



MINUTES – APPROVED
DESIGN REVIEW BOARD MEETING
Tuesday, July 13, 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

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 Whelan

*Member Degasis exited the meeting at 4:03 p.m.

**Member Eymann exited the meeting at 5:04 p.m.

Board Members absent: None.

Staff Present: Mary Chang, Supervising Senior Planner; Chris Noddings, Assistant Planner; Jaime Valdez, Neighborhood Services and Public Safety Director; Gerald Comati with Com3, Project Manager; and Linda Gregory, Recording Clerk.

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PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve the Design Review Minutes for June 8, 2021

[Review and Approve the Design Review Minutes for June 8, 2021](#)

MOTION: Vice Chair Shallenberger moved, seconded by Member Clinton, to approve the Design Review Minutes for June 8, 2021, as amended.

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: None.

A.2 REVIEW OF AGENDA

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 7020 Calle Real (APN 077-155-003) One Stop Shop Signage; Case No. 20-0014-ZC

[One Stop Shop Signage DRB Staff Report](#)

[One Stop Shop Signage DRB Findings](#)

[One Stop Sign Package and Photos](#)

[CEQA EXEMPTION One Stop Shop Signage](#)

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

Staff Speaker:

Mary Chang, Supervising Senior Planner

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The plans were presented by agent Wasantha Mohottige, Visual Image Design, representing the property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Eymann, to grant Conceptual, Preliminary, and Final approval of Item B.1, One Stop Shop Signage, 7020 Calle Real (APN 077-155-003); Case No. 20-0014-ZC, with the following conditions for Conformance review by staff and Chair Branch; and to determine that Case No. 20-0014-ZC is in conformance with the Design Review Board Findings for One Stop Shop Signage, 7020 Calle Real (APN 077-155-003), Case No. 20-0014-ZC, with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning:

1. Sign A: The background of the monument sign shall match the building color with the letters becoming red to match the wall sign.
2. Sign B: The size of the lettering for the wall sign shall be reduced in size to allow more vacant equal room from each side of the building.
3. The applicant should make improvements to the landscaping when making changes to the signage.

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: None.

B.2 6212 Avenida Gorrion (APN 077-262-008) Goodall First and Second Story Addition, Façade Changes, and Lighting Case No. 21-0002-LUP

[21-0002-LUP Staff Report](#)

[ATT 1 - Phase 1 Project Plans & Materials Board](#)

[ATT 2 - Phase 2 Project Plans & Materials Board](#)

[ATT 3 - Photographs](#)

[ATT 4 - Second-story Residences in the Neighborhood](#)

[ATT 5 - DRB Preliminary Review Findings](#)

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[ATT 6 - CEQA NOE](#)

[ATT 7 - DRB Comments](#)

[ATT 8 - Public Comments](#)

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

Staff Speaker:

Chris Noddings, Assistant Planner

The plans were presented by Eric Goodall, property owner, and Philip Suding, project landscape architect.

No public speakers.

During the review, Design Review Board Members expressed a range of opinions concerning Phase 2 of the project, and some concerns that Phase 2 of the project, and some stated that they could not support Phase 2 in its current design.

The following comments were provided:

1. Generally positive comments on design. Specifically, the massing is healthy, the colors are appropriate, and the applicant did a good job of undulating the façade, improving relief, providing definition around the windows, and incorporating so many DRB comments elegantly.
2. Given the house across the street, the massing seems to fit.
3. Eliminating the previously proposed hedge at the rear of the property is wise, and the interjecting artificial turf is good.
4. Replace the proposed Acacia and redbud with another tree species, preferably a native tree species.
5. Salvias must be “babied” in this climate. Other plant choices, including African Lily, are fine.
6. Try to capture water onsite.
7. It appears the landscaping is solely to obscure and hide the original house from the street façade.
8. The various types of roofs, windows, and size of panes between existing, Phase 1, and Phase 2 give this a “Frankenhouse” feel. The Phase 2 design is not yet completely resolved.
9. The front-facing upper three dormers should be more cohesive. Either push them all forward, or pull them all back.

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10. Phase 1 and Phase 2 roofs do not tie together; it appears like two separate additions that weren't thought out properly.
11. The proposed Phase 2 appears to be two different houses (one upper, one lower).
12. The second floor appears to be cantilevered; this is appreciated.

MOTION: Member Hart moved, seconded by Member Clinton, to grant Conceptual/Preliminary/Final approval of Item B.2, Phase 1, Goodall First and Second Story Addition, Façade Changes, and Lighting, 6212 Avenida Gorrion (APN 077-262-008); Case No. 21-0002-LUP, as submitted with the following conditions; to determine that Case No. 21-0002-LUP, Phase 1, is in conformance with the Design Review Board Preliminary Review Findings, Section 17.58.080 of the Goleta Municipal Code, 6212 Avenida Gorrion (APN 077-262-008), Case No. 21-0002-LUP, Goodall First and Second Story Addition, Façade Changes and Lighting, with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design; and Zoning; and to continue review of Phase 2 to a future date:

1. Restudy the landscaping, reconsider tree species that are more appropriate for the site, and consider the heat island effect and full sun issues; for Conformance review by staff and DRB landscape professional member(s); and
2. Restudy the size and disposition of the windows on the second floor facing west for privacy concerns.

