



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, August 14, 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 - < Cancelled >

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

Board Members absent: Chair Branch

Staff present: Mary Chang, Supervising Senior Planner; Joe Pearson II, Associate Planner; Laura Bridley, AICP, Contract Planner; and Linda Gregory, Recording Clerk.

Design Review Board Minutes - Unapproved

August 14, 2018

Page 2 of 7

PUBLIC FORUM

No speakers.

A. ADMINISTRATIVE AGENDA

A.1 Review and approved the Design Review Board Minutes for July 24, 2018.

7-24-2018 DRB Minutes - Unapproved

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

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

A.2 Planning Director Report

Mary Chang, Supervising Senior Planner, reported that Goleta's 6th Annual Dam Dinner will be held on Saturday, August 18, 2018, at the Lake Los Carneros Dam, from 5:00 to 7:00 PM. Persons interested may RSVP on the City's website.

A.3 Review of Agenda

Mary Chang, Supervising Senior Planner, reported that the applicant for Item D.1, New Signs for O'Reilly Auto Parts, requested a continuance to September 11, 2018.

B. DESIGN REVIEW

B.1 284 Royal Linda Drive (APN 077-540-041) Bernston/Pickert Residence Addition Case No. 18-075-DRB

[Bernston/Pickert Residence Addition Staff Report](#)

[Bernston/Pickert Residence Addition Findings](#)

[Bernston/Pickert Residence Addition Project Plans](#)

Design Review Board Minutes - Unapproved

August 14, 2018

Page 3 of 7

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

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented by architect Jonathan Villegas, on behalf of Steven Bernston and Julie Pickert, property owners.

MOTION: Member Carroll moved, seconded by Member Clinton, to grant Design review approval of Item B.1, Bernston/Pickert Residence Addition, 284 Royal Linda Drive (APN 077-540-041), Case No. 18-075-DRB, as submitted, with the following conditions; and to determine that Case No. 18-075-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. Add a window or other fenestration on the left side yard elevation of the garage extension.
2. Study the roof connection between the garage extension and the existing proposed garage roof.
3. Conditions #1 and #2 shall be reviewed by staff and an architect member of the Design Review Board for Conformance Review.

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

B.2 495 S. Kellogg Avenue (APN 071-140-068) Toyota Building and Parking Lot Lighting Replacement Plan Case No.18-087-DRB

[Toyota Building and Parking Lot Lighting Replacement Plan Staff Report](#)

[Toyota Building and Parking Lot Lighting Replacement Plan Findings](#)

[Toyota Building and Parking Lot Lighting Replacement Plan Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Carroll, Clinton, Fullerton, Shallenberger, Shelor, and Whelan. Vice Chair Smith reported he is familiar with the site. No ex-parte conversations reported.

Design Review Board Minutes - Unapproved

August 14, 2018

Page 4 of 7

Staff Speaker:

Joe Pearson II, Associate Planner

The plans were presented by agent John Ulman, general contractor working with Santa Barbara Toyota, on behalf of Stephen Ekegren of Catalina Barber Corporation, applicant.

Public Speaker:

Cecilia Brown commented that more information is needed with regard to City and State standards before a decision is made. Ms. Brown believes there should be no light trespass beyond the property lines.

MOTION: Member Shallenberger moved, seconded by Member Shelor, to continue to September 11, 2018, Item B.2, Toyota Building and Parking Lot Lighting Replacement Plan, 495 S. Kellogg Avenue (APN 071-140-068), Case No. 18-087-DRB, with the following comments:

1. Restudy the amount of light illuminating on the lot as opposed to previous levels. The new lighting brightness should not exceed the existing lighting brightness. The current plan shows the brightness increases towards the sidewalk.
2. Light spillage is a concern. Light spillage off the lot should be zero or close to zero. Provide documentation.
3. Submit photometric plans in a larger font showing the proposed illumination with the existing illumination noted in parentheses.
4. Provide clarification regarding the luminaire sizes.
5. Consider including some lighting control provisions such as dimming and motion sensors. Light illumination should be toned down after hours of operations.
6. Staff will need to work with the applicant to obtain the appropriate and applicable lighting standards, and to demonstrate the project meets the criteria.
7. A decrease in output would realize further energy savings.

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.

Design Review Board Minutes - Unapproved

August 14, 2018

Page 5 of 7

C. ADVISORY REVIEW

C.1 18-314 7952 Hollister Avenue (APN 079-210-075)

Fire Station 10

Case No. 17-069-DRB

[Fire Station 10 Staff Report](#)

[Fire Station 10 Project Plans](#)

[Fire Station 10 Presentation](#)

Site visits and ex-parte conversations: Site visits reported by Members Clinton, Fullerton, Shallenberger, Shelor, Smith, and Whelan. Member Carroll reported he did not revisit the site. No ex-parte conversations reported.

