



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, September 22, 2020

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)
Vacant (At-Large Member)

Albert Smith (At-Large Member)
Dennis Whelan (Alternate)
Vacant (Landscape Professional)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

The DRB conducted this Virtual Meeting Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on 3-17-20

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Branch at 3:00 p.m., 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: None

*Vice Chair Shallenberger entered the meeting at 3:24 p.m.

Staff Present: Mary Chang, Supervising Senior Planner; Brian Hiefield, Associate Planner; Darryl Mimick, Associate Planner, Chris Noddings, Assistant Planner; and Linda Gregory, Recording Clerk.

Design Review Board Minutes - Unapproved

September 22, 2020

Page 2 of 6

PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported no changes on today's agenda.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5892 Calle Real (APN 069-110-061)

Bank of America Signage

Case No. 20-0010-DRB

[Bank of America Signage Staff Report](#)

[Bank of America Signage Findings](#)

[Bank of America Signage Project Plans](#)

Site visits and ex-parte conversations: Site visit reported by Member Smith. Member Clinton and Member Whelan reported a virtual site visit with Google Earth. Chair Branch reported he is very familiar with the site. Vice Chair Shallenberger reported no new site visit. No ex-parte conversations reported.

Staff Speaker:

Darryl Mimick, Associate Planner

Darryl Mimick, Associate Planner, reported that public comments were received that have been provided to the Design Review Board members.

The plans were presented by agent Steve Fear, on behalf of Bank of America, property owner.

Recess held from 3:21 to 3:24 p.m.

No public speakers.

MOTION: Vice Chair Shallenberger moved, seconded by Member Clinton, to grant Preliminary/Final approval of Item B.1, Bank of America Signage, 5892 Calle Real (APN 069-110-061), Case No. 20-

Design Review Board Minutes - Unapproved

September 22, 2020

Page 3 of 6

0010-DRB, as submitted; and to determine that Case No. 20-0010-DRB is in conformance with the Design Review Board Findings for Signage with regard to Neighborhood Compatibility, Quality of Architectural Design, and Zoning.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Whelan. Noes: Member Smith.

Member Smith stated that he cannot make a Finding of Neighborhood Compatibility because the signage is not compatible with the surrounding buildings.

After the roll call vote, Member Whelan encouraged the applicant to revisit the color choices and repaint the building. Chair Branch agreed with Member Whelan's comment.

B.2 125 Cremona Drive (APN 073-330-007) 175 Cremona Drive (APN 073-330-009) Overall Sign Plan for 125 and 175 Cremona Drive Case No. 20-0011-DRB

[Overall Sign Plan for 125 and 175 Cremona Drive Staff Report](#)

[Overall Sign Plan for 125 and 175 Cremona Drive - Overall Sign Plan](#)

[Overall Sign Plan for 125 and 175 Cremona Drive Visual Simulations of Proposed Freestanding Signs](#)

[Overall Sign Plan for 125 and 175 Cremona Drive DRB Sign Findings](#)

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger and Member Smith. Chair Branch, Member Clinton and Member Whelan reported site visits via Google Earth. No ex-parte conversations reported.

Staff Speaker:
Chris Noddings, Assistant Planner

The plans were presented by agent Mark Leaf of Signature Signs, Inc., on behalf of Weslie Ching, Majestic Asset Management, agent for 125 Cremona Tramco, LLC, and 175 Cremona Tramco, LLC, property owners.

No public speakers.

Design Review Board Minutes - Unapproved

September 22, 2020

Page 4 of 6

MOTION: Member Smith moved, seconded by Member Clinton, to grant Preliminary/Final approval of Item B.2, Overall Sign Plan for 125 and 175 Cremona Drive, 125 Cremona Drive (APN 073-330-007), 175 Cremona Drive (APN 073-330-009), Case No. 20-0011-DRB as submitted; and to determine that Case No. 20-0011-DRB is in conformance with the Design Review Board Findings for Overall Sign Plan.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton and Member Smith. Noes: Member Whelan.

