



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.

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A. ADMINISTRATIVE AGENDA

A.1 Review and Approve Design Review Board Minutes for August 10, 2021

[Review and Approve Design Review Board Minutes for August 10, 2021](#)

MOTION: Vice Chair Shallenberger moved, seconded by Member Eymann, to approve the Design Review Board Minutes for August 10, 2021, as submitted.

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

A.2 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported staff recommends Item D.1, Objective Design Standards for Multiple Unit and Mixed-Use Housing, be moved to the front of today's agenda.

There being no objections, Chair Branch moved Item D.1 to the front of the agenda.

D. DISCUSSION ITEM

D.1 Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects

[Objective Design Standards - Staff Report](#)

[Att A - Staff Presentation](#)

Staff Speakers:

Andy Newkirk, Senior Planner

Mary Chang, Supervising Senior Planner, stated that this is a study session and no action will be taken.

The staff report was presented by Andy Newkirk, Senior Planner, and Jami Williams and Scott Martin, consultants, with RRM Design Group, including a PowerPoint presentation entitled, "Objective Design Standards, DRB Study Session, August 24, 2021".

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Staff responded to questions from the Design Review Board Members.

Public Speakers:

Cecilia Brown stated she submitted a letter with comments on the objective design standards. Ms. Brown commented that she hopes there will be photos to indicate building styles and that the design standards are written very clear for staff. She also commented she believes trees are important, critical, and help with the heat island effect.

Fermina Murray stated that she has submitted her comments on the objective design standards. Ms. Murray requested that staff and the consultants provide examples of objective design standards, including photos and graphics, that have been written for other jurisdictions.

Jay Higgins, Planning Commissioner, City of Santa Barbara, commented that hopefully this will encourage housing which is needed in the region.

The Design Review Board Members provided input that is recorded in the video of the meeting.

Vice Chair Shallenberger expressed several concerns regarding objective design standards and removing the human element out of the design process. He commented that the discussion needs to work on objective standards that create the same net effect that is essentially still subjective.

Member Degasis commented that the discussion may lead to precision in writing standards that would greatly limit the implementation of bad architecture, if at all possible.

Member Hart commented he understands the reason for the discussion is a prior State mandate about the provision of housing that is imposed on every community. He thanked Vice Chair Shallenberger for his comments.

Chair Branch commented that he believes it would be wise to continue this item as the responses require some thought and there would be more time for the discussion at the next meeting.

Member Clinton commented that perhaps written comments from the Design Review Board would be useful for the discussion. Member Clinton suggested having standards that can be applied, with the Design Review Board making the final decision whether the design standards have been accomplished.

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There being no objections, Chair Branch stated that the Discussion Item on the Objective Design Standards for Multiple-Unit and Mixed-Use Housing Projects is continued to the next Design Review Board meeting on September 7, 2021.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 475 Pine Avenue (APN 071-130-049)

Kyocera Wall Sign

Case No. 21-0029-ZC

[Case No. 21-0029-ZC - Staff Report](#)

[Att A - DRB Findings](#)

[Att B - Sign Plans](#)

[Att C - CEQA NOE](#)

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 Whelan reported that he knows the area. No ex-parte conversations reported.

Staff Speaker:

Darryl Mimick, Associate Planner

The plans were presented by agent Mark Miller of Resource 4 Signs, on behalf of Goleta Business Park, LLC, property owners.

No public speakers.

MOTION: Member Whelan moved, seconded by Member Hart, to grant Conceptual/Preliminary/Final approval of Item B.1, Kyocera Wall Sign, 475 Pine Avenue (APN 071-130-049), Case No. 21-0029-ZC, as submitted; and determine that Case No. 21-0029-ZC is in conformance with the DRB Findings for Signage, Kyocera Wall Signage, Case No. 21-0029-ZC.

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

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B.2 7354 Greensboro (APN 073-260-001) Estrada Residential Front Patio Case No. 21-0024-ZC

[Case No. 21-0024-ZC - Staff Report](#)

[Att A - DRB Findings](#)

[Att B - Project Plans](#)

[Att C - CEQA NOE](#)

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Degasis (virtual), Member Eymann (virtual), Member Hart (virtual), and Member Whelan. Chair Branch reported he drove by the site. No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were presented by Duane and Andrea Estrada, property owners.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Hart, to grant Conceptual/Preliminary/Final approval of Item B.2, Estrada Residential Front Patio, 7354 Greensboro, APN 073-260-001, Case No. 21-0024-ZC; and determine that Case No. 21-0024-ZC is in conformance with the Findings, DRB Review, Estrada Front Patio Enclosure and Trellis, 7354 Greensboro Street, APN 073-260-001, Case No. 21-0024-ZC, with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design; and Zoning.

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

Recess held from 4:33 to 4:39 p.m.

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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.

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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](#)

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Att H - Architectural Standards

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

Staff Speaker:

Darryl Mimick, Associate Planner

The plans were presented by Heidi Jones of SEPPS, for Patterson Associates, LCC, property owner; Andrew Bermant, property owner; Brian Poliquin with PK:Architecture, project architect; and Erin Carroll, project landscape architect.

The Design Review Board conducted Conceptual review of Item D.2, Seymour Duncan New Buildings, 5383 and 5385 Hollister Avenue, APN 071-140-074; -075, Case No. 20-0003-DP, with the following comments:

1. The proposed project received positive comments.
2. The plan is intelligent and thoughtful. It is a handsome project.
3. The design is an extension of an already good development in the area.
4. The project seems appropriate for the neighborhood, and the massing, size, bulk, and scale seem appropriate.
5. The details on the plans are appreciated.

Architecture:

6. The Seymour Duncan building looks appropriate for the neighborhood.
7. The colors are good.
8. The materials are fine. A preference was made for using true finishes rather than faux finishes regarding the corten material.

Site Plan:

9. Study the opportunity to address the heat island effect.
10. Look at the pattern of movement of people through the hot parking areas. Consider adding solar shade structures or a couple of trees.
11. Suggest adding a small trail on the side of the parking lot areas that is shaded so people do not need to walk through the parking lot.
12. On Parcel C, consider adding some solar shade structures or trees along the pedestrian walkway between the parking bays.
13. Adding EV charging stations would be beneficial.
14. A suggestion was made to possibly include a bike lane with the public improvements. Consider not confronting bikes with vehicular traffic.

Landscape

15. The landscape plan is nice. The plant palette is exceptional.
16. The Strawberry trees would require maintenance due to the fruit drops.

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17. There is no public entry from the walkway or the street to the symmetrical building entry facing Patterson Avenue, shown on Parcel D. A suggestion was made to re-enforce the symmetrical entry and the landscape plan to come together.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None.

F. ADJOURNMENT: 6:17 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>