



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, May 22, 2018

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
Thomas Smith (At-Large Member) Vice Chair
Erin Carroll (Landscape Architect)
Karis Clinton (Landscape Professional)

Jennifer Fullerton (At-Large Member)
Bill Shelor, (At-Large Member)
Craig Shallenberger (Architect)
Dennis Whelan (Alternate)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

SIGN SUBCOMMITTEE - < 2:45 p.m. >
Members: Thomas Smith, Erin Carroll, Bill Shelor

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting of the City of Goleta Design Review Board was called to order by Vice Chair Smith at 3:00 p.m. in the City Hall Council Chambers, 130 Cremona Drive, Suite B, Goleta, California, followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Vice Chair Smith, Member Carroll, Member Clinton,
*Member Fullerton, Member Shelor,
Member Shallenberger, Alternate Whelan
*Member Fullerton exited the meeting at 5:15 p.m.

Board Members absent: Chair Branch

Design Review Board Minutes - Unapproved

May 22, 2018

Page 2 of 8

Staff Present: May Chang, Supervising Senior Planner; Brian Hiefield, Associate Planner; Darryl Mimick, Associate Planner; Joe Pearson II, Associate Planner; Chris Noddings, Assistant Planner; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

Karen Dick, speaking on behalf of the neighborhood residents around Mountain View School, expressed concerns regarding privacy, harmonious design and other factors with regard to the Harvest Hill Development.

A. ADMINISTRATIVE AGENDA

A.1 18-203 Review and approve the Design Review Board Minutes for April 24, 2018

[4-24-2018 Minutes - Unapproved](#)

MOTION: Member Whelan moved, seconded by Member Carroll, to approve the Design Review Board Minutes for April 24, 2018, as submitted.

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Clinton, Member Fullerton , Member Shelor, Member Whelan . Noes: None. Absent: Chair Branch

A.2 PLANNING DIRECTOR REPORT

Mary Chang, Supervising Senior Planner, welcomed Craig Shallenberger, new Design Review Board Member.

A.3 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported that all items on today's agenda will be heard. Ms. Chang stated that it is anticipated that the June 12, 2018, Design Review Board Meeting will be cancelled, and the next Design Review Board Meeting will be on June 26, 2018.

B. SIGN REVIEW

B.1 18-202 6489 Calle Real (APN 077-160-055) New Signs for Los Carneros Business Park Case No. 18-046-SCC-DRB

[New Signs for Los Carneros Business Park Staff Report](#)
[New Signs for Los Carneros Business Park Project Plans](#)

Design Review Board Minutes - Unapproved

May 22, 2018

Page 3 of 8

Vice Chair Smith reported that today the Sign Subcommittee reviewed Item B.1, New Signs for Los Carneros Business Park, with Chris Noddings, Assistant Planner, and agent Ken Sorgman of Signs by Ken, Inc., on behalf of Jennifer Carmona, agent to the property owner; and recommended Design review approval as submitted.

MOTION: Member Whelan moved, seconded by Member Carroll, to grant Design review approval of Item B.1, New Signs for Los Carneros Business Park, 6489 Calle Real (APN 077-160-055), Case No. 18-046-SCC-DRB, as submitted.

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Clinton, Member Fullerton, Member Shelor, Member Shallenberger, and Member Whelan. Noes: None. Absent: Chair Branch.

C. CONCEPTUAL REVIEW

C.1 18-205 5392 and 5400 Hollister; (APN 071-101-002, -015) The Hollister: Hotel & Apartments Case No. 18-001-DRB

[The Hollister: Hotel & Apartments Staff Report](#)
[The Hollister: Hotel & Apartments Project Plans](#)
[The Hollister: Hotel & Apartments Site Photos](#)

Site visits and ex-parte conversations: Site visits reported by Members Carroll, Fullerton, Shelor, Smith, and Whelan. No ex-parte conversations reported.

Staff Speaker:
Joe Pearson II, Associate Planner

The plans were presented by agent Heidi Jones with Suzanne Elledge Planning and Permitting Services, on behalf of Edward St. George, property owner; and Keith Nolan, project architect.

Public Speaker:

Cecilia Brown expressed concerns regarding neighborhood character and compatibility; the size, bulk, and scale of the project; solar access; small setbacks; and minimal landscaping. Ms. Brown suggested considering the relationship between the proposed building and the adjacent buildings. She urged the installation of story poles, and noticing residents as well as property owners who would be affected by a project.

