



17 September 2021

Chris Noddings, Associate Planner
City of Goleta
Planning & Environmental Services
630 Cremona Drive
Goleta, CA 93117

**RE: New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital
351 S. Patterson Ave., APN: 065-090-022
Response to DRB Comments 11/24/2020 (20-0002-DP)**

Dear Chris,

On behalf of Goleta Valley Cottage Hospital, we are pleased to provide a summary of responses to the Design Review Board (DRB) comments received during the project's initial conceptual hearing on 11/24/2021 (see **Attachment A**). The applicant and project team appreciate the DRB's thoughtful comments on the proposed project and a summary of responses in general categories is provided in preparation of the upcoming, continued conceptual review of the project on 9/28/2021.

The project plans have been studied and updated in response to comments received and as noted below:

Architecture

- Plans updated to incorporate landscaping, consistent with landscaping plans,
- Perspectives studied and updated, rendering added landscaping so building wall is best represented as to what is proposed, and to address comments re: negative/stark space on wall as well as shadow and interest,
- Curved walls studied and ultimately not proposed as accessibility clearances prohibit certain angles,
- Skylights have been added over locker room for added natural light,
- Door size at entrance has been increased and updated to a double-doors configuration to improve access and create welcoming feel,

Site Plan & Site Plan Options

- Site plan has been studied to address comments related to interface of parking, bicycles and pedestrians,
- The current site plan configuration was selected as it seems to result in the safest interface balancing the "busy" components of the project. The proposed

crossings are short, relatively flat (<2% slope), the relationship to accessible parking to the entry is gracious, and short-term bicycle parking location adjacent to the building.

- Three (3) Site Plan Options are provided for DRB's comments and consideration, see **Attachment B**:
 - Option #1 -The crosswalk position is the same as in the selected option, but the accessible parking was directly in front of the entry. This didn't work from a grading perspective.
 - Option #2 -This option brought-in additional green space and looked at placing the bicycle parking in the southwest corner.
 - Option #3 – This was our attempt to align the pathway with the front door. Changing direction in the drive-aisle and the amount of time a patient would spend in the drive-aisle made this unsafe.

Parking

- Parking spaces have been reconfigured (relationship between drive entry and previous spaces #4 & #5) in coordination with the site plan options as note above and considered:
 - Relationship to entry, accessible space locations studied to best ensure safest path of travel, Spaces 4 & 5 relocated west for better entry into building and away from drive crossing.
 - Landscaping added to create warm entry, buffers between parking and entry,
 - Valet /drop-off space proposed (added)
 - Study of aisles,

Landscaping

- Enhanced plan to provide more a more diverse and native plant palette
- Plans updated to create a color plan with sample plant images
- A tree disposition plan has been added to the plan set for reference

Lighting

- The proposed light fixture does have a reinforced steel core (Bollard light fixture)

Miscellaneous

- Re: DRB question re: Anticipated population at any one time: 28 (employees and rehabilitation patients)
- The requested Parking Adjustment for proposed off-site spaces more than 500-feet in distance to be further discussed at the next DRB hearing and outlined in the staff memo.

Application Materials

The following documents have been provided for DRB's consideration and input:

- Project Plans
- Site plan options exhibits
- Lighting, Solar panel and Bicycle storage rack specifications
- Site and Aerial Photographs

Should you have any questions or require additional information, please contact our office at 966-2758 x: 117.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Heidi Jones". The signature is fluid and cursive, with the first name "Heidi" and last name "Jones" clearly distinguishable.

Heidi Jones, AICP
Senior Planner



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, November 24, 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)

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 Hart, Member Smith, **Member Whelan
*Vice Chair Shallanberger entered at 3:21 p.m.
**Member Whelan entered at 3:47 p.m.

Board Members absent: None

Staff Present: Mary Chang, Supervising Senior Planner; Darryl Mimick, 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 August 11, 2020, August 25, 2020, September 22, 2020 and November 10, 2020.

