



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, February 25, 2020

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

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 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 Shallenberger, Member Clinton, Member Smith, **Member Whelan

Board Members absent: Member Fullerton

*Vice Chair Shallenberger entered at 3:07 p.m.

**Member Whelan exited the meeting at 4:00 p.m.

Staff Present: Mary Chang, Supervising Senior Planner; Bret McNulty, Contract Planner; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

None.

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A. ADMINISTRATIVE AGENDA

A.1 Review and Approve the Design Review Board Minutes for December 10, 2019 and January 28, 2020.

[Review and Approve the Design Review Board Minutes for December 10, 2019.](#)

MOTION: Member Smith moved, seconded by Member Clinton, to approve the Design Review Board Minutes for December 10, 2019, as submitted.

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

Chair Branch moved the approval of the Design Review Board Minutes for January 28, 2020, to the end of the meeting, there being no objections.

A.2 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported no changes on today's agenda. The next Design Review Board meeting is scheduled for March 3, 2020.

B. DESIGN REVIEW

B.1 7020 Calle Real (APN 077-155-003) One Stop Shop Lighting Case No. 19-071-DRB

[One Stop Shop Lighting Staff Report](#)

[One Stop Shop Lighting Findings](#)

[One Stop Shop Lighting Plans & Photometrics](#)

Site visits and ex-parte conversations: Members Branch, Clinton, Shallanberger, Smith, and Whelan reported they have not revisited the site. No ex-parte conversations reported.

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented by agent Wasantha Mohittige of Visual Image Design on behalf of Aied, property owner.

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MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to grant Design Review Approval of Item B.1, One Stop Shop Lighting, 7020 Calle Real (APN 077-155-003, Case No. 19-071-DRB, with the following conditions; and to determine that Case No. 19-071-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. Move the western-most fixture towards the parking lot, at the location designated by Chair Branch, and rotate it 90 degrees, and add a metal shroud on the back side.
2. Add a shroud to the pole to the south to capture the starburst effect to the north.
3. The applicant shall submit a revised photometric plan including the shroud for conformance review by staff.

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

B.2 5310 Overpass Road; (APN 071-220-017) Safety Kleen Canopy Addition Case No. 18-168-DRB

[Safety Kleen Canopy Addition Staff Report](#)

[Safety Kleen Canopy Addition Findings](#)

[Safety Kleen Canopy Addition Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Branch, Clinton, Shallanberger, Smith, Whelan. No ex-parte conversations reported.

Staff Speakers:

Mary Chang, Supervising Senior Planner

The plans were presented by Keith Hall, project architect, on behalf of Frank Ricigliano, property owner.

MOTION: Member Clinton moved, seconded by Vice Chair Shallanberger, to grant Design Review Approval of Item B.2, Safety Kleen Canopy Addition, 5310 Overpass Road (APN 071-220-017), Case No. 18-168-DRB, with the following

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conditions; and to determine that Case No. 18-168-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. The lighting under the canopy must be downward lighting and shall not spread to the adjacent property.
2. Lower the height of the canopy as much as possible.
3. Trim back the bush planting at the entrance on the west side for better vision clearance.
4. Set up some kind of terracing structure to hold the mulch on the hillside which is quite steep and to divert the water from coming down the slope and becoming a problem in the handicapped parking area.
5. Include the names of the plant species on the planting plan.
6. Use double cut mulch rather than cut pieces of bark.
7. The grass must be sterile seed.

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

A.1 Review and Approve the Design Review Board Minutes for January 28, 2020.

[Review and Approve the Design Review Board Minutes for January 28, 2020.](#)

MOTION: Member Whelan moved, seconded by Member Clinton, to approve the Design Review Board Minutes for January 28, 2020, as amended.

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

B.3 10 South Kellogg Avenue (APN 071-090-082) Kellogg Crossing Self Storage Project Revisions Case No. 20-0004-DRB

[Kellogg Crossing Self Storage Project Revisions Staff Report](#)

[Kellogg Crossing Self Storage Project Revisions Findings](#)

[Kellogg Crossing Self Storage Project Revisions Project Plans](#)

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[Kellogg Crossing Self Storage Project Revisions Findings 9-12-17](#)

Site visits and ex-parte conversations: Site visit reported by Member Smith. Members Branch, Clinton, and Shallenberger reported no additional site visits. No ex-parte conversations were reported.

Staff Speaker:

Bret McNulty, Contract Planner

The plans were presented by applicant Kelly McKone of 1784 Capital Holdings, property owner; agent Steve Welton with SEPPS, and the project team including Michelle Bach, project architect; and Laurel Brady project landscape architect.

Public Speaker:

Edward Deras, spoke on behalf of Art Lash, owner of Lash Construction, and requested that the equipment proposed to be put in the planter area be moved behind the trash enclosure to keep the easement area clear for emergency access purpose.

MOTION: Vice Chair Shallenberger moved, seconded by Member Clinton, to grant Design Review Board Approval of Item B.3, Kellogg Crossing Self Storage Project Revisions, 10 South Kellogg Avenue (APN 071-090-082), Case No. 20-0004-DRB, with the following conditions; and determine that Case No. 20-0004-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. Staff shall work with the applicant to relocate the backflow and utilities from the easement to the area behind the trash enclosures. The easement must be kept clear at all times for emergency access purpose.
2. Investigate and consider an alternate tree species other than the Eucalyptus species to address concerns expressed regarding maintenance and falling branches.
3. Photovoltaics are strongly encouraged.

VOTE: Motion carried by the following voice vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Smith. Noes: None. Absent: Member Fullerton, **Member Whelan. **Member Whelan exited the meeting at 4:00 p.m.

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C. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Senior Planner, reported that there are two vacancies on the Design Review Board that need to be filled.

The next Design Review Board meeting is scheduled for March 10, 2020.

D. ADJOURNMENT: 4:26 P.M.