Design Review Board Minutes - Unapproved

May 22, 2018

Page 4 of 8

Architecture:

1. Concerns were expressed regarding neighborhood compatibility; density; heights; and size, bulk, and scale of the project.
2. Regarding architectural style and neighborhood compatibility:
 - a. The style seems acceptable in a changing development pattern in the area with the modern hospital style across the street.
 - b. Consider architecture that could recall the existing cottages, especially for the café. Moving west on Hollister Avenue, some styles are similar to an historic neighborhood.
 - c. Consider incorporating some of the architectural style of the existing cottages and the modern style of the hospital for the buildings.
3. The architecture needs to be softened on Hollister Avenue.
4. The massing should be stepped back vertically from Hollister Avenue towards the mountains. The 2-story building should be towards Hollister Avenue and the 3-story building towards the rear.
5. Consider if there is an opportunity to reduce the rear yard setback to allow an increase for the setback in the front of Hollister Avenue. This would also provide an opportunity for landscaping in front.
6. Concern was expressed that the tallest element, the elevator tower, is towards the front of the property.
7. Consider some type of complementary variations in the architecture between the hotel and apartment building as the two buildings are different uses and should not be the same.
8. Materials:
 - a. Use materials that can tolerate sun exposure.
 - b. Some wood elements may be interesting as the adjacent building has wood material.
 - c. There are a lot of glass railings and glass in general. Consider some cable railings.
 - d. Consider awnings for the hotel on the west side.
9. The blank wall going west on Hollister may be an opportunity for public art, landscaping, or something unique.
10. The balconies in the courtyard area seem to be looking down at the driveway. Consider completing the podium deck and making an atrium courtyard at the second floor level.
11. Provide the hotel and café more identity from the street.
12. Depict photovoltaics on the roof drawings and account for any potential roof top equipment that must be screened.
13. There are opportunities for signage on the east and west facades.

Site Plan and Landscaping:

14. Study the traffic flow as motorists will be entering and exiting for different uses.
15. There should be a separate parking area that is identified for the café.

Design Review Board Minutes - Unapproved

May 22, 2018

Page 5 of 8

16. The property feels dense and does not allow much room for landscaping.
17. Usable community space for the residents is desirable. Most landscaping is shown next to parking.
18. Landscaping will be important for screening on the east and west property lines, with narrow Palm Trees and narrow Evergreen Trees.

Additional Information:

19. Submit plans that merge the different plan sheets so the site sections show the building heights are on the same sheet. Place survey elevations to provide a reference point towards the height above the benchmark.
20. Show an expansion of the adjacent areas on the site plans to provide a better idea of traffic access and traffic flow in and out of the project area.
21. Submit a latitudinal section through the site at the hotel.
22. The elevations and photo should accurately show the view towards the mountains from the driveway and depict if the mountains would be visible.
23. Submit a 2D Elevation View of the streetscape with a couple of properties on each side to show the massing. Possibly, 3D Elevation Views may be needed. It may be possible to save the idea for story poles.
24. Look at the potential use of story poles.
25. Concern was expressed whether current residents on the property received notice on this project.
26. The extended stay hotel is appreciated, especially near the hospital.

D. DESIGN REVIEW

D.1 18-206 880 Cambridge Drive (APN 069-620-046) Follow Up Items Associated with Harvest Hill Lot 2 Detached Garage with roof deck Case No. 18-030-DRB

[Detached Garage with Roof Deck Staff Report](#)
[Detached Garage with Roof Deck DRB Findings](#)
[Detached Garage with Roof Deck Project Plans](#)
[4-24-2018 Minutes - Unapproved](#)

Site visits and ex-parte conversations: No additional site visits reported by Members Carroll, Clinton, Fullerton, Shelor, Smith and Whelan. No ex-parte conversations reported.

Staff Speaker:
Brian Hiefield, Associate Planner

Design Review Board Minutes - Unapproved

May 22, 2018

Page 6 of 8

The revised plans were presented by Rich Ridgway, property owner.

Vice Chair Smith reported that an email dated May 21, 2018, was received from Robert Dick, Ph.D., with an attachment entitled "Harvest Hill Issues".

Public Speakers:

Bob Dick commented with regard to a written report he submitted on May 21, 2018, entitled, "Harvest Hill Issues, Lot 2 - Detached Garage with Roof-Top Party Deck (Version 1.8, Updated May 21, 2018), by GENXT LLC, Santa Barbara, California". Mr. Dick expressed concerns that the proposed structure is an invasion of privacy for over two dozen homes in the neighborhood and that conversations and music from the deck would propagate downward. Also, Mr. Dick believes the proposed architecture style is not compatible with neighborhoods in the Goleta area.