Chair Branch moved Item A.1 to the end of today's agenda, there being no objections.

A.2 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported that Member Degasis will recuse for Items D.1 and D.2 today, and Member Whelan will attend in her place.

B. CONCEPTUAL/PRELIMINARY/FINAL

B.1 5661 Calle Real (APNs 069-160-056) Valero Gas Station Signage Case No. 20-0019-DRB/ZC

[Valero Gas Station Signage Staff Report](#)

[Valero Gas Station Signage Project Plans](#)

[Valero Gas Station Signage Findings](#)

Site visits and ex-parte conversations: Site visits reported by Member Degasis (virtual), Member Eymann, Member Hart (virtual), and Member Smith (virtual). Chair Branch and Member Clinton both reported they are familiar with the site. Vice Chair Shallenberger reported no new site visit. No ex-parte conversations reported.

Staff Speaker:
Mary Chang, Supervising Senior Planner

The plans were presented by Sal Pablo, representing Gus Ortega with Sign Development, Inc., on behalf of Georgina Davila, property owner.

No public speakers.

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MOTION: Member Smith moved, seconded by Member Hart, to grant Preliminary/Final approval of Item B.1, Valero Gas Station Signage, 5661 Calle Real (APNs 069-160-056), Case No. 20-0019-DRB/ZC, as submitted; and to determine that Case No. 20-0019-DRB/ZC is in conformance with the Design Review Board Findings for Signage, Valero Gas Station Signage, Case No. 20-0019-DRB/ZC.

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

B.2 5902 Daley Street (APN 071-151-006) Organic Greens New Wall Sign Case No. 20-0013-DRB

[Organic Greens New Wall Sign Staff Report](#)

[Organic Greens New Wall Sign Findings](#)

[Organic Greens New Wall Sign Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Member Degasis (virtual), Member Hart (virtual), Vice Chair Shallenberger (virtual), and Member Smith (virtual). Chair Branch reported no additional site visit. No ex-parte conversations reported.

Staff Speaker:
Darryl Mimick, Associate Planner

The plans were reviewed by the Design Review Board.

No public speakers.

MOTION: Member Smith moved, seconded by Vice Chair Shallenberger, to grant Preliminary/Final approval of Item B.2, Organic Greens New Wall Sign, 5902 Daley Street, APN 071-151-006, Case No. 20-0013-DRB, as submitted; and to determine that Case No. 20-0013-DRB is in conformance with the Design Review Board Findings for Signage, Organic Greens New Wall Sign, Case No. 20-0013-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 Smith. Noes: None.

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C. FINAL REVIEW

C.1 261 Iris Avenue (APN 077-254-008)

Powell Rear Addition

Case No. 20-0001-DRB

[Powell Rear Addition Staff Report](#)

[Powell Rear Addition Project Plans](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Member Degasis (virtual), and Vice Chair Shallanberger. Member Clinton and Member Smith reported no additional site visits. No ex-parte conversations reported.

Staff Speaker:

Darryl Mimick, Associate Planner

The plans were presented by Kate Svensson on behalf of Shari Powell, property owner.

No public speakers.

MOTION: Vice Chair Shallanberger moved, seconded by Member Smith, to grant Final approval of Item C.1, Powell Rear Addition, 261 Iris Avenue (APN 077-254-008), Case No. 20-0001-DRB, as submitted.

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

D. CONCEPTUAL REVIEW

D.1 New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital

APN 065-090-022

351 S. Patterson Ave

Case No. 20-0002-DP

[New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital Staff Report](#)

[New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital Project Plans, Elevations, and Visual Simulations](#)

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[New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital Preliminary Staff Commentary](#)

[New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital Lighting, Bicycle, and Solar Specifications](#)

[New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital Gravity Vent and Exhaust Fan Visibility Study](#)

Member Degasis recused herself for Item D.1 and exited the meeting. Member Whelan entered the meeting.