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

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 425 Arundel Road (APN 069-321-004) Johansen Rear Addition and Second-story Deck Case No. 20-0024-LUP

[Staff Report](#)

[Project Plans](#)

[ATT 2 - Material Board](#)

[ATT 3 - DRB Preliminary Review Findings](#)

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[ATT 4 - CEQA NOE - for ZA](#)

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

Staff Speaker:

Chris Noddings, Assistant Planner

The plans were presented by agent Liz Hughes on behalf of Jennifer Johansen, property owner.

Public Speaker:

Marios Kyperountas, neighbor to the south, expressed privacy concerns that there would be direct views from the second story deck into his yard and windows, and he requested the wall on the southern deck be raised to such a height that obstructs the view into his property. Mr. Kyperountas opposed the project in its present form.

MOTION: Member Whelan moved, seconded by Member Hart, to grant Conceptual/Preliminary approval of Item C.1, Johansen Rear Addition and Second-story Deck, 425 Arundel Road (APN 069-321-004), Case No. 20-0024-LUP, as submitted with the following conditions, and to determine that Case No. 20-0024-LUP is in conformance with the Design Review Board Preliminary Findings, Section 17.58.080 of the Goleta Municipal Code, 425 Arundel Road (APN 069-321-004), Case No. 20-0024-LUP, Johansen Rear Additional and Second-story Deck, with regard to Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning:

1. The southern wall on the deck shall be raised to a height that obstructs any view into the adjacent property to the south; with emphasis on the privacy finding.
2. Study the lighting on the second floor. Suggestions included recessed low lighting and/or indirect lighting.

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

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D. ADVISORY REVIEW

D.1 27 South La Patera Lane (APN 073-050-033) Goleta Train Depot Project City of Goleta Capital Improvement Project 9079

[Goleta Train Depot - Staff Report](#)

[Project Plans - Presentation](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual) and Member Hart (virtual). Vice Chair Shallenberger, Member Clinton, and Member Whelan reported no additional site visits. No ex-parte conversations reported. Member Clinton commented she has had conversations with persons she believes are not related to the project.

Staff Speakers:

Jaime Valdez, Interim Director of Neighborhood Services and Public Safety; Gerald Comati with Com3, Project Manager; and Anil Verma and Jim Keenan with Anil Verma Associates, lead project architects. The project team presented the updated project plans.

Public Speakers:

Barry Remis, representing COAST and SBBIKE requested that the plans include ample and secure indoor and outdoor bicycle parking for commuters and students, and provide for various types and sizes of bicycles. Mr. Remis supported visualizing this project as multimodal. He noted that the capacity for transporting bicycles on Amtrak trains is limited.

Jean-Guy Dube spoke in support of the current proposed project design and commented that he believes the materials, colors, and layout will create a nice welcome center. Mr. Dube expressed appreciation for the historically inspired train depot plans and offered his services as a resource and pre-eminent historian of Southern Pacific Railroad Depots.

Loryann Velez, member of the Barbareño Band of Chumash Indians, and descendent of Daniel Hill, commented she is pleased with the project design and appreciates the traditional layout of the station. Ms. Velez expressed gratitude and congratulations on a job well done.

The Design Review Board conducted Advisory review of Item D.1, Goleta Train Depot Project, 27, La Patera Lane (APN 073-050-033), City of Goleta Capital Improvement Project 9079, with the following comments:

1. The project was reviewed with positive comments.

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2. The project team responded very well to the previous comments. The updated design is a vast improvement from earlier reiterations.
3. The project is a very good design that matches tradition and at the same time the interior seems to have volume with a lot of natural light, and it could suffice for being the modern part of the terminal This is a good job of meeting both goals of tradition and modern design.
4. As a gateway to the city, the project design seems to be very representative of Goleta and seems to fit. The interweaving of historic elements works well.
5. The colors and form are good.
6. Consider how to tie in the design of the equipment screening elements.
7. The following suggestions were made as observations:
 - a. The element between the two mechanical equipment screening elements could be used as a roof well to put mechanical equipment.
 - b. The design shows outlookers at the gable and also shows outlookers at the eave.
 - c. The clerestory window design in the gable works better with the current proposed plans.
 - d. Regarding the height of the clerestory window that may be used for food service, the top of the window does not seem to relate.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Senior Planner, reported that the July 27, 2021, Design Review Board meeting is cancelled.

F. ADJOURNMENT: 6:05 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>