



# **MINUTES – UNAPPROVED**

## **DESIGN REVIEW BOARD MEETING**

### **Tuesday, October 23, 2018**

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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 - < 2:30 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 Chair Branch 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: Chair Branch, Vice Chair Smith, Member Fullerton,  
Member Schallanberger, Member Shelor,  
Alternate Whelan

Board Members absent: Member Carroll, Member Clinton

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Staff Present: Mary Chang, Supervising Senior Planner; Kathy Allen, Supervising Senior Planner; Darryl Mimick, Associate Planner; Joe Pearson II, Associate Planner; and Linda Gregory, Recording Clerk.

### **PUBLIC FORUM**

Barbara Massey expressed appreciation for Vice Chair Smith's service on the Design Review Board. Ms. Massey commented that she believes Mr. Smith has represented the public fairly and that he will be missed.

## **A. ADMINISTRATIVE AGENDA**

### **A.1 Review and Approve the Design Review Board Minutes for September 25, 2018**

#### **9-25-2018 DRB Minutes - Unapproved**

MOTION: Member Whelan moved, seconded by Vice Chair Smith, to approve the Design Review Board Minutes for September 25, 2018, as submitted.

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

### **A.2 Planning Director Report**

Mary Chang, Supervising Senior Planner, reported that today is the last meeting Vice Chair Smith will be attending. Ms. Chang noted that Thomas Smith has provided eleven years of community service to Goleta as a member of the Design Review Board. A reception for Vice Chair Smith will be held today after the Design Review Board meeting and the public is invited to attend.

### **A.3 Review of Agenda**

Mary Chang, Supervising Senior Planner, reported that the Sign Review Items B.3 and B.4 will be heard on today's full agenda.

## **B. SIGN REVIEW**

### **B.1 7127 Hollister Avenue (APN 073-440-003) Starbucks Wall Sign Case No. 18-099-DRB**

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### [Starbucks Wall Sign Staff Report](#)

### [Starbucks Wall Sign Project Plans](#)

Vice Chair Smith recused himself because of the proximity of the project to his residence.

Member Shelor reported that today the Sign Subcommittee, consisting of Member Shelor and Member Whelan, reviewed Item B.1, Starbucks Wall Sign, with Darryl Mimick, Associate Planner, and John Sterk of Superior Signs, agent, on behalf of Starbucks tenant; and recommended that the project be reviewed by the full Design Review Board.

MOTION: Member Whelan moved, seconded by Member Shelor, to grant Design review approval of Item B.1, Starbucks Wall Sign, 7127 Hollister Avenue (APN 073-440-003), Case No. 18-099-DRB, with the following condition:

1. Relocate the wall sign to the interior side of the windows.

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

## **B.2 5648 Hollister Avenue (APN 071-082-006) Union 76 Monument Sign and Canopy Refacing Case No. 18-130-DRB**

### [Union 76 Monument Sign and Canopy Refacing Staff Report](#)

### [Union 76 Monument Sign and Canopy Refacing Project Plans](#)

Vice Chair Smith reported that today the Sign Subcommittee reviewed Item B.2, Union 76 Monument Sign and Canopy Refacing, with Darryl Mimick, Associate Planner, and agent David Bullen on behalf of World Oil Marketing Company, property owner; and recommended and that Item B.2 be continued for the applicant to show that the façade on the building will tie in with one of the three proposed colors (orange, blue, or white).

MOTION: Vice Chair Smith moved, seconded by Member Shelor, to continue to November 13, 2018, Item B.2, Union 76 Monument Sign and Canopy Refacing, 5648 Hollister Avenue (APN 071-082-006), Case No. 18-130-DRB, with the following comments:

1. The applicant is requested to submit revised plans showing the façade on the existing gas station will tie in

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with the proposed colors (orange, blue, or white).

2. The proposed design and method of illumination is favorable.

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

### **B.3 7798 Calle Real (APN 079-121-016) Union 76 Monument Sign and Canopy Refacing Case No. 18-129-DRB**

[Union 76 Monument Sign and Canopy Refacing Staff Report](#)

[Union 76 Monument Sign and Canopy Refacing Project Plans](#)

Staff Speaker:  
Darryl Mimick, Associate Planner

The plans were presented by agent David Bullen on behalf of World Oil Marketing Company, property owner.

Public Speaker:  
Barbara Massey expressed concern that the additional lighting on the west side in addition to the canopy lighting will impact the residents to the west.

