



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, November 10, 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 Shallanberger (Architect), Vice Chair
Karis Clinton (Landscape Professional)
Martha Degasis (Landscape Professional)

Alfred Smith (At-Large Member)
Jonathan Eymann (At-Large Member)
Greg Hart (At-Large Member)
Dennis Whelan (Alternate)

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 Shallanberger, Member Clinton,
Member Degasis, Member Eymann, Member Whelan
Board Members absent: Member Smith

Staff Present: Mary Chang, Supervising Senior Planner; Darryl Mimick, Associate 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 August 11, 2020, August 25, 2020 and September 22, 2020.

[8-11-20 Unapproved Minutes](#)

[8-25-20 Unapproved Minutes](#)

[9-22-20 Unapproved Minutes](#)

Staff recommended Item A.1, Review and Approve the Design Review Board Minutes for August 11, 2020, August 25, 2020, and September 22, 2020, be removed from the agenda and placed on the next Design Review Board Meeting agenda for November 24, 2020.

A.2 Review and Approve the 2021 Design Review Board Meeting Schedule.

[Review and Approve the 2021 Design Review Board Meeting Schedule.](#)

MOTION: Member Clinton moved, seconded by Member Degasis, to approve the 2021 Design Review Board Meeting Schedule as presented.

VOTE: Motion approved by the following voice vote: Ayes: Chair Branch, Vice Chair Shallanberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: Member Smith.

A.3 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported that staff recommends: Item B.1, Sandpiper Golf Course Clubhouse, and Item B.2, American Riviera Bank Signage, be noticed to a future date; Item B.3, Powell Addition and Setback Modification, be continued to November 24, 2020; and Item B.4, Organic Greens Façade Improvements, be removed from the agenda.

B. CONCEPTUAL/PRELIMINARY/FINAL

B.1 Sandpiper Golf Course Clubhouse 7925 Hollister Avenue (APN 079-210-059) Case No. 20-0012-DRB

[Sandpiper Golf Course Clubhouse](#)

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MOTION: Member Clinton moved, seconded by Member Hart, to renotice to a future date Item B.1, Sandpiper Golf Course Clubhouse, 7925 Hollister Avenue (079-210-059), Case No. 20-0012-DRB.

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

B.2 American Riviera Bank Signage 5880 Calle Real (APN 069-110-082) Case No. 20-0003-OSP

[American Riviera Bank Signage](#)

MOTION: Member Clinton moved, seconded by Member Eymann, to renotice to a future date Item B.2, American Riviera Bank Signage, 5880 Calle Real (APN 069-110-082), Case No. 20-0003-OSP.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: Member Smith.

B.3 Powell Addition and Setback Modification 261 Iris Avenue (APN 077-254-008) Case No. 20-0001-MOD

[Powell Addition and Setback Modification](#)

MOTION: Member Hart moved, seconded by Member Whelan, to continue to November 24, 2020, Item B.3, Powell Addition and Setback Modification, 261 Iris Avenue (APN 077-254-008), Case No. 20-0001-MOD.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: Member Smith.

B.4 Organic Greens Façade Improvements 5902 Daley Street (APN 071-151-006) Case No. 20-0015-DRB

[Organic Greens Façade Improvements](#)

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MOTION: Member Eyemann moved, seconded by Member Hart, to remove from the agenda Item B.4, Organic Greens Façade Improvements, 5902 Daley Street (APN 071-151-006), Case No. 20-0015-DRB.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: Member Smith.

C. CONCEPTUAL/PRELIMINARY

C.1 5689 Berkeley Road (APN 069-324-002) Harrison Second Story Expansion to Existing 2nd Story House Case No. 20-0014-DRB

[Harrison Second Story Expansion to Existing 2nd Story House Staff Report](#)

[Harrison Second Story Expansion to Existing 2nd Story House Findings](#)

[Harrison Second Story Expansion to Existing 2nd Story House Project Plans](#)

[Harrison Second Story Expansion to Existing 2nd Story House Material Samples](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Member Clinton (virtual), Member Whelan (virtual), and Member Degasis. Chair Branch reported he is familiar with Berkeley Road. No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were presented by agent Timothy Steele, project architect; and Matthew and Patty Harrison, property owners.

No public speakers.

MOTION: Member Clinton moved, seconded by Vice Chair Shallenberger, to grant Preliminary approval of Item C.1, Harrison Second Story Expansion to Existing 2nd Story House, 5689 Berkeley Road (APN 069-324-002), Case No. 20-0014-DRB; and to determine that Case No. 20-0014-DRB is in conformance with the Design Review Board Findings for Case No. 20-0014-DRB with regard to Neighborhood

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Compatibility, Quality of Architectural Design; Quality of Landscape Design; and Zoning; with the following comments:

1. The project fits within the existing footprint. It is a modest addition from a square-footage standpoint.
2. The massing is acceptable for the neighborhood as the project is well-designed and located where it will hardly be seen and will not impact neighbors' privacy. It is a fine solution.
3. The intent for the use of the added space is honest and noble. The proposed changes are not large.
4. With regard to setting a precedent, it is understood that FAR reviews are considered case by case.
5. The proposed house materials, sidings and color samples are acceptable.
6. Match the design of the new windows on the front elevation with the existing windows.
7. Study whether the new windows on the front elevation will need egress.
8. It appears that the new shutters will not be operable or usable. The applicant may determine whether to retain the shutters.
9. It is strongly requested the applicant consider adding shingles on the new dormer on the front elevation.
10. Show the stone material on the front elevation plans to match the rear elevation.
11. The applicant is urged to consider including photovoltaics.
12. Submit a landscape plan for the front of the house that is compatible with the neighborhood. The landscape seems denude of landscaping.
13. Submit plans and drawings that are more detailed as well as photographs and materials at the Final review. Add the dormer pitches. Show proposed and existing plans. Change "Fairway" to "Fairview" on the map.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: Member Smith.

D. DISCUSSION

D.1 Discussion of the Title 17 Landscape Plan Requirements for Design Review Board Review.

[Discussion of the Title 17 Landscape Plans for Design Review Board Review.](#)

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Staff Speaker:

Mary Chang, Supervising Senior Planner

The Design Review Board discussed the new zoning ordinance Title 17 (17.34 Landscaping) and provided feedback regarding what documentation should be provided by an applicant for all new additions that require Design Review Board review and approval if no landscape changes are proposed.

The Design Review Board recommended that applicants submit photographs showing existing landscaping and also show on the site plan what are the existing landscaping and general plantings.

Additional feedback included:

1. Concern was expressed not to burden applicants that have smaller projects with an additional expense to submit full landscaping plans or aerials unless needed for review. Aerials usually do not show much detail regarding landscaping.
2. Suggested when the project description does not include landscaping, the Design Review Board may request during the review that landscaping be included if needed to make the DRB Findings for approval, with staff to advise the applicant of this possibility when the plans are submitted.

Public Speaker:

Ken Newendorp commented regarding submittal requirements for small remodel projects.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Chair Branch welcomed new Design Review Board Member Degasis, Member Eymann and Member Hart. Member Clinton welcomed the new Design Review Board Members.

Mary Chang, Senior Supervising Planner, welcomed the new Design Review Board Members and noted their designations as Landscape Architect for Member Degasis and At-Large Member for both Member Eymann and Member Hart.

F. ADJOURNMENT: 4:33 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>