



MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, October 08, 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 Shallanberger (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

SIGN SUBCOMMITTEE - < Cancelled >

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 3:12 p.m. in the City Hall Council Chambers, 130 Cremona Drive, Suite B, Goleta, California, followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Board Members present: Chair Branch, Vice Chair Shallanberger,
Member Fullerton, Member Smith

Board Members absent: Member Clinton, Member Whelan

Staff present: Mary Chang, Supervising Senior Planner; Joe Pearson, Associate Planner; Bret McNulty, Contract 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 September 24, 2019.

[Review and Approve the Design Review Board Minutes for September 24, 2019.](#)

MOTION: Vice Chair Shallenberger moved, seconded by Member Fullerton, to approve the Design Review Board Minutes for September 24, 2019, as submitted.

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

A.2 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported no change on today's agenda. The next Design Review Board meeting is scheduled for October 22, 2019.

B. SIGN REVIEW

B.1 Calle Real (APN 069-110-090) Mechanics Bank Signage Case No. 19-094-DRB

[Mechanics Bank Signage Staff Report](#)

[Mechanics Bank Signage Findings](#)

[Mechanics Bank Signage Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Members Branch, Fullerton, Shallenberger, and Smith. No ex-parte conversations reported.

Staff Speaker:
Joe Pearson II, Associate Planner

The plans were presented by agent Ryan Ybarra with Chandler Signs.

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MOTION: Vice Chair Shallanberger moved, seconded by Member Fullerton, to grant Design review approval for Item B.1, Mechanics Bank Signage, 5956 Calle Real (APN 069-110-090), Case No. 19-094-DRB with the following comments; and to determine that Case No. 19-094-DRB is in conformance with the Design Review Board Findings with regard to Neighborhood Compatibility, Quality of Architectural Design, and Zoning:

1. For the wall sign, create the same negative space as the existing sign which is equal distance. Wrap the lettering similar to the freestanding sign in front. Use the edge of the eave as the alignment point.
2. Rescale the pole column cover to 12" x 12" which is the original dimensions, rather than 18" x 12". Concern was expressed regarding visual blocking with regard to the 18" size; and the sign feels heavy and a little disproportionate. The height is fine. The applicant may submit a plan with alternate dimensions.

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

C. CONCEPTUAL REVIEW

C.1 8301 Hollister Avenue; (APN 079-200-013, 014, 015) Ritz Carlton-Bacara Beach House Replacement Project Case No. 16-002-DRB

[Ritz Carlton-Bacara Beach House Replacement Project Staff Report](#)

[Ritz Carlton-Bacara Beach House Replacement Project Project Plans and Photos](#)

[Ritz Carlton-Bacara Beach House Replacement Project DRB Minutes 4-9-19](#)

Site visits and ex-parte conversations: Site visit reported by Member Smith. No new site visits reported by Members Branch, Fullerton, and Shallanberger. No ex-parte conversations reported.

Staff Speaker:
Bret McNulty, Contract Planner

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The revised plans were presented by agent Ginger Anderson of Stantec; Lorcan Drew of CWI RSCB Hotel LLC; Greg Villegas with WATG, project architect; and Don Donaldson with Stantec, project civil engineer.

Chair Branch reported that the majority of the comments received by the Design Review Board were related to land use issues.

Public Speakers:

Phil McKenna, representing Gaviota Coast Conservancy, commented as follows: 1) the reduction of the footprint of the development is positive; 2) the ESHA setback requirement needs to be carefully reviewed; 3) The cultural resources surrounding and under the proposed restroom facility are unknown to him but the planning process needs to consider the Chumash perspective, desires and needs; 4) another more suitable location for the restrooms is suggested if not already considered; and 5) a landscape plan for the beach house needs to be submitted as it will be the area where the public sees and utilizes.

Fermina Murray stated that the letter she submitted dated October 4, 2019, addresses land use issues which she believes are critical and should be worked out with the applicant working with the Barbareno Chumash Council Elders and the community before addressing the aesthetics. She requested that the applicant be urged to find another more appropriate location for the new building. Ms. Murray believes the project should comply with the City's policies concerning cultural resources, open space, and sensitive habitats.

Barbara Massey commented that she believes the site is not appropriate and questioned whether there has been an AB-51 consultation and contact with the Coastal Commission. Ms. Massey commented that the snack bar should be stationary and solid, and not mobile. She requested that the restroom plans be clarified.

Ernestine Ygnacio Desoto, great, great granddaughter of Maria Ygnacio, opposed the project and expressed concern because of the cultural sensitivity of the site which is SBA-72.

Frank Arredondo, Chumash, noted that there may be a zoning issue in the future with regard to a 50-foot buffer requirement. He expressed concern regarding locating a building with Mission Revival architecture on a Chumash site. Also, Mr. Arredondo suggested that fencing be added to a sloped hill in the back to prevent children going up the hill.

ACTION: The Design Review Board conducted Conceptual review for Item C.1, Ritz Carlton-Bacara Beach House Replacement Project, 8301 Hollister

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Avenue (APN 079-200-013, -014, -015), Case No. 16-002-DRB, with the following comments:

Architecture:

1. The design looks fine, including the improved design, roof, lighting, and matching materials.
2. The reduction in size, bulk and scale from the existing building is demonstrated quite well. Overall, the design ties in very well with the resort and looks nice. The colors are appropriate. A suggestion was made to lower the top of the doors slightly to provide for a thicker plaster at the top; and to lower the top of the head of the backsplash slightly, which is located by the drinking fountain.
3. The design looks fine and seems to be tied to the Bacara resort design.
4. Proportionately the project works. It ties into the building that will be removed and also to the Bacara.
5. The applicant responded to the comments from the previous Design Review Board meeting

Site Plan:

6. Consideration should be given to the interaction between the pedestrians and the mobile snack bar.
7. The food truck idea will allow different menus.
8. Consideration of an opportunity to reflect on the culture of the site would be appreciated.
9. Consider signage about the Native American culture and history in the area.
10. Show the sign about the submarine sighting during World War II on the plans, confirming that it will be visible.

Landscaping:

11. Submit a landscape plan including the retaining walls, as the project proceeds.

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

None.

E. ADJOURNMENT: 4:14 P.M.