MOTION: Vice Chair Smith moved, seconded by Member Whelan, to continue to November 13, 2018, Item B.3, Union 76 Monument Sign and Canopy Refacing, 7798 Calle Real (APN 079-121-016), Case No. 18-129-DRB, with the following comments:

1. The applicant is requested to submit revised plans showing that the fascia band on the building will tie in with the proposed colors (orange, blue, or white) to match the canopy.

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

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### **B.4 6861 & 6865 Hollister Avenue (APN 073-100-033, -034, -035) Target Building & Shopping Center Overall Sign Plan Case No. 18-116-DRB**

[Target Building & Shopping Center Overall Sign Plan Staff Report](#)

[Target Building & Shopping Center Overall Sign Plan Project Plans](#)

Staff Speaker:

Joe Pearson II, Associate Planner

The plans were presented by agent Andy Neff on behalf of Merlone Geier Partners, property owner; and Michael Wekesser, Target, project design architect.

Public Speakers:

Barbara Massey requested that the number of signs permitted on this project be reduced. Ms. Massey also requested prohibition of flag signs and any tenant signage on windows or that can be seen through the window from a distance. She commented that General Plan Policy VH 2.3 encourages minimization of signage along the scenic corridor.

Cecilia Brown requested clarity about the use of temporary banner signs and requested additional prohibition for human signs and flags. Ms. Brown expressed concern that the proposed monument signs are over-sized and requested consideration of one monument sign rather than two. She also spoke in support of minimizing signage along scenic corridors and not overwhelming the streetscape.

MOTION: Member Schallanberger moved, seconded by Vice Chair Smith, to continue to November 13, 2018, Item B.4, Target Building & Shopping Center Overall Sign Plan, 6861 & 6865 Hollister Avenue (APN 073-100-033, -034, -035), Case No. 18-116-DRB, with the following comments:

1. There is too much signage on the site. Three signs per end unit are excessive on the tenant building. The sign on the south building does not seem necessary. The main building advertises Target twice.
2. The signs should be more in compliance with the intent of the Sign Ordinance.
3. The size, bulk and scale of the Monument Sign are too big. The design of the Monument Sign is okay.
4. One Monument Sign would seem appropriate.
5. Multiple tenants on the Monument Sign would not be appropriate.

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6. Consider placing the name of the shopping center on the Monument Sign.
7. External up-lighting is not appropriate for the signs.
8. Restudy the “wine & spirits” sign; not appropriate as a building sign.
9. The blade signs are a good idea.
10. Include identification and clarification regarding the temporary sign regulations in the Overall Sign Plan.
11. The proportion of the tenant spaces on the Building Elevations drawing is okay; however a reduction by 5 percent would probably still work.
12. Consider that Hollister Avenue is a scenic corridor with regard to minimizing signage along scenic corridors.

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

### **C. DESIGN REVIEW**

#### **C.1 6221 Momouth Avenue (APN 077-202-007) Lenvik Single Family Residence Addition Case No. 18-131-DRB**

[Lenvik Single Family Residence Addition Staff Report](#)

[Lenvik Single Family Residence Addition Findings](#)

[Lenvik Single Family Residence Addition Project Plans](#)

[Lenvik Single Family Residence Addition Finish Schedule](#)

[Lenvik Single Family Residence Addition Site Photos](#)

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

Staff Speaker:  
Joe Pearson II, Associate Planner

The plans were presented by agent Dawn Sherry of Sherry & Associates Architects, Inc., on behalf of Peter and Lisa Lenvik, property owners, and Peter Lenvik, property owner.

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### Public Speaker:

Duane Sears, resident on adjacent property behind the applicant's house, requested privacy considerations with regard to the view into his yard and windows not looking into his yard. Mr. Sears stated that the high windows on the back side of the project are appreciated and suggested adding sky lights. He also expressed concern regarding the size of the addition. (Duane and Sheryn Sears submitted a letter on October 23, 2018).

### STRAW VOTE:

How many DRB Members support the projects exceedance of the Recommended Maximum Allowable Floor Area?