Staff Speakers:

Laura Bridley, AICP Contract Planner

Vyto Adomaitis, Neighborhood Services/Public Safety Director

The plans were revised in response to previous comments from the Design Review Board last year, as well as several comments received on the Draft Environmental Impact Report circulated from May – July this year. The plans were presented by the project team including Todd Jespersen, KBZ Architects, project architect; Sam Maphis, Earthform Design, project landscape architect; and Robert Schmidt, Flowers & Associates, project civil engineer.

Public Speakers:

Barbara Massey expressed her full support for Fire Station 10. Ms. Massey commented: 1) Fire Station 10 would be a good location for a proposed hydrogen sulfide monitor and the location of the monitor needs to be considered with regard to landscaping; 2) the retention of some Eucalyptus trees is appreciated; 3) questioned whether the Eucalyptus trees in the southwestern side of the building can also be saved since they do not interfere with the building; and 4) requested consideration to revise the landscape plan to include drought tolerant plants that are green and colorful, and fewer agaves and grasses.

Dr. Ingeborg Cox commented with the following concerns: 1) the potential effects of the project to the quality of life for existing land uses within the project vicinity including the impacts to the slope along the railroad tracks, to the noise levels, and to the residents of the Hideaway that face the

Design Review Board Minutes - Unapproved

August 14, 2018

Page 6 of 7

site; 2) requested retention of as many old Eucalyptus trees as possible; 3) the drainage pattern needs to be addressed; 4) the turn radius for the fire engines needs to be considered and the impact on both sides of Hollister Avenue; 5) questioned the use of water during drought conditions; and 6) noted there are archaeological sites located in the vicinity.

ACTION:

The Design Review Board conducted Advisory Review of Item C.1, Fire Station 10, 7952 Hollister Avenue (APN 079-210-075), Case No. 17-069-DRB, with the following comments:

Architecture:

1. The revised entrance design is a good improvement and the visual simulations are appreciated.
2. The added air flow detail is appreciated.
3. The revised architecture works well for Goleta and is appropriate. Not sure if the change in roof material is appropriate, noting that the standing seam is appropriate for this type of architecture.
4. Another comment noted that the shingles better represent the bungalow style than the terne metal roof.
5. The previous proposed roof material seemed appropriate.
6. Consider a variation in the color between the shingles, which is not reflected in the elevations.
7. The proposed colors seem fashionable. The red trim around the doors is appreciated.
8. The photovoltaics are appreciated.
9. The project is important as being in a gateway to the city of Goleta as well as a scenic corridor.

Landscape:

10. Consider the possibility of creating a new scenic view of the mountains to the northwest. Look at the tree locations in relationship to creating mountain views and the landscaping to define that corridor.
11. Consider a more naturalistic grouping of trees along the lot lines rather than the equally spaced Oak trees, such as reflected in the front of the landscape plan.
12. The addition of native plants is appreciated.
13. Introduce Buckwheat into the plant palette.
14. Study the plant palette in terms of using reclaimed water. Oak trees have not done well with reclaimed water. Most of the plant palette will do well with the reclaimed water.
15. A suggestion was made to remove some of the agave plantings and replace with more lush plantings that are drought tolerant.

Design Review Board Minutes - Unapproved

August 14, 2018

Page 7 of 7

16. The agaves and grasses can look quite lush. Plants other than dry grasses and succulents can be a lush palette that will tolerate reclaimed water.
17. The landscaping could be more minimal rather than elaborate which would be helpful with regard to ongoing maintenance.
18. Consider saving one more Eucalyptus tree on the south side.
19. The plan for the removal of the 56 Eucalyptus trees regarding the raptors is important and is noted in the environmental document.
20. A suggestion was made to include flying the flag of the City of Goleta in addition to the California and United States flags at the Fire Station.
21. Hopefully there will be a hydrogen sulfide monitor on the site.

D. SIGN REVIEW

D.1 5754 Hollister Ave (APN 071-063-010) New Sign for O'Reilly Auto Parts Case No. 18-054-DRB

MOTION: Member Clinton moved, seconded by Member Shelor, to continue to September 11, 2018, Item D.1, New Sign for O'Reilly Auto Parts, 5754 Hollister Avenue (APN 071-063-010), Case No. 18-054-DRB.

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

E. ANNOUNCEMENTS

Vice Chair Smith announced that he will be moving to the City of Guadalupe later in the year.

Member Whelan announced that he will not be present at the Design Review Board meeting on September 11, 2018.

Member Clinton requested the DRB Members consider a moment of silence at the next meeting which will be held on September 11th in remembrance of 9/11. Vice Chair suggested a moment of silence after the Pledge of Allegiance.

F. ADJOURNMENT: 4:55 P.M.