



# MINUTES

## DESIGN REVIEW BOARD MEETING

Tuesday, January 24, 2023

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3:00 P.M.

City Hall – Council Chambers  
130 Cremona Drive, Suite B,  
Goleta, California

This will be a hybrid virtual/in-person meeting in Council Chambers/Zoom  
State/local officials continue to recommend measures to promote social distancing.

### Members of the Design Review Board

Scott Branch (Architect), Chair

Dennis Whelan (Architect)

Karis Clinton (Landscape Professional)

Martha Degasis (Landscape Professional)

Cecilia Brown (At-Large Member)

Jonathan Eymann (At-Large Member)

James King (At-Large Member)

Mary Chang, Secretary

### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Meeting called to order by Chair Branch at 3:00 P.M., followed by the Pledge of Allegiance, and a moment of silence for Linda Gregory, former Recording Clerk for the Design Review Board.

Board Members present: Chair Branch, Member Brown, Member Clinton, Member Degasis, Member Eymann, Member King, Member Whelan

Board Members absent: None

Staff present: Mary Chang, Supervising Senior Planner; Brian Hiefield, Associate Planner; Travis Lee, Associate Planner; and Blake Markum, Public Records Specialist.

Member King arrived after at 3:02 P.M. after roll call concluded.

### PUBLIC FORUM

None.

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### AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

#### A. ADMINISTRATIVE AGENDA

##### A.1 REVIEW OF AGENDA

Ms. Chang announced no change to the agenda.

#### B. CONCEPTUAL REVIEW

##### B.1 80/82 Coromar Drive (APN 073-150-012) Foodbank Improvements and California Environmental Quality Act Notice of Exemption Case Nos. 22-0003-SCD; 22-0012-DRB

[Staff Report 22-0012-DRB](#)

[Att A - Project Plans](#)

Site visit and ex parte conversation reported by Member Brown. Site visits and no ex parte conversations reported by Member Clinton, Member King, Member Whelan, and Chair Branch. Virtual site visits and no ex parte conversations reported by Member Eymann, and Member Degasis.

Staff Speaker:

Brian Hiefield, Associate Planner

The plans were presented by agents Vincent Moccia of AB Design Studio. and Kier Smith of Bosky Landscape Architecture on behalf of the Foodbank of Santa Barbara County.

Public speakers:

None

MOTION: Member Clinton moved, seconded by Member King, to continue, Item B.1 23-035 80/82 Coromar Drive (APN 073-150-012) Foodbank Improvements and California Environmental Quality Act Notice of Exemption Case Nos. 22-0003-SCD; 22-0012-DRB with staff findings to February 14, 2023.

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

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### C. CONCEPTUAL/PRELIMINARY REVIEW

#### C.1 5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Site Improvements and California Environmental Quality Act Notice of Exemption Case Nos. 22-0004-SCD/23-0001-DRB

[Staff Report 23-0001-DRB](#)

[Att A - DRB Preliminary Review Findings](#)

[Att B - CEQA NOE](#)

[Att C - Project Plans](#)

Site visits and no ex parte conversations reported by Member Brown, Member Whelan, and Member Degasis. Virtual site visits and no ex parte conversations reported by Member Eymann and Chair Branch. No site visits and no ex parte conversations reported by Member Clinton and Member King.

Staff Speaker:

Travis Lee, Associate Planner

The plans were presented by agents David Rzepinski of D. Rzepinski & Associates, William Todd of Stantec, and Kim True of True Nature Design on behalf of the Santa Barbara MTD.

Public Speaker:

Jan Marco von Yurt representing Goleta Valley Self Storage spoke in opposition of the proposed fencing and raised concerns regarding traffic impacts from buses at the site.

**MOTION:** Member Whelan moved, seconded by Member King, to grant conceptual/preliminary approval of Item C.1 23-033 5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Site Improvements and California Environmental Quality Act Notice of Exemption Case Nos. 22-0004-SCD/23-0001-DRB with the following comments and subject to staff findings:

1. The Board suggests the applicants review specific changes to the fence.
2. The Board suggests the applicants review plant choices including reviewing the whale agave and eliminating the euphorbia.