Karen Dick expressed opposition to the approval of an additional garage and rooftop deck on the basis of neighborhood compatibility, the intrusion on neighbors' privacy, and the potential for noise from large gatherings on the deck. Mrs. Dick expressed concern that the front of the farmhouse is fully exposed and there is no buffering for the sound because most of the trees are gone. (Mrs. Dick submitted two forms entitled "Statements of Opposition to approval of additional garage rooftop deck on Lot 2 of Harvest Hill Development" from neighbors.)

MOTION: Member Shelor moved, seconded by Member Fullerton, to continue to June 26, 2018, Item D.1, Follow Up Items Associated with Harvest Hill Lot 2 Detached Garage with Roof Deck, 880 Cambridge Drive (APN 069-620-046), Case No. 18-030-DRB, for the applicant to submit plans to change the flat roof to a pitched roof design.

VOTE: Motion failed by the following voice vote: Ayes: Member Fullerton, Member Shelor. Noes: Vice Chair Smith, Member Carroll, Member Clinton, Member Whelan. Abstain: Member Shallenberger. Absent: Chair Branch.

MOTION: Vice Chair Smith moved, seconded by Member Carroll, to grant approval of the Conformance Review for final details related to the deck railing, staircase handrail, and landscaping associated with Harvest Hill Lot 2 Detached Garage with roof deck, 880 Cambridge Drive (APN 069-620-046), Case No. 18-030-DRB, with the following condition:

1. Increase the size of the proposed Olive Tree and Oak Tree plantings to 24 inch box size instead of 5 gallon size.

Design Review Board Minutes - Unapproved

May 22, 2018

Page 7 of 8

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Clinton, Member Fullerton, Member Shelor, Member Whelan. Noes: None. Abstain: Member Shallenberger. Absent: Chair Branch.

D.2 18-204 5620 Calle Real (APN 069-160-047) Best Western Plus Hotel Elevator and Associated Improvements Case No. 17-088-DRB

[Best Western Plus Hotel Elevator and Associated Improvements Staff Report](#)

[Best Western Plus Hotel Elevator and Associated Improvements DRB Findings](#)

[Best Western Plus Hotel Elevator and Associated Improvements Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Fullerton, Shelor, and Whelan. Vice Chair Smith reported no current site visit. No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were presented by Jonathan Viega, Dark Moon Design and Engineering; and David Welch, on behalf of Bar Investors, property owner.

MOTION: Vice Chair Smith moved, seconded by Member Whelan, to continue to June 26, 2018, Item D.2, Best Western Plus Hotel Elevator and Associated Improvements, 5620 Calle Real (APN 069-160-047), Case No. 17-088-DRB, with the following comments:

1. Re-examine the roofs of the three elements and their relative significance.
2. Study the articulation of the elevator tower with the breezeway and the plane.

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Clinton, Member Fullerton, Member Shelor, Member Shallenberger, Member Whelan. Noes: None. Absent: Chair Branch.

D.3 18-207 301 Mentor Drive (APN 071-140-079)

Design Review Board Minutes - Unapproved

May 22, 2018

Page 8 of 8

New Generators and Screening for Google Case No. 18-048-LUP-DRB

[New Generators and Screening for Google Staff Report](#)
[New Generators and Screening for Google DRB Findings](#)
[New Generators and Screening for Google Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Shelor and Whelan. No ex-parte conversations reported.

Staff Speaker:
Chris Noddings, Assistant Planner

The plans were presented by agent Sieglinde Pukke, project architect, with Shubin Donaldson Architects on behalf of Barings LLC, property owner; Kristin Story, AIA, owner of One Story Architect, project lab architect; and Kalie Grubb, Arcadia Studio, project landscape architect.

MOTION: Member Carroll moved, seconded by Member Shelor, to grant Design review approval of Item D.3, New Generators and Screening for Google, 301 Mentor Drive (APN 071-40-079), Case No. 18-048-LUP-DRB, with the following condition for Conformance review by staff with Member Carroll, Vice Chair Smith's designee; and determine that Case No. 18-048-LUP-DRB, is in conformance with the Design Review Board Findings with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning:

1. Study mitigation for the Oak Trees to be removed.

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Shelor, Member Shallenberger, Member Whelan. Noes: Member Clinton. Absent: Chair Branch, *Member Fullerton.

*Member Fullerton exited the meeting at 5:15 p.m.

E. ANNOUNCEMENTS

Vice Chair Smith commented that there is a need for the development of a software program for printers so that the print on the architectural colored renderings submitted by applicants will be an exact color match of the color sample.

F. ADJOURNMENT: 6:07 P.M.