



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, September 28, 2021

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)

Gregg Hart (At-Large Member)

Dennis Whelan (Alternate)

Mary Chang, Secretary

Linda Gregory, Recording Clerk

This Virtual Meeting is held pursuant to the Governor's Executive Orders N-29-20 issued by Governor Gavin Newsom on March 17, 2020, and N-08-21 issued by Governor Gavin Newsom on June 11, 2021

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Vice Chair Shallanberger at 3:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Vice Chair Shallanberger, Member Clinton,
Member Degasis, Member Eymann,
Member Hart, Member Whelan

Board Members absent: Chair Branch.

Staff Present: Mary Chang, Supervising Senior Planner; Andy Newkirk, Senior Planner; Chris Noddings, Associate Planner; Jami Williams, Scott Martin, and Tony Tomasello, consultants, with RRM Design Group; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

Design Review Board Minutes – Unapproved

September 28, 2021

Page 2 of 8

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve Design Review Board Minutes for August 24, 2021

[Review and Approve Design Review Board Minutes for August 24, 2021](#)

MOTION: Member Hart moved, seconded by Member Whelan to approve the Design Review Board Minutes for August 24, 2021, as submitted,

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 27 Castilian Drive (APN 073-150-004) Aeluma Wall Sign Case No. 21-0021-DRB

[Case No. 21-0021-DRB Staff Report](#)

[Att A Findings](#)

[Att B Project Plans](#)

[Att C Notice of Exemption](#)

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Eymann (virtual), Member Hart (virtual), and Member Whelan (virtual), No ex-parte conversations reported.

Staff Speaker:
Chris Noddings, Assistant Planner

Design Review Board Minutes – Unapproved

September 28, 2021

Page 3 of 8

The plans were presented by Eric Compton of Dave's Signs on behalf of Peter Goodell of JBR Associates, LP, property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Eymann, to grant Conceptual, Preliminary and Final approval of Item B.1, Aeluma Wall Sign, 27 Castilian Drive (APN 073-150-004), Case No. 21-0021-DRB, as submitted; and to determine that Case No. 21-0021-DRB is in conformance with the Findings for Signage, Aeluma Wall Sign, Case No. 20-0021-DRB.

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

B.2 301 Mentor Drive (APN 071-140-079) Google Site Improvements Case No. 21-0017-DRB

[Case No. 21-0017-DRB Staff Report](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption](#)

Member Degasis recused herself and exited the meeting because the company she works for is involved in this project as designers.

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger, Member Clinton, Member Eymann (virtual), Member Hart (virtual), and Member Whelan. No ex-parte conversations reported.

Staff Speaker:
Mary Chang, Supervising Senior Planner

The plans were presented by Mark Hershman with Shubin Donaldson Architects, project architect.

No public speakers.

Straw Vote:
Is the color as submitted acceptable?

Design Review Board Minutes – Unapproved

September 28, 2021

Page 4 of 8

Member Clinton: Would prefer a lighter color for reasons of the heat island effect.
Member Eymann: The color is acceptable.
Member Hart: Likes the color.
Member Whelan: Would not support the color scheme as proposed.
Vice Chair Shallanberger: Would not hold up approval for the color.

MOTION: Member Whelan moved, seconded by Member Clinton, to grant Conceptual, Preliminary, and Final approval of Item B.2, Google Site Improvements, 301 Mentor Drive, Case No. 21-0017-DRB (APN 071-140-079), Case No. 21-0017-DRB, as submitted, with the following condition for conformance review by staff and Member Whelan and Member Clinton; and to determine that Case No. 21-0017-DRB is in conformance with the DRB Findings Section 17.58.080 of the Goleta Municipal Code Google Site; 301 Mentor Drive, Case No. 21-0017-DRB:

1. Study the location of the bicycle parking in relation to the pedestrian pathway.
2. Study the color of the building.

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

B.3 5385 Hollister Avenue (APN 071-140-075) Building 5 & 12 and Site Improvements Case No. 21-0018-DRB

[Case No. 21-0018-DRB Staff Report](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice of Exemption](#)

Member Degasis recused herself and exited the meeting because the company she works for is involved in this project as designers.

Site visits and ex-parte conversations: Vice Chair Shallanberger (virtual), Member Clinton, Member Eymann (virtual), Member Hart (virtual), and Member Whelan. No ex-parte conversations reported.

Design Review Board Minutes – Unapproved

September 28, 2021

Page 5 of 8

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented by Mark Hershman with Shubin Donaldson Architects, project architect.

No public speakers.

MOTION: Member Whelan moved, seconded by Member Hart, to grant Conceptual, Preliminary and Final review of Item B.3, Building 5 & 12 and Site Improvements, 5385 Hollister Avenue (APN 071-140-075), Case No. 21-0018-DRB, as submitted, with the following conditions for conformance review; and to determine that Case No. 21-0018-DRB is in conformance with Findings, DRB Review, Estrada Front Patio Enclosure and Trellis, 7354 Greenboro Street; APN 073-320-001, Case No. 21-0024-ZC:

1. Review the location of the walkway in relationship to the existing *podocarpus* trees.
2. Review the walkway location and the manner of striping the crossing. A standard marking for the pedestrian crossing was suggested for consideration.

