



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, December 10, 2019

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 Shallenberger (Architect) Vice Chair
Karis Clinton (Landscape Professional)
Jennifer Fullerton (At-Large Member)

Alfred Smith (At-Large Member)
Dennis Whelan (Alternate)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting of the City of Goleta Design Review Board was called to order by Member Whelan 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, Member Clinton, Member Fullerton,
Member Smith, **Member Whelan
Board Members absent: Vice Chair Shallenberger

* Chair Branch entered the meeting at 3:41 p.m.
**Member Whelan exited the meeting at 3:55 p.m.

Staff Present: Mary Chang, Supervising Senior Planner; Joe Pearson II, Associate Planner; Chris Noddings, Assistant Planner; and Linda Gregory, Recording Clerk.

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PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve the Design Review Board Minutes for November 12, 2019.

[Review and Approve the Design Review Board Minutes for November 12, 2019.](#)

MOTION: Member Smith moved, seconded by Member Fullerton, to approve the Design Review Board Minutes for November 12, 2019, as submitted.

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

A.2 Review and Approve the 2020 Design Review Board Meeting Schedule.

[Review and Approve the 2020 Design Review Board Meeting Schedule.](#)

MOTION: Member Clinton moved, seconded by Member Smith, to approve the 2020 Design Review Board Meeting Schedule as presented.

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

A.3 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported that staff requests that the order of Item B.1 and Item B.2 be changed on today's agenda for quorum purposes.

There being no objections, by consensus Item B.2 was moved ahead of Item B.1.

B. DESIGN REVIEW

B.2 370 Storke Road; (APN 073-100-008) New Storke Road Fuel Depot Case No. 19-100-DRB

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[New Storke Road Fuel Depot Staff Report](#)

[New Storke Road Fuel Depot Project Plans](#)

[New Storke Road Fuel Depot Findings](#)

Site visits and ex-parte conversations: Site visits reported by Members Fullerton, Smith, and Whelan. Member Clinton reported no additional site visit and noted she is very familiar with the site. No ex-parte conversations reported. Recused Chair Branch.

Staff Speaker:

Joe Pearson II, Associate Planner

The plans were presented by John Price, property owner; agent Gelare Macon with Flowers & Associates, Inc., on behalf of John Price, property owner; Tracy Burnell with Burnell Branch and Pester Architecture, project architect; Nick Zemke with Flowers & Associates, Inc., project civil engineer; and Erin Carroll, project landscape architect.

MOTION: Member Clinton moved, seconded by Member Fullerton, to grant Design review approval of Item B.2, New Storke Road Fuel Depot, 370 Storke Road; (APN 073-100-008), Case No. 19-100-DRB; and determine that Case No. 19-100-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; with the following conditions for Conformance review by staff with Members Clinton and Whelan:

1. Consider combining the two shed and storage structures into one structure and designing the architectural elements to look more like the existing building; and consider possibly a new placement for the structure, such as bringing it in line with the coffee shop building.
2. Study directing runoff toward the front planter for additional capacity; consider increasing the bioswale retention area and study proposed landscaping cohesion with the bioswale retention area; and consider some sort of remediation for the soil to mitigate damaging runoff from oil and gas.
3. Increase the planting area margin on the eastern edge.

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

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B.1 7028 Scripps Crescent Street; (APN 073-184-013) As-Built & Proposed Second Story Addition & Decks Case No. 19-143-DRB

[As-Built & Proposed Second Story Addition & Decks Staff Report](#)

[As-Built & Proposed Second Story Addition & Decks Project Plans](#)

[As-Built & Proposed Second Story Addition & Decks As Built Findings](#)

[As-Built & Proposed Second Story Addition & Decks Proposed Addition Findings](#)

[As-Built & Proposed Second Story Addition & Decks Site Photographs and Google Earth Views](#)

[As-Built & Proposed Second Story Addition & Decks Written Public Comments](#)

Site visits and ex-parte conversations: Site visits reported by Members Branch, Smith, and Whelan. Member Clinton reported she is very familiar with the site. No ex-parte conversations reported. (Member Whelan exited the meeting at 3:55 p.m.)

Staff Speaker:
Chris Noddings, Assistant Planner

Chris Noddings, Assistant Planner, reported that an additional comment letter was received via postal mail and handed to him at 3:20 p.m. today. The letter was from Marv Greene, dated October 5, 2019.

The plans were presented by agent Tom Smith on behalf of Shelly Best, property owner.

Speakers:

Michael Struven, representing First University Village HOA, presented concerns from the HOA homeowners as stated in a written comment letter dated December 8, 2019.

Art Aldritt expressed concerns regarding parking and the potential for rentals. He also expressed his desire to have the project completed so work can end.

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Keith Severson expressed concern regarding the plans as proposed, the patio, safety, and the potential for multiple rentals. He expressed his opposition to the proposed plans as currently designed.

David Hernandez expressed concerns regarding the property owner's failure to involve the HOA and ongoing construction. He requested a definitive date when the project would be completed.

John Nelson, Treasurer, First University Village HOA, commented that he does not see the reasons for all the changes and stated his personal opinion that the property should be returned to what it was previously before requesting permits for further modification.

Son Hoang, neighbor directly behind the project, expressed concern that the proposed project would affect his privacy, particularly with the proposed rear second-floor deck.

Thomas Nowak, First University Village HOA member, stressed concerns regarding health and safety (including mold and the foundation), and also privacy concerns.

Marco Scussat expressed concerns raised in his comment letter regarding potential for rentals, pedestrian and vehicle safety, and also the intent of the plans for the deck. Mr. Scussat also stated that he found one floor plan at the AIA archives that applied to eight properties, and that there were multiple roof plans for this singular floor plan.

Guy Wood agreed with comments by the previous speakers, and he expressed concern regarding the house's structural integrity as he saw several dump truck loads of 2x4s removed from the property over the last several years.

Jacque Ohltrica, First University Village HOA Board Member, expressed concern regarding the impact of the project in the neighborhood and objected to the characterization that the residential development west of Pacific Oaks Road is part of the neighborhood for Scripps Crescent.

MOTION: Member Smith moved, seconded by Member Fullerton, to continue to January 14, 2020, Item B.1, As-Built & Proposed Second Story Addition & Decks, 7028 Scripps Crescent Street; (APN 073-184-013), Case No. 19-143-DRB; with the following comments:

1. It would be good for the applicant to provide positive input from the First University HOA at the next meeting.

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Neighborhood Compatibility is one of the main findings under the purview of the Design Review Board.

2. The applicant is requested to address the Design Review Board comments.
3. Reduce the scale and square footage of the project.
4. A suggestion was made for the second-floor addition to become more modest; for example, keep the proposed addition within the footprint of the previously-approved attic space.
5. Consider the south-facing balcony becoming a high window so it becomes less of a privacy concern to the neighbor to the north.
6. A high window could also be added on the west side of the second floor.
7. A landscape plan would be desirable. A suggestion was made that the landscape plan be modernized (i.e., not retain the original plant palette from the 1970's).

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

C. ANNOUNCEMENTS BY MEMBERS AND STAFF

Member Smith reported he will not be present at the next meeting on January 14, 2020.

Mary Chang, Supervising Senior Planner, wished everyone happy holidays.

D. ADJOURNMENT: 5:01 P.M.