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Member Eymann, Member Hart (virtual), and Member Whelan. Vice Chair Shallenberger reported no new site visit other than virtual. Chair Branch, Member Clinton, and Member Smith reported they are familiar with the site. No ex-parte conversations reported.

Staff Speaker:
Chris Noddings, Assistant Planner

The plans were presented by agent Heidi Jones, Suzanne Elledge Planning and Permitting Services, Inc., on behalf of Cottage Health, property owner; and the project team including Abby White, Senior Project Manager with Perkins + Hill; Bob Cunningham with Arcadia Studio, project landscape architect; and Robert Schmidt with Flowers & Associates, project civil engineer.

No public speakers.

The Design Review Board conducted Conceptual review of Item D.1, New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital, APN 065-090-022, 351 S. Patterson Avenue, Case No. 20-0002-DP, with the following comments:

Architecture:

1. The size, bulk, and scale of the project received general support. The concept is moving in the right direction.
2. The drawing of the northwest view of Patterson Avenue does not look like it represents the plan and does not show the landscaping.
3. The aquatic center building wall has too much negative space and needs some treatment. The building presents itself too much as a wall; some of this apparent effect may be a result of the renderings not including all proposed landscaping. The landscaping should have the biggest impact rather than the wall of the building and should cast shadows on the wall.

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Consider some sort of patterning for the largest section of the wall to also cast shadow upon the wall. Additional landscaping of similar size to the plantings/slope around the corner may help.

4. A suggestion was made to allow for views of the mountains for pedestrians on the sidewalk as they are currently visible.
5. A comment was made that the building architecture seems stark (page 12 of 12). Other comments were made that the building architecture seems warm and inviting.
6. The curved building wall is broken in two points which seems to compromise the overall aesthetics. Consider that a consistent imagery of curved walls would be more successful.
7. A comment was made that an understated concept is appreciated and that the plan showing the new buildings as a separate identity from the hospital, and subordinate, seems appropriate. There is no need to relate the building to the hospital. The signage will address any confusion regarding identification of the buildings.
8. Consider that the building wall may need some sort of cap or stone to cast a shadow and throw off water, dirt, and grit that would stain the wall. Another comment was made that the cap-less design was appreciated and that this concern may be addressed by roof design such as an extreme slope to the roof side/parapet.
9. A suggestion was made to install some skylights in the locker room building to add natural lighting.
10. Consider increasing the door size at the aquatic center entrance which would increase the ease of access for wheelchairs and bring more of a welcoming sense. The open design and light is appreciated.
11. Another member commented that the unique asymmetry of the design, and the 3-panel door, was appreciated and that a button could be added to open the door to allow for easier access.
12. The renovated outpatient entry and therapy areas seem appropriate; the entry creates a nice foyer.
13. Consider adding view-throughs to allow for piques of interest and air flow.

Site Plan:

14. The proposed easement adjustment on the western elevation received general support.
15. It appears there will be a concentration of bicycles, cars, and pedestrians at the site area that seems extremely "busy".
16. Consider ways to provide ease of the flow for patients moving towards the aquatic center with regard to the placement of the landscape area.
17. Consider ways to make the new entrance better usable by the patients, such as making the cross-walk more axial to the door.
18. Restudy the relationship between the landscaping, lighting, and Parking Spaces 4 and 5 to provide a better way for patients and wheelchairs to flow from the parking area to the entrance.

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19. Consider installing lighting structures that are also reinforced bollards for safety at the new entrance and parking area where appropriate.
20. The path lighting seems appropriate for the site. The bicycle racks are nice.
21. The outdoor therapy site seems appropriate.
22. It would be helpful when reviewing the site plan and project design to know how many people are expected at the facility at any one time, both staff and patients.

Parking:

23. The two accessible parking spaces are appreciated. Consider adding a third parking space. Another DRB member suggested adding a “super abundance” of ADA-Accessible parking spaces near the aquatic center, especially given the number of parking spaces to be located offsite and more than 500 feet from the entrance.
24. Consider adding aisles between parking spaces, a drop-off area, or valet service for the parking lot. Parking spaces may be removed if doing so increases overall accessibility or allows for valet service.
25. More information and plans regarding the proposed parking adjustment need to be submitted by the applicant for the next review.
26. It is ok to remove parking (e.g., spaces 4 and 5) if doing so helps the landscape design.

