



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, April 12, 2022

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 (At-Large), Vice Chair

Karis Clinton (Landscape Professional)

Martha Degasis (Landscape Professional)

Jonathan Eymann (At-Large Member)

James King (At-Large Member)

Dennis Whelan (Alternate)

Mary Chang, Secretary

Linda Gregory, Recording Clerk

This Virtual Meeting was held pursuant to Assembly Bill AB361.
The meeting will be Virtual because meeting in person would present
imminent risks to the health or safety of attendees.

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 King, Member Whelan Member Whelan

Board Members absent: None

Staff Present: Mary Chang, Supervising Senior Planner; Brian Hiefield, Associate Planner; Darryl Mimick, Associate Planner; Christina McGuire, Associate Planner; Travis Lee, Associate Planner; and Linda Gregory, Recording Clerk.

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PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported no changes on today's agenda.

A.2 Review and Approve Design Board Minutes for March 8, 2022

03-08-2022 Design Review Board Minutes - Unapproved

MOTION: Member Clinton moved, seconded by Member King, to approve the Design Board Minutes for March 8, 2022, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King. Noes: None. Abstain: Member Whelan.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5968 Hollister Avenue (APN 071-051-027) CZ Furniture Solutions Signage Case No. 21-0022-DRB

Staff Report Case No. 21-0022-DRB

Att A - Findings

Att B - Project Plans

Att C - Notice of Exemption

Att D - 2022-02-22 DRB Minutes - Approved

Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Degasis, Member Eymann, Member King, and Member Whelan. No ex-parte conversations reported

Staff Speaker:

Travis Lee, Associate Planner

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The plans were presented by agent Nick Kvistad of Goleta Signs on behalf of Rosie Monreal, property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Eymann, to grant Conceptual/Preliminary/Final approval of Item B.1, CZ Furniture Solutions Signage as submitted; and determine that Case No. 21-0022-DRB is in conformance with the DRB Findings for Signage, CZ Furniture Solutions Signage, Case No. 21-0022-DRB.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

B.2 6466 Hollister Avenue (APN 073-070-035) SB Motorsports Signage Case No. 21-0026-DRB, 21-0051-ZC

[Staff Report Case No. 21-0026-DRB](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption](#)

Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. No ex-parte conversations reported.

Staff Speaker:

Travis Lee, Associate Planner

The plans were presented by agent Nick Kvistad of Goleta Signs on behalf of SB Motorsports.

No public speakers.

MOTION: Member Clinton moved, seconded by Member King, to grant Conceptual/Preliminary/Final approval of Item B.2, SB Motorsports Signage, Case No. 21-0026-DRB, 21-0051-ZC, as submitted; and determine that Case Nos. 21-0026-DRB, 21-0051-ZC is in conformance with DRB Findings for

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Signage, SB Motorsports Signage, Case Nos. 21-0026-DRB, 21-0051-ZC.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

B.3 274 Daytona Drive (APN 079-421-015) Balboa 2nd Story Addition Case No. 21-0017-LUP

[Staff Report Case No. 21-0017-LUP](#)

[Att A - Findings](#)

[Att B - 2022-01-25 DRB Minutes - Approved](#)

[Att C - Project Plans](#)

[Att D - Notice of Exemption](#)

Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Degasis (virtual), and Member Whelan. Member Clinton and Member Eymann reported no additional site visit. No ex-parte conversations reported.

Staff Speaker:
Brian Hiefield, Associate Planner

The plans were presented by agent Carlos Grano on behalf of Anita Balboa, property owner.

Public Speaker:
Jacqueline Semika Sim, neighbor, clarified that her main concern was the privacy with regard to the window on the second floor.

MOTION: Member Eymann moved, seconded by Member King, to grant Conceptual/Preliminary/Final approval of Item B.3, Balboa Addition, 274 Daytona Drive; APN 079-421-015, Case No. 21-0017-LUP, as submitted; and determine that Case No. 21-0017-LUP is in conformance with the DRB Findings for Signage, , Balboa Addition, Case No. 21-0017-LUP.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member

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Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

B.4 900 Cambridge Drive (APN 069-620-048) Takemiya Infinity Pool and Spa Case No. 22-0002-DRB

[Staff Report Case No. 22-0002-DRB](#)

[Att A - Findings Final](#)

[Att B - Revised Project Plans](#)

[Att C - Photos](#)

[Att D - Notice of Exemption \(NOE\)](#)

[Att E - 2022-03-08 DRB Minutes - Unapproved - Draft for Review](#)

Site visit reported by Member King and Member Whelan (virtual). No new site visits reported by Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, and Member Eymann. No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were presented by agent Ken Delunas of J & K Pool Construction on behalf of Marc Takemiya, property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member King, to grant Conceptual/Preliminary/Final approval Item B.4, Takemiya Infinity Pool and Spa, 900 Cambridge Drive, APN 069-620-048, Case No. 22-0002-DRB, as submitted; and determine that Case No. 22-0002-DRB is in conformance with the DRB Findings, Takemiya Infinity Pool and Spa, Case No. 22-0002-DRB.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