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

RECESS HELD FROM 4:39 TO 4:46 P.M.

C. CONCEPTUAL REVIEW

C.1 351 S. Patterson Avenue (APN 065-090-022) New Rehabilitation Center at Goleta Valley Cottage Hospital Case No. 19-080-DPAM

[Case No. 20-0002-DP - GVCH DPRV Staff Report](#)

[Att A - Project Plans](#)

[Att B - Applicant's Response](#)

[Att C - Lighting, Bicycle, and Solar Specifications](#)

Design Review Board Minutes – Unapproved

September 28, 2021

Page 6 of 8

Member Degasis recused herself and exited the meeting because the company she works for is involved in this project as designers.

Site visits and ex-parte conversations: Site visits reported by Member Clinton, Member Eymann (virtual), Member Hart (virtual), and Member Whelan. Vice Chair Shallenberger reported no new site visit and noted he is familiar with this property. No ex-parte conversations reported.

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented by agent Heidi Jones with Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS), on behalf of Cottage Health, property owner; Abby White, Senior Project Manager, with Perkins&Will Architects; Bob Cunningham with Arcadia Studio, project landscape architect.

No public speakers.

The Design Review Board conducted Conceptual review of Item C.1, New Rehabilitation Center at Goleta Valley Cottage Hospital with the following comments:

1. The thoughtful integration of the Design Review Board comments by the applicant is appreciated. The design is handsome and will enhance the streetscape.

Architecture:

2. The adjustment to the entry doors on the aquatic center building is a big improvement.
3. The concern that was expressed about the massing when looking from Patterson Avenue towards the facility has become much more positive by viewing the actual landscape plans that were presented, as well as by the curvature of the corner that was previously a 90- degree angle.

Site Plan:

4. Make sure the pathway is easy for the wheelchairs to get through between the rehabilitation center and the aquatic center. There needs to be room on the sides of the pathway.
5. Show the pathway for bicycles and pedestrians very clear on the plans.
6. A reservation was expressed regarding parking stalls # 1, 2 and 3 backing out of their spaces into the driveway. Perhaps this can be addressed in a future presentation.
7. The downward lighting fixtures and inclusion of the solar plans are appreciated.

Landscaping:

8. The native plant palette is good.

Design Review Board Minutes – Unapproved

September 28, 2021

Page 7 of 8

D. DISCUSSION ITEM

D.1 Objective Design Standards for Multiple-Unit and Mixed-Use Housing

[Staff Report - Final 2021 9-28 ODS DRB](#)

[Att A - Government Code Section 65913.4](#)

[Att B - SB 35 Eligibility Handout](#)

[Att C - Objective Design Standards Project FAQ](#)

Ex-parte conversations: Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan, and Vice Chair Shallanberger reported no ex-parte conversations.

Vice Chair Shallanberger stated that a virtual meeting was held with staff to discuss the path forward in obtaining Design Review Board input regarding the Objective Design Standards Project.

Staff Speakers:

Andy Newkirk, Senior Planner

Winnie Cai, Assistant City Attorney

Jami Williams, Consultant, RRM Design Group

Scott Martin, Consultant, RRM Design Group

Tony Tomasello, Consultant, RRM Design Group

An introduction to the discussion item was presented by Winnie Cai, Assistant City Attorney.

The staff report was presented by Andy Newkirk, Senior Planner, and Jami Williams, Scott Martin, and Tony Tomasello, consultants, with RRM Design Group, including a PowerPoint presentation entitled, "Objective Design Standards, DRB Study Session #2, September 28, 2021, City of Goleta".

Staff responded to questions from the Design Review Board Members.

Public Speakers:

Cecilia Brown expressed concerns regarding how the public is going to participate in the process. Ms. Brown also questioned how the Goleta Old Town district will be addressed.

Design Review Board Minutes – Unapproved

September 28, 2021

Page 8 of 8

The Design Review Board Members Board provided input that is recorded in the video of this meeting.

Member Whelan questioned where the architectural creativity comes into place.

Member Hart stated that he looks forward to more information.

Member Eymann commented that it will be an interesting project and challenging in terms of the character and style of a neighborhood.

Member Clinton commented that she believes there should be some sort of review method to see if a project meets the objective standards. She suggested that additional design objectives be considered.

Member Degasis commented regarding how finely the elements will be defined to determine that the objective design standards are met.

Vice Chair Shallenberger commented he believes there are some objective design standards that will work and that developing the standards will be challenging. He stated that he hopes the Design Review Board and members of the public can be involved in the process.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Member Clinton reported that the Santa Ynez Valley Botanic Garden in Buellton has received a grant from the Santa Barbara Foundation to build a new trail. Member Clinton encouraged anyone interested in building a trail to contact the Santa Ynez Valley Botanic Garden's website.

Member Whelan announced that story poles have been installed for the Seymour Duncan New Building project located at 5383 and 5385 Hollister Avenue which can be viewed from Patterson Avenue.

F. ADJOURNMENT: 6:27 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>