Landscaping:

27. Consider more diversity in the planting materials and adding some fragrant species. Native plantings and native trees, where appropriate, are very important to the design of the project. Ceanothus are big, beautiful, fragrant plants. Native oak trees were also suggested.
28. Explore providing better flow for pedestrians in the garden area.
29. The garden setting in the front area is appreciated, as is a steel picket fence to allow air flow around the garden structure.
30. Submit a report regarding how many trees will be removed and how many trees will be added to show if there is a net positive.

D.2 Hollipat Permanent Parking Lot Development Plan Amendment

APN 065-090-028

334 S. Patterson Ave

Case No. 19-080-DPAM

[Hollipat Permanent Parking Lot Development Plan Amendment Staff Report](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Project Plans](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Public Improvements Plans](#)

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[Hollipat Permanent Parking Lot Development Plan Amendment Renderings](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Bicycle Specifications, Existing Light Fixture Photos, and Lighting Specifications](#)

Member Degasis recused herself for Item D.2 and exited the meeting. Member Whelan entered the meeting.

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger, Member Eymann, Member Hart, Member Smith, and Member Whelan. Chair Branch and Member Smith both reported they are familiar with the site. No ex-parte conversations reported.

Member Smith exited the meeting at 5:19 p.m.

Staff Speaker:

Chris Noddings, Assistant Planner

The plans were presented by agent Heidi Jones, Suzanne Elledge Planning and Permitting Services, Inc., (SEPPS), on behalf of Cottage Health, property owner; and Bob Cunningham, Arcadia Studio, project landscape architect.

The Design Review Board conducted Conceptual review of Item D.2, Hollipat Permanent Parking Lot Development Plan Amendment, APN 065-090-028, 334 S. Patterson Avenue, Case No. 19-080-DPAM, with the following comments:

Site Plan:

1. The project received generally positive comments and general support.
2. The project as proposed will present a much nicer corner.
3. The approach to the ESHA setback is appreciated.
4. Consider permeable paving.
5. Consider including shade structures with photovoltaic panels.
6. Consider adjusting the plans for some kind of bike lane.

Landscaping:

7. It is unfavorable to place trees along Hollister Avenue that will need to be removed or reconfigured with an eventual expansion of Hollister Avenue (if such were to occur), and at all other points east and west of the project.
8. Rather than planting the Firewheel tree species along Hollister Avenue, plant Oak trees to reflect the Oak trees on the opposite side of Hollister Avenue and to create that block of street trees as being uniform on both

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sides of Hollister Avenue. Trees along Patterson should also match the trees along the opposite side of Patterson Avenue.

9. Landscaping within the restoration area would be appreciated.

A. ADMINISTRATIVE AGENDA (moved to the end of the agenda)

A.1 Review and Approve the Design Review Board Minutes for August 11, 2020, August 25, 2020, September 22, 2020 and November 10, 2020.

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

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

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

[11-10-20 Unapproved Minutes](#)

MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to approve the Design Review Board Minutes for August 11, 2020, as submitted.

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

MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to approve the Design Review Board Minutes for August 25, 2020, as submitted.

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

MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to approve the Design Review Board Minutes for September 22, 2020, as submitted.

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

MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to approve the Design Review Board Minutes for November 10, 2020, as submitted.

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VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, and Member Whelan. Absent: Member Smith.

