



# **MINUTES – UNAPPROVED**

## **DESIGN REVIEW BOARD MEETING**

### **Tuesday, May 10, 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  
(*Vacant*) Vice Chair  
Karis Clinton (Landscape Professional)  
Martha Degasis (Landscape Professional)

Jonathan Eymann (At-Large Member)  
James King (At-Large Member)  
Dennis Whelan (Architect)

Mary Chang, Secretary  
Linda Gregory, Recording Clerk

This Virtual Meeting is held pursuant to 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, Member Degasis,  
Member Eymann, Member King

Board Members absent: Member Clinton, Member Whelan

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.

#### **PUBLIC FORUM**

None.

## **Design Review Board Minutes - Unapproved**

May 10, 2022

Page 2 of 8

### **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

Mary Chang, Supervising Senior Planner, reported that staff recommends Item B.3, Panda Express Signage, 131 N. Fairview Avenue (APN 077-170-042), be continued to May 24, 2022.

#### **A. ADMINISTRATIVE AGENDA**

##### **A.1 REVIEW OF AGENDA**

Item B.3, Panda Express Signage, continued to May 24, 2022.

##### **A.2 Review and Approve Design Review Board Minutes for April 12, 2022**

###### **2022-04-12 DRB Minutes - Unapproved**

MOTION: Member King moved, seconded by Member Degasis, to approve the Design Review Board Minutes for April 12, 2022, as submitted.

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

#### **B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW**

##### **B.1 5650 Calle Real (APN 069-160-042) The Leta Hotel Signage Case No. 22-0011-DRB, 22-0019-ZC**

###### **22-0019-ZC Staff Report**

###### **Att A - Findings**

###### **Att B - Project Plans**

###### **Att C - Notice of Exemption**

Site visits reported by Chair Branch), Member Degasis, Member Eymann, and Member King. No ex-parte conversations reported

Staff Speaker:

Travis Lee, Associate Planner

## Design Review Board Minutes - Unapproved

May 10, 2022

Page 3 of 8

The plans were presented by agent Nathan Virs of West Coast Signs on behalf of AWH Goleta Hotel, LLC.

No public speakers.

MOTION: Member King moved, seconded by Member Degasis, to grant Conceptual/Preliminary/Final approval of Item B.1, The Leta Hotel Signage, 5650 Calle Real (APN 069-160-042), Case No. 22-0011-DRB, 22-0019-ZC, as submitted; and determine that Case No. 22-0011-DRB, 22-0019-ZC is in conformance with "DRB Findings for Signage, The Leta Hotel Signage, Case No. 22-0011-DRB, 22-0019-ZC".

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

### **B.2 153 Castilian Drive (APN 073-150-011) Redwire Signage Case No. 22-0012-ZC, 22-0006-DRB**

[22-0006-DRB Staff Report](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption](#)

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

Staff Speaker:

Travis Lee, Associate Planner

No applicant presentation.

No public speakers.

MOTION: Member Degasis moved, seconded by Member King, to grant Conceptual/Preliminary/Final approval of Item B.2, Redwire Signage, 153 Castilian Drive (APN 073-150-011), Case No. 22-0012-ZC, 22-0006-DRB, as submitted; and determine that Case 22-0012-ZC, 22-0006-DRB is in conformance with

## Design Review Board Minutes - Unapproved

May 10, 2022

Page 4 of 8

"DRB Findings for Signage, Redwire Signage, Case No. 22-0006-DRB".

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

### **B.3 131 N Fairview Avenue (APN 077-170-042) Panda Express Signage Case No. 22-0014-ZC**

#### [B.3 Panda Express Sign Continuance](#)

MOTION: Member King moved, seconded by Member Eymann, to continue to May 24, 2022, Item B.3, Panda Express Signage, 131 N. Fairview Avenue, (APN 077-170-042), Case No. 22-0014-ZC.

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

### **B.4 200 Cannon Green Drive (APN 073-221-041) Giesy Addition Case No. 21-0020-LUP**

#### [21-0020-LUP Staff Report](#)

#### [Att A - Findings](#)

#### [Att B - Project Plans](#)

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

#### [Att D - Additional Neighborhood Photos](#)

#### [Att E - Public Comments](#)

Site visits reported by Chair Branch (virtual), Member Degasis (virtual), Member Eymann (virtual), and Member King. Member King reported he lives around the corner of the site. No ex-parte conversations reported.

Staff Speaker:  
Christina McGuire, Associate Planner

## **Design Review Board Minutes - Unapproved**

May 10, 2022

Page 5 of 8

The plans were presented by agent Amy Von Protz, designer for the project, and Carrie and Mecaiah Giesy, property owner.