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B.5 7368 Hollister Avenue (APN 073-020-001) Ellwood Station Mobile Home Park Wall Sign Case No. 22-0008-DRB

[Staff Report Case No. 22-0008-DRB](#)

[Att A - Findings Final](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption Final](#)

Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), and Member Degasis (virtual). No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were presented by agent Eric Compton of Dave Signs on behalf of Ellwood Station MHP, LLC, property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Whelan, to grant Conceptual/Preliminary/Final approval of Item B.5, Ellwood Station Wall Sign, 7368 Hollister Avenue (APN 073-020-001), Case No. 22-0008-DRB, as submitted; and determine that Case No. 22-0008-DRB is in conformance with DRB Findings for Signage, Ellwood Station Wall Sign, Case No. 22-0008-DRB.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

In response to a concern by DRB Members regarding the landscaping, Chair Branch requested staff determine whether the location of the landscaping is within the purview of the Design Review Board and report back.

B.6 2600 Pine Avenue (APN 071-130-081) Northrop & Grumman Signage Case No. 22-0009-ZC

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[Staff Report Case No. 22-0009-ZC](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption](#)

Site visits reported by Chair Branch (virtual), Member Clinton (virtual), Member Degasis (virtual), and Member Whelan. No ex-parte conversations reported.

Staff Speaker:
Christina McGuire, Associate Planner

The plans were presented by Michelle Lopez of All City Expeditor on behalf of Northrop Grumman; and Timothy Lambson.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Whelan, to grant Conceptual/Preliminary/Final approval of Item B.6, Northrop Grumman Signage, 600 Pine Avenue (APN 071-130-081), Case No. 22-0009-ZC, as submitted; and determine that Case No. 22-0009-ZC is in conformance with the DRB Findings for Signage, Northrop Grumman Signage, 600 Pine Avenue, Case No. 22-0009-ZC.

VOTE: Motion carried by the following voice vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. Noes: None.

C. FINAL REVIEW

C.1 334 S. Patterson Avenue (APN 065-090-028) Hollipat Permanent Parking Lot Case No. 19-080-DPAM

[Staff Report Case No. 19-080-DPAM](#)

[Attachment A - Findings](#)

[Attachment B - Hollipat Parkign Lot Plans Onsite](#)

[Attachment C - Hollipat Parking Lot Plans Offsite](#)

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[Attachment D - Parkign Lot Renderings](#)

[Attachment E - Hollipat Bicycle & Lighting Specifications](#)

[Attachment F - DRB Minutes 11.9.2021](#)

[Attachment G - Planning Commision Minutes 12.13.2021](#)

Member Degasis recused herself and exited the meeting because the company she works for is involved in this project as designers.

Site visits reported by Member Clinton, Member Degasis, Member Eymann, Member King, and Member Whelan. No new site visits reported by Chair Branch and Vice Chair Shallenberger. No ex-parte conversations reported.

Staff Speaker:

Christina McGuire, Associate Planner

The plans were presented by Heidi Jones with Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS), on behalf of Cottage Health, property owner, and the project team including Abbey White, senior project manager with Perkins & Will Architects; and Justin Manuel, project landscape architect with Arcadia Studio.

No public speakers.

MOTION: Member King moved, seconded by Member Clinton, to grant Final approval of Item C.1, Hollipat Permanent Parking Lot, 334 S. Patterson Avenue (APN 065-090-028), Case No. 19-080-DPAM, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Eymann, and Member King. Noes: Member Whelan. Recused: Member Degasis.

C.2 351 S. Patterson Avenue (APN 065-090-022) New Aquatics Facility at Goleta Valley Cottage Hospital (GVCH) Case No. 20-0002-DP

[Staff Report Case No. 20-0002-DP](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

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Att C - Notice of Exemption

Member Degasis recused herself and exited the meeting because the company she works for is involved in this project as designers.

Site visits reported by Member Eymann, Member King, and Member Whelan. Chair Branch, Vice Chair Shallenberger, and Member Clinton, reported no new site visit. No ex-parte conversations reported.

Staff Speaker:
Christina McGuire, Associate Planner

The Plans were presented by Heidi Jones with Suzanne Elledge Planning & Permitting Services, Inc., (SEPPS); on behalf of Cottage Health, property owners; and Abbey White, senior project manager, with Perkins & Will Architects. .

No public speakers.

MOTION: Member Clinton moved, seconded by Member Eymann, to grant Final approval of Item C.2, New Aquatics Facility at Goleta Valley Cottage Hospital (GVCH), 351 S. Patterson Avenue (APN 065-090-022), Case No. 20-0002-DP, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Eymann, Member King, and Member Whelan. Noes: None. Recused: Member Degasis.

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Senior Planner, reported that the next Design Review next meeting will be on May 10, 2022.

Member Whelan reported he will be absent at the next Design Review Board meeting.

E. ADJOURNMENT

Adjournment at 4:48 p.m.

Note: The video of the meeting is available on the City's website at

<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>