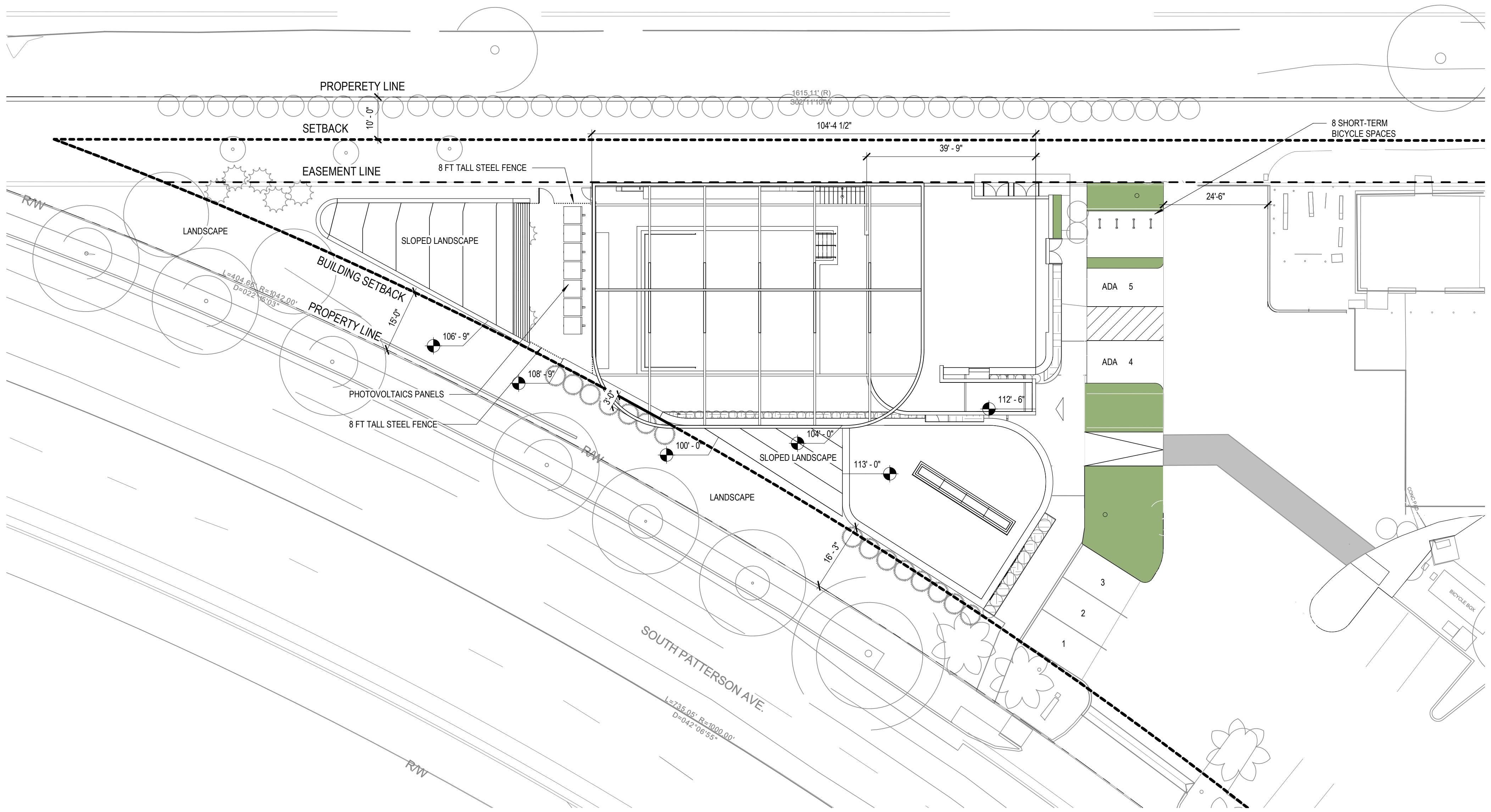
E. ANNOUNCEMENTS

Chair Branch wished everyone a Happy Thanksgiving.