Christina McGuire, Associate Planner, reported that two written statements were received that are generally in favor of the project.

No public speakers.

MOTION: Member Degasis moved, seconded by Member Eymann, to grant Conceptual/Preliminary/Final approval of Item B.4, Giesy Addition, 200 Cannon Green Drive (APN 073-221-041), Case No. 21-0020-LUP, as submitted, with conformance review of the final details by staff and Chair Branch; and determine that Case No. 21-0020-LUP is in conformance with "DRB Findings, Section 17.58-080 of the Goleta Municipal Code, Giesy Addition; 200 Cannon Green Drive, Case No. 21-0020-LUP"..

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

### **C. PRELIMINARY REVIEW**

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

[20-0003-CUP Staff Report](#)

[Att A - DRB Minutes 8-24-21 \(Item C1\)](#)

[Att B - Findings](#)

[Att C - 20-0003-CUP Plans \(Improvement, Landscaping, Vault Roof\)](#)

[Att D - Public Comments](#)

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

Staff Speaker:  
Brian Hiefield, Associate Planner

## Design Review Board Minutes - Unapproved

May 10, 2022

Page 6 of 8

The plans were presented by Gelare Macon of Flowers and Associates, Inc., for Alastair Winn of 35 Ellwood Station, LLC, property owner; and Greg Mendonsa, project landscape architect.

Brian Hiefield, Associate Planner, reported that several comment letters were received and are included as part of the record.

Public Speaker:

Irene Russo expressed her concerns about preserving the nature of the neighborhood, and exempting CEQA review, which she has included in two communications that are part of the record.

MOTION: Member Eymann moved, seconded by Member King, to grant Preliminary approval of Item C.1, Ellwood RV/Boat/Contractor Storage Use, 35 Ellwood Station Road (APN 079-210-066), Case No. 20-0003-CUP, with the following condition; and determine that Case No. 20-0003-CUP is in conformance with the "DRB Findings, Section 17-58.080 of the Goleta Municipal Code, Ellwood RV/Boat/Contractor Storage Use; 35 Ellwood Station Road, Case No. 20-0003-CUP":

1. The applicant is encouraged to add a strip of plantings, such as vine pockets, along the bare front wall.

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

### **C.2 5385 & 5383 Hollister Avenue (APN 071-140-075 & 071-140-074) Patterson & Associates Two New Buildings and Associated Improvements Case Nos. 20-0003-DP et al.**

[20-0003-DP Staff Report](#)

[Att A - Findings](#)

[Att B - DRB Minutes 08.24.21](#)

[Att C - DRB Concept Review Applicant Response](#)

[Att D -Final Plans Including Parcel Map Pages 1-21](#)

[Att E -Final Plans Including Parcel Map Pages 22-56](#)

## Design Review Board Minutes - Unapproved

May 10, 2022

Page 7 of 8

[Att F - Renderings Site C-DRB](#)

[Att G - Renderings Site D-DRB](#)

[Att H - Lighting Cut Sheets](#)

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

[Att J - Goleta Commercial Architecture and Design Standards](#)

Site visits reported by Chair Branch (virtual), Member Degasis, Member Eymann, and Member King. 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.

Public Speaker:

Cecilia Brown expressed appreciation that the applicants lowered the correlated color temperature for the outdoor lighting which she believes will be dark sky friendly and a good fit for the neighborhood.

MOTION: Member Degasis moved, seconded by Member King, to grant Preliminary approval of Item C.2, Ellwood RV/Boat/Contractor Storage Use, 35 Ellwood Station Road (APN 079-210-066), Case No. 20-0003-CUP, and determine that Case No. 20-0003-CUP is in conformance with "DRB Findings, Section 17.58-080 of the Goleta Municipal Code 5385 & 5383 Hollister Avenue, Patterson Associates, Case No. 20-0003-DP et al."

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

### **D. ANNOUNCEMENTS BY MEMBERS AND STAFF**

Chair Branch announced that Craig Shallenberger has resigned from the Design Review Board because he has moved and is no longer a resident of Goleta. On behalf of the Design Review Board, Chair Branch expressed appreciation to Craig Shallenberger for his contributions and good service as a Member and Vice Chair, and wished him well in his future endeavors.

## **Design Review Board Minutes - Unapproved**

May 10, 2022

Page 8 of 8

Member Degasis announced there will be an open house at the Main-Begg Farmhouse, a 1911 Craftsman building, located on Hollister Avenue at San Marcos Road, on Saturday, May 14, 2022, from 11:00 am. To 2:00 p.m.

### **E. ADJOURNMENT**

Adjournment at 4:46 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>**