



MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, August 24, 2021

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair

Craig Shallanberger (Architect), Vice Chair

Karis Clinton (Landscape Professional)

Martha Degasis (Landscape Professional)

Jonathan Eymann (At-Large Member)

Gregg Hart (At-Large Member)

Dennis Whelan (Alternate)

Mary Chang, Secretary

Linda Gregory, Recording Clerk

This Virtual Meeting is held pursuant to the Governor's Executive Orders N-29-20 issued by Governor Gavin Newsom on March 17, 2020, and N-08-21 issued by Governor Gavin Newsom on June 11, 2021

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Branch at 3:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Vice Chair Shallanberger,
Member Clinton, Member Degasis,
Member *Eymann, Member Hart, Member Whelan

Board Members absent: None.

*Member Eymann exited the meeting at 5:30 p.m.

Staff Present: Mary Chang, Supervising Senior Planner; Darryl Mimick, Associate Planner; Andy Newkirk, Senior Planner; Bret McNulty, Contract Planner; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

None.

Design Review Board Minutes – Approved

August 24, 2021

Page 6 of 9

C. CONCEPTUAL REVIEW

C.1 35 Ellwood Station Road (APN 079-210-066) Ellwood RV/Boat/Contractor Yard Storage Case No. 20-0003-CUP

[Case No. 20-0003-CUP - Staff Report](#)

[Att A - Project Plans](#)

[Att B - Landscape Plan](#)

[Att C - Parking and Circulation](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Degasis (virtual), Member Eymann (virtual), Member Hart (virtual), and Member Whelan (virtual). Member Degasis reported an ex-parte communication with the applicant via email and providing some comments to the project as presented. No other ex-parte conversations reported.

Staff Speakers:

Mary Chang, Supervising Senior Planner

Bret McNulty, Contract Planner

The plans were presented by Jay Higgins of H & H Environmental Inc., for Alastair Winn of 35 Ellwood Station, LLC, property owner; and Greg Mendonsa with Wood Architecture, project landscape architect.

Public Speaker:

Irene Russo spoke in opposition to the project and stated that she submitted a petition from neighbors and residents of Ellwood Station Road expressing their concerns that the project will ruin their neighborhood and lower property values. She also expressed concerns regarding traffic, parking, emissions from cars, and cement sumps.

The Design Review Board conducted Conceptual review of Item C.1, Ellwood RV/Boat Contractor Yard Storage, 35 Ellwood Station Road, APN 079-210-066, Case No. 20-0003-CUP, with the following comments:

1. The project received general support.
2. The project establishes a community resource by providing a site for public storage. A storage site was removed several years ago nearby.
3. The screening from the freeway corridor needs to be addressed.
4. A taller fence would help for screening from the freeway corridor and security. The height of an RV is approximately 13 feet.

Design Review Board Minutes – Approved

August 24, 2021

Page 7 of 9

5. It appears there is a berm along the freeway that would provide screening. The berm ends towards the east end.
6. It would be useful for the review for the applicant to submit a section through the area to demonstrate berming along the freeway that would provide screening. There is also a view from Calle Real.
7. Make sure the underground pit structures are secured very well so they cannot be opened or entered.
8. A suggestion was made to add solar energy to the plans. Solar would help with shading.
9. The plan seems like a low-impact project and a lower density use than what could be in this location. The project is an improvement on the site.

Landscaping:

10. A concern was expressed that the proposed *bougainvillea* species might be too colorful and would pull attention from the freeway towards the site. Another species such as a thorny plant or a combination of plants that would be just green or minimally flowering, such as a wild rose specie, would be better. *Bougainvillea* can be a haven for rats.
11. The applicant is requested to show how the wider apron accomplishes the cueing in front. More landscaping in front is preferred.
12. The landscape plan seems admirable for this project.
13. The bioswale is appreciated, especially with the number of vehicles dripping fluids from time to time.
14. It is appreciated that the applicant considered the watershed.

C.2 5383 & 5385 Hollister Avenue (APN 071-140-074,-075) Seymour Duncan New Buildings Case No. 20-0003-DP

[Case No. 20-0003-DP - Staff Report](#)

[Att A - DRB Plan Set](#)

[Att A.1 - DRB Plan Set](#)

[Att B - Site C Material Board](#)

[Att C - Site D Material Board](#)

[Att D - Lighting Cutsheets](#)

[Att E - Bicycle Storage](#)

[Att F - Aerial & Site Photos](#)

[Att G - Bola Bike Rack](#)