ulman, on behalf of Stephen Ekegren of Catalina Barber Corporation, applicant.

**ATTACHMENTS:**

- Findings
- 11"x17" Project Plans