



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, June 09, 2026

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

Dennis Whelan (Architect) Vice-Chair

Martha Degasis (Landscape Professional)

Cecilia Brown (At Large Member)

James van Order (Design Professional)

Jonathan Eymann (At Large Member)

Tamesha Shumacher (At Large Member)

Mary Chang, Secretary

Deborah S. Lopez, City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order at 3:00 P.M., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order.

Board Members absent: Member Schumacher.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang, Supervising Planner, requested the Board take Item E.1 "Carpeteria Carpet One's POP Grant Mural Design" before Item D.1 "Fairview Gardens Conditional Use Permit Project 598 N. Fairview Avenue". The request was granted by Chair Branch.

Design Review Board Minutes

June 9, 2026

Page 2 of 8

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Review and Approval of the Design Review Board Meeting Minutes of May 12, 2026

Review and Approve the Design Review Board Meeting Minutes of May 12, 2026.

Review and Approval of the Design Review Board Meeting Minutes of May 12, 2026

MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to approve the Design Review Board Meeting Minutes of May 12, 2026.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, and Eymann, and van Order. Noes: None. Absent: Member Schumacher. Abstain: Member Degasis.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 Adapt Health Sign, 5782 Thornwood Drive (APN 071-170-047); Case Nos. 26-0024-ZC/26-0014-DRB

Adapt Health Sign 5782 Thornwood Drive; APN 071-170-047 Case Nos. 26-0014-DRB, 26-0024-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt Design Review and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311 (a) as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/ Final review and approve (or approve with conditions).

Member Eymann recused himself and exited meeting at 3:03 P.M.

Site visit and no ex parte discussions reported by Vice Chair Whelan. Virtual site visit and no ex parte discussions reported by Chair Branch, Member Degasis, Member van Order, and Member Brown.

Staff Speaker:
Mary Chang, Supervising Planner

Design Review Board Minutes

June 9, 2026

Page 3 of 8

Dan Morris, Freedom Signs, presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member van Order, to 1) Adopt Design Review and California Environmental Act Findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15311 (a) as provided in Attachment B; and 3) Approve project for final review as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order. Noes: None. Absent: Member Schumacher.

B.2 71 S Los Carneros Rd (APN 073-330-071) UCSB Oasis Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0027-ZC, 26-0018-DRB

71 S Los Carneros Rd (APN 073-330-071) UCSB Oasis Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0027-ZC, 26-0018-DRB

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and California Environmental Act Findings provided as Attachment A after providing direction as noted in Attachment A;**
- 2. Adopt CEQA Categorical Exemption Section 15311(a) as provided in Attachment B; and**
- 3. Conduct Conceptual, Preliminary, and Final review and approve or approve with conditions.**

Site visit and no ex parte discussions reported by Vice Chair Whelan. Virtual site visit and no ex parte discussions reported by Chair Branch, Member Degasis, Member van Order, Member Brown, and Member Eymann.

Staff Speaker:

Travis Lee, Associate Planner

Emilie Meledy of Starfish Signs & Graphics presented plans on behalf of the project applicant.

Design Review Board Minutes

June 9, 2026

Page 4 of 8

Public Speakers: None

MOTION: Vice Chair Whelan moved, Seconded by Member van Order, to 1) Adopt DRB and California Environmental Act Findings provided as Attachment A after providing direction as noted in Attachment A; 2)Adopt CEQA Categorical Exemption Section 15311(a) as provided in Attachment B; and 3) Approve project for final review as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order. Noes: None. Absent: Member Schumacher.

[B.3 Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue; APN 071-053-024; Case Nos. 26-0014-DRB, 26-0021-ZC](#)

[DRB ACTIONS FOR CONSIDERATION:](#)

- [1. Adopt Design Review and California Environmental Act Findings provided as Attachment A;](#)
- [2. Adopt CEQA Categorical Exemption Section 15311 \(a\) as provided in Attachment B; and](#)
- [3. Conduct Conceptual/Preliminary/ Final review and approve \(or approve with conditions\).](#)

[Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue; APN 071-053-024; Case Nos. 26-0014-DRB, 26-0021-ZC](#)

Virtual site visit and no ex parte discussions reported by Member Eymann and Member Brown. Site visit and no ex parte discussions reported by Vice Chair Whelan, Chair Branch, Member Degasis, and Member van Order.