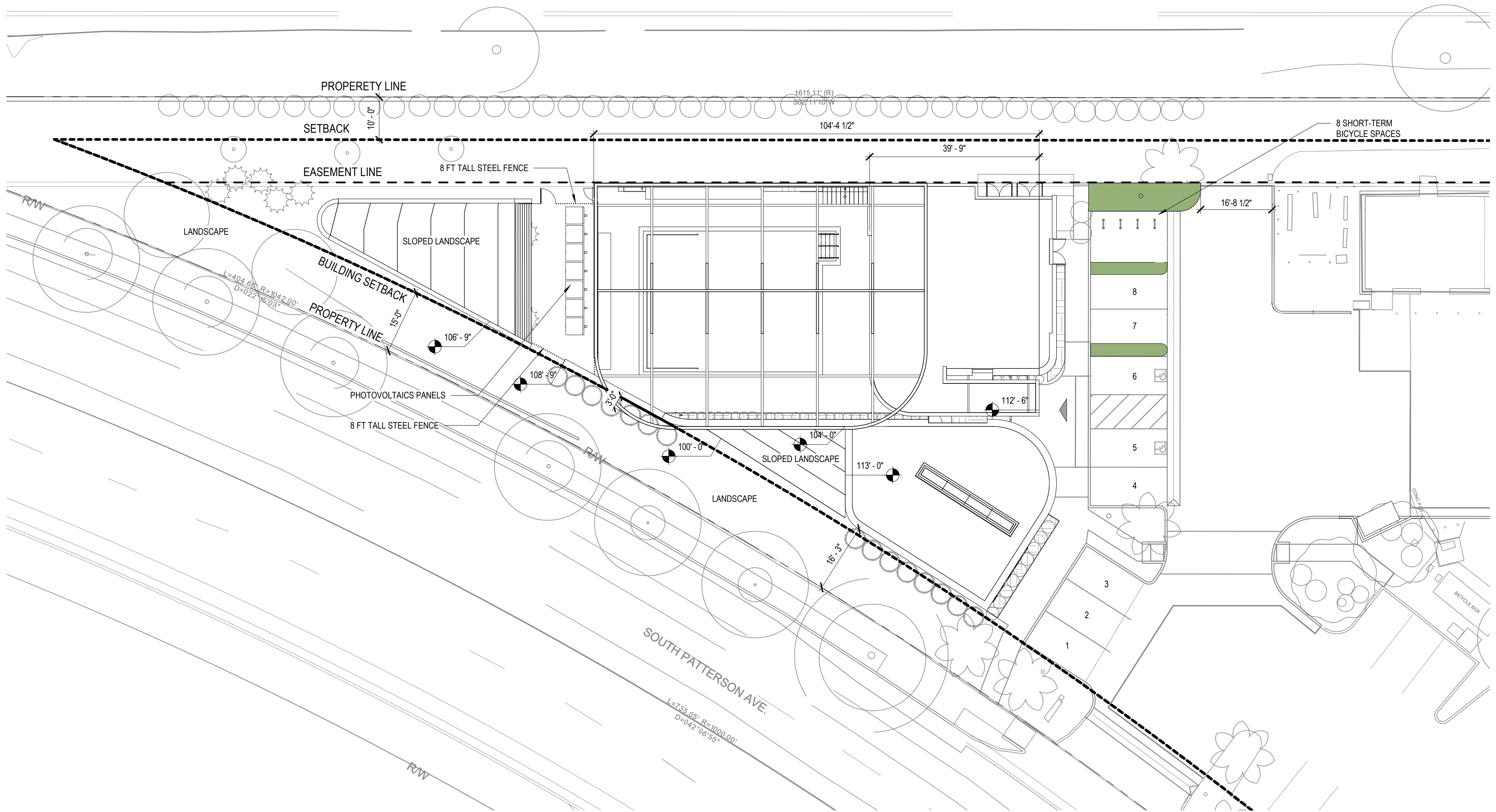
Mary Chang, Supervising Senior Planner, reported that there will be one Design Review Board meeting in December, to be held on December 8, 2020.