Ayes: Members Branch, Smith, Schallanberger, and Whelan. (4)

Noes: Members Fullerton and Shelor (2)

MOTION: Member Schallanberger moved, seconded by Vice Chair Smith, to continue to November 13, 2018, Item C.1, Lenvik Single Family Residence Addition, 6221 Momouth Avenue, (APN 077-202-007), Case No. 18-131-DRB, with the following comments:

1. Re-examine the window sizes along the north elevation and minimize or eliminate as much as possible with consideration of the neighbors' privacy. Use obscured glass to address privacy concerns.
2. The north window could reflect the same kind of fenestration as the window on the first floor northwest elevation if the plan remains the same.
3. The architectural design is nice. The plan is quite handsome. The design is relatively successful. The materials are fine. The solution of the deck over the garage creates a reduction in roof massing. With regard to the floor area, because of the massing, the structure will fit in well.
4. The eave overhangs should be consistent.
5. The deck railing is fine. One member suggested that the deck railing needs to be refined. .
6. Change the roof type from gable to hip on the south elevation.
7. The old driveway must be removed and replaced with landscaping.
8. A preliminary landscape plan should be included in the project.
9. Submit a sight line with regard to the neighbors' house for a section showing the relationship of the houses on the two sites and the pad levels of the two houses.
10. With regard to the Recommended Maximum Allowable

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Floor Area, two members expressed concern about setting a precedent. A suggestion was made to study the plan to bring the design into compliance with the Recommended Allowable Maximum Floor Area and work with the sensitivity of the neighbors' privacy concern. A member is not sure if reducing the floor area would reduce the privacy concern.

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

### **C.2 1153 North Patterson Avenue (APN 069-401-004) Gans Single Family Additions Case No. 18-133-DRB**

[Addition of 403 SF to the First and Second Floor and New Garage Staff Report](#)

[Addition of 403 SF to the First and Second Floor and New Garage Findings](#)

[Addition of 403 SF to the First and Second Floor and New Garage Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Fullerton, Shelor, and Whelan. Member Branch reported he viewed the site on Google Street View. No ex-parte conversations reported.

Staff Speaker:  
Mary Chang, Supervising Senior Planner

The plans were presented by agent Don Swann on behalf of Elizabeth Gans, property owner.

MOTION: Member Whelan moved, seconded by Vice Chair Smith, to grant Design review of Item C.2, Gans Single Family Additions, 1153 North Patterson Avenue (APN 069-401-004), Case No. 18-133-DRB, as submitted; and determine that Case No. 18-133-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.

VOTE: Motion carried by the following voice vote: Ayes: Chair Branch, Vice Chair Smith, Member Fullerton, Member



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Schallanberger, Member Shelor, and Member Whelan. Noes: None. Absent: Member Carroll and Member Clinton.

### D. CONCEPTUAL REVIEW

#### D.1 6864/6868 Cortona Drive (APN 073-140-027) Cortona Warehouse Building Development Plan and Lot Split Case 17-094-DRB

[Cortona Warehouse Building Development Plan and Lot Split Staff Report](#)

[Cortona Warehouse Building Development Plan and Lot Split Project Plans](#)

[Cortona Warehouse Building Development Plan and Lot Split DRB Minutes 10-10-2017](#)

[Cortona Warehouse Building Development Plan and Lot Split DRB Minutes 02-27-2018](#)

Site visits and ex-parte conversations: Site visit reported by Members Shelor and Whelan. No additional site visits reported by Members Branch and Fullerton. No ex-parte conversations reported.

Staff Speaker:  
Kathy Allen, Supervising Senior Planner

The revised plans were presented by agent Laurel Perez, SEPPS, on behalf of Cortona Investors, LLC, property owner; and the project team including Tom Reay, Omni Design Group, project architect; and Sam Maphis, Earthform Design, project landscape architect.

ACTION: The Design Review Board conducted Conceptual review of Item D.1, Cortona Warehouse Building Development Plan and Lot Split, 6864/6868 Cortona Drive (APN 073-140-027), Case No. 17-094-DRB, with the following comments:

1. The Design Review Board review is favorable for the project.
2. The size, bulk, and scale of the project are appropriate.
3. The landscaping is appropriate. The extra landscaping is appreciated.
4. The project is appropriately located for the area.
5. The architecture is nice.
6. The project is attractive, including the pavers.
7. The revised plans can be supported.
8. One member suggested trying to see if there is some way recycled water could be extended to this site, as well as to the adjacent Cortona

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Apartments site and right-of-way, possibly by staff collaboration with the Goleta Water District and these two projects.

### **E. ANNOUNCEMENTS BY MEMBER**

Chair Branch expressed appreciation to Vice Chair Smith for his service to the community as a member of the Design Review Board for so long.

Vice Chair Smith stated that he appreciates everyone's well wishes and acknowledged it means a lot to him.

Mary Chang, Supervising Senior Planner, invited everyone to attend a reception for Vice Chair Smith immediately following today's meeting.

Member Fullerton announced that she will be absent from the Design Review Board meeting on November 13, 2018.

### **F. ADJOURNMENT: 5:17 P.M.**