Staff Speaker:

Mary Chang, Supervising Planner

Eric Tolentino presented sign plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member van Order, to continue the item to the Design Review Board meeting of June 23, 2026, and directed the applicant to return with a more accurate depiction of the size, position, and scale of the proposed signage, and a slightly larger sign that meets the sign code.

Design Review Board Minutes

June 9, 2026

Page 5 of 8

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order. Noes: None. Absent: Member Schumacher.

C. FINAL REVIEW

C.1 Second Story Residential Addition 7126 Del Norte Drive; APN 077-111-014 Case Nos. 26-0008-DRB, 26-0006-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval.

If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

Second Story Residential Addition 7126 Del Norte Drive; APN 077-111-041; Case Nos. 26-0008-DRB, 26-0006-LUP

Site visit and no ex parte discussions reported by Member Eymann and Vice Chair Whelan. Virtual site visit and no ex parte discussions reported by Chair Branch, Member Degasis, Member van Order, and Member Brown.

Staff Speaker:
Mary Chang, Supervising Planner

Amy Von Protz, Designer, and Karen Nicklerock, Property Owner, presented plans on behalf of the project applicant.

Public Speakers:
None

MOTION: Member Degasis moved, Seconded by Member Van Order, to approve project for final review.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order. Noes: None. Absent: Member Schumacher.

RECESS 4:00 P.M. – 4:07 P.M.

D. PRELIMINARY REVIEW

Design Review Board Minutes

June 9, 2026

Page 6 of 8

D.1 Fairview Gardens Conditional Use Permit Project 598 N. Fairview Avenue (APN 069-090-052) Case No. 25-0001-CUP

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review and California Environmental Quality Act (CEQA) Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and
3. Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding:
 - a) Design, colors and materials associated with the Fairview Gardens Conditional Use Permit Project buildings and the associated landscaping and lighting.

Fairview Gardens Conditional Use Permit Project 598 N. Fairview Avenue - Staff Report and Project Plans

Fairview Gardens Conditional Use Permit Project 598 N. Fairview Avenue - Zoning Analysis and Historical Resources Report

Public Comment Received

Site visit and no ex parte discussions reported by Member Eymann, Vice Chair Whelan, Chair Branch, Member Degasis, and Member Brown. Virtual site visit and no ex parte discussions reported by Member van Order.

Staff Speaker:

Brian Hiefield, Senior Planner

Darryl Mimick, Senior Planner

Heidi Jones, Meraki Land Use Consulting, Adam Sharkey, Blackbird Architects, and Ken Radtkey, Blackbird Architects, and Michael Ableman, Owner, presented plans on behalf of the project applicant.

Public Speakers:

Jeanne-Marie Herman, Mark Simonitch, Lee Chiacos, Sean Hutchinson, Terry Minshull, Phil McKenna, Andrea Bratt, Robin Hutchinson, Stephen Sherrill, Zoe Zilz, speaking on behalf of Karina Garcia, Eric Onnen, Anthony Rodel, and Jasper Eiler spoke in support of the project. Janet Walker, Daniel Huthsing, Cydney Miller, Steve Nelson, and Linda Hurst spoke in opposition to the project. Agnes Kalisher spoke in support of the project but expressed concerns about event programming at the project site. Sonny Hudson spoke against the proposed location of staff housing. Eric Wang highlighted concerns related to event programming, noise pollution, and

Design Review Board Minutes

June 9, 2026

Page 7 of 8

traffic impacts. Kevin Barthel asked the Design Review Board to deny CEQA approval, scale the project down, and continue the item. Ronald Cortez asked the City to consider an environmental impact report. Christopher Cobb asked the Design Review Board to deny CEQA approval. Larry Cobb, Linda Cobb, and Jeff Gill expressed concerns about the scope of the project citing traffic and noise concerns including event programming.

MOTION: Vice Chair Whelan moved, Seconded by Member Brown, to:
1) Recommend adoption of Design Review and California Environmental Quality Act (CEQA) Findings provided as Attachment A; 2) Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and
3) Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding: a) Design, colors and materials associated with the Fairview Gardens Conditional Use Permit Project buildings and the associated landscaping and lighting, and directs the applicant to study staff housing location alternatives; that the staff housing more closely reflects the character of the farm house; that the sight design feature the farm house in the ways