F. ADJOURNMENT: 5:47 P.M.

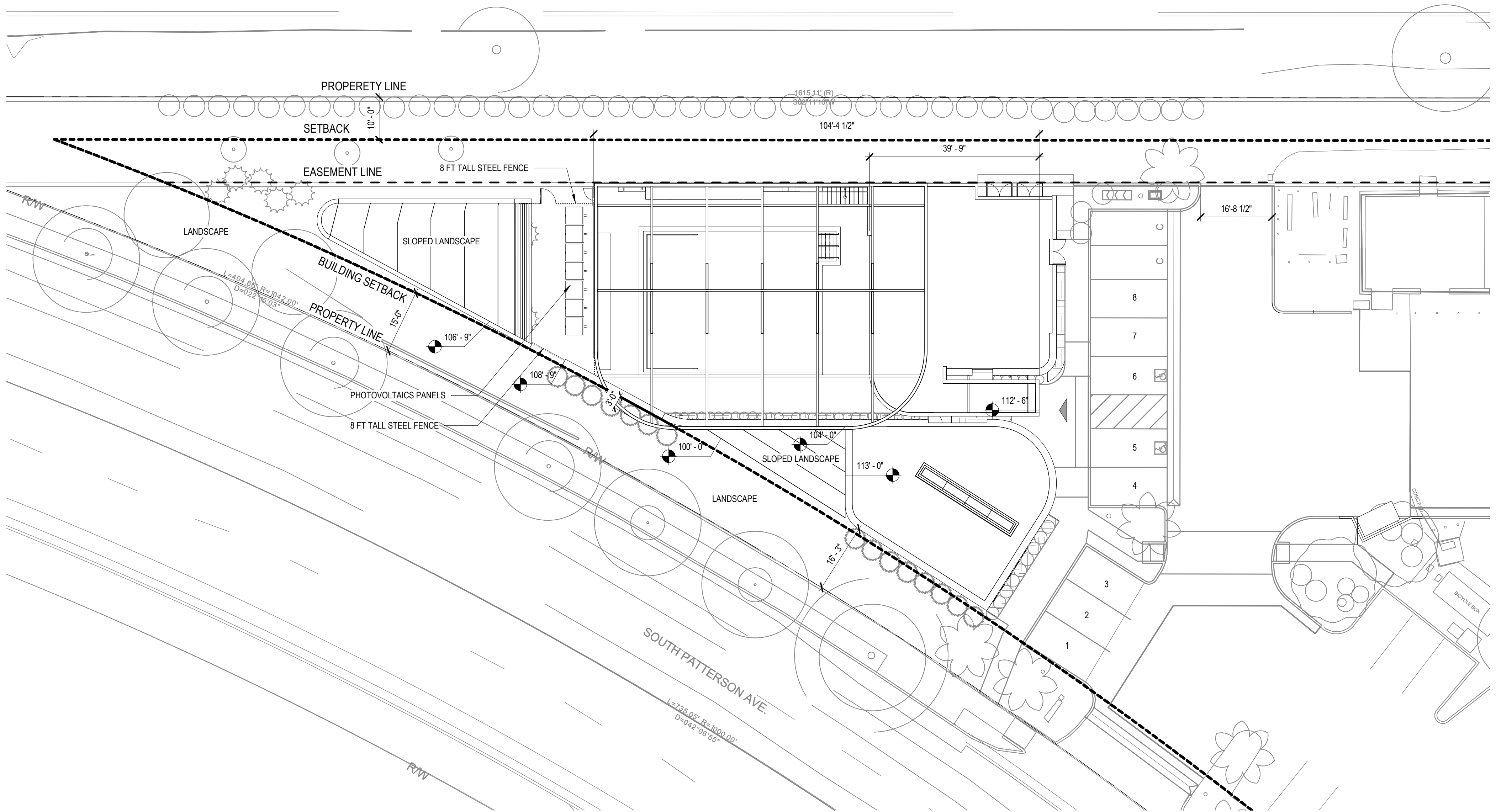
Note: The video of the meeting is available on the City's website:
<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>



③ AQUATIC CENTER SITE PLAN
1/16" = 1'-0"



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