Member Whelan, who voted no, commented that he believes all building signage should be at the first floor spandrel and all be the same size, within a relative range.

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 495 South Kellogg Avenue (APN 071-140-068)

AKA: 475 South Kellogg Avenue (Honda)

AKA: 425 South Kellogg Avenue (Nissan)

AKA: 5611 Hollister Avenue (Toyota)

Kellogg Auto Center Parcel Map and Development Plans

Case No. 20-0009-DRB

[Kellogg Auto Center Parcel Map and Development Plans Staff Report](#)

[Kellogg Auto Center Parcel Map and Development Plans Findings](#)

[Kellogg Auto Center Parcel Map and Development Plans Honda Plans](#)

[Kellogg Auto Center Parcel Map and Development Plans Toyota Plans](#)

[Kellogg Auto Center Parcel Map and Development Plans Nissan Plans](#)

[Kellogg Auto Center Parcel Map and Development Plans TPM Plans](#)

[Kellogg Auto Center Parcel Map and Development Plans Honda Color Board](#)

[Kellogg Auto Center Parcel Map and Development Plans Photos](#)

Site visits and ex-parte conversations: Chair Branch, Member Clinton and Member Smith reported viewing the site via Google Earth. Member Whelan reported he knows the site well. Vice Chair Shallenberger reported no new site visit. No ex-parte conversations reported.

Design Review Board Minutes - Unapproved

September 22, 2020

Page 5 of 6

Staff Speaker:

Brian Hiefield, Associate Planner

The plans were presented by agent Steve Fort with Suzanne Elledge Planning and Permitting Services, representing the applicant; and Charles McClure, project landscape architect.

A written communication from Natalie Taylor, received on September 22, 2020, was read into the record by the Recording Clerk.

No public speakers.

MOTION: Member Whelan moved, seconded by Member Smith, to grant Preliminary approval of Item C.1, Kellogg Auto Center Parcel Map and Development Plans, 495 South Kellogg Avenue (APN 071-140-068); AKA: 475 South Kellogg Avenue (Honda); AKA: 425 South Kellogg Avenue (Nissan); AKA: 5611 Hollister Avenue (Toyota); Case No. 20-0009-DRB, as submitted; to determine that Case No. 20-0009-DRB is in conformance with the Draft Preliminary Review Findings for Case No. 20-0009-DRB with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning; and recommend approval to the Zoning Administrator; with the following comment:

1) The applicant is requested to present a complete landscape plan for Final review.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Smith and Member Whelan. Noes: None.

D. REVISED FINAL REVIEW

D.1 6830 Cortona Drive (APN 073-140-016) Cortona Apartments Building Colors/Materials & Site/Landscape Revisions Case No. 20-0006-DRB

[Site/Landscape Revisions Staff Report](#)

[Site/Landscape Revisions Findings](#)

[Site/Landscape Revisions Project Plans](#)

Chair Branch recused himself and exited the meeting.

Design Review Board Minutes - Unapproved

September 22, 2020

Page 6 of 6

Site visits and ex-parte conversations: Vice Chair Shallanberger, Member Clinton and Member Whelan reported no additional site visit. Member Smith reported no site visit. No ex-parte conversations reported.

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented agent Natalie Phillips, CSA Architects, project architect; Erin LaBuda, Flowers & Associates, project civil engineer; and Martha Degasis, Arcadia Studio, project landscape architect.

No public speakers.

MOTION: Member Whelan moved, seconded by Member Smith, to grant Revised Final approval of Item D.1, Cortona Apartments Building Colors/Materials & Site Landscape Revisions, 6830 Cortona Drive (APN 073-140-016), Case No. 20-0006-DRB, as submitted; and to determine that Case No. 20-0006-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 roll call vote: Ayes: Vice Chair Shallanberger, Member Clinton, Member Smith and Member Whelan. Noes: None. Recused: Chair Branch.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Senior Planner, reported that three applicants to fill the vacancies on the Design Review Board will be considered at the City Council meeting in October, 2020.

F. ADJOURNMENT: 5:13 P.M.

Note: The video of the meeting is available on the City's website at

<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>