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3. The Board suggests the applicants elaborate on tree choices.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Member Brown, Member Clinton, Member Degasis, Member Eymann, Member King and Member Whelan. Noes: None. Absent: None

### **C.2 225 Ravenscroft Drive (APN 077-183-010) New Single Family Residence (SFD), Modification, and California Environmental Quality Act Notice of Exemption Case Nos. 22-0001-MOD/21-0002-DRB/20-0020-LUP**

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

[Att A - DRB Preliminary Review Findings](#)

[Att B - CEQA NOE](#)

[Att C - Project Plans and Photographs](#)

[Att D - Material Board](#)

Member Degasis recused herself and exited the meeting at 4:21 P.M.

Site visits and no ex parte discussions reported by Member Brown and Member Whelan. No site visit and no ex parte conversations reported by Member Clinton, Member King, Member Eymann, and Chair Branch.

Staff Speaker:

Travis Lee, Associate Planner

The plans were presented by agents Kirk Gradin, Architect with Banyan Architects and Katie Klein, landscape architect on behalf of Dr. Kipp Young, property owner.

Public Speaker:

Matt Staska, neighboring property owner stated he liked the architectural design however requested that the design be changed to reduce the height.

MOTION: Member Clinton moved, seconded by Member Whelan recommending approval for Item C.2 23-031 225 Ravenscroft Drive (APN 077-183-010) New Single Family Residence (SFD), Modification, and California Environmental Quality Act Notice of Exemption Case Nos. 22-0001-MOD/21-0002-DRB/20-0020-LUP to move to the Zoning Administrator

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based on consideration of the Board's comments on the landscaping and architecture, and subject to staff findings.

1. Reconsider landscaping choices of redbud, yucca, and barrel cactus.
2. Alter the north elevation to not interrupt the plaster surrounds which occur uninterrupted in other aspects of the design.
3. Consider lowering the pitch of the roof.
4. Consider modifying the plaster form around the windows on the left side of the east elevation.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Member Brown, Member Clinton, Member Eymann and Member Whelan. Noes: Member King. Absent: None Recused: Member Degasis

### **C.3 245 Ravenscroft Drive (APN 077-183-012) New Single Family Residence (SFD), Modification, and California Environmental Quality Act Notice of Exemption Case Nos. 22-0002-MOD/21-0003-DRB/20-0021-LUP**

[Staff Report 21-0003-DRB](#)

[Att A - DRB Preliminary Review Findings](#)

[Att B - CEQA NOE](#)

[Att C - Project Plans and Photographs](#)

[Att D - Material Boards](#)

Site visits and no ex parte discussions reported by Member Brown and Member Whelan. No site visit and no ex parte conversations reported by Member Clinton, Member King, and Chair Branch. Virtual site visit and no ex parte conversations reported by Member Eymann.

Member Clinton exited the meeting at 5:32 P.M.

Staff Speaker:  
Travis Lee, Associate Planner

The plans were presented by agents Kirk Gradin, Architect with Banyan Architects and Katie Klein, landscape architect on behalf of Dr. Kipp Young, property owner.

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Public Speaker:

Matt Staska, neighboring property owner, questioned if the foundation could be lowered and asked about the possibility of providing story poles to demonstrate the planned height of the project.

Travis Lee, Associate Planner, clarified that story poles are not required for residential dwellings by City ordinance since this project is being reviewed under the previous ordinance.

MOTION: Member Whelan moved, seconded by Member Brown, recommending approval for Item C.3 23-032 245 Ravenscroft Drive (APN 077-183-012) New Single Family Residence (SFD), Modification, and California Environmental Quality Act Notice of Exemption Case Nos. 22-0002-MOD/21-0003-DRB/20-0021-LUP to move to the Zoning Administrator based on consideration of the Board's comments on the landscaping and architecture, and subject to staff findings.

1. Reconsider landscaping choices of redbud, yucca, and barrel cactus.
2. Alter the north elevation to not interrupt the plaster surrounds which occur uninterrupted in other aspects of the design.
3. Consider lowering the pitch of the roof.
4. Consider modifying the plaster form around the windows on the left side of the east elevation.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Member Brown, Member Eymann and Member Whelan. Noes: Member King. Absent: Member Clinton. Recused: Member Degasis

### **D. ANNOUNCEMENTS BY MEMBERS AND STAFF**

Mary Chang, Supervising Senior Planner, acknowledged Linda Gregory's years of service to the City of Goleta as the Recording Clerk for the Design Review Board, and announced a memorial service for Linda to be held at the Santa Barbara Mission on Monday, January 30, 2023 at 11:00 A.M.

### **E. ADJOURNMENT**

**ADJOURNMENT AT 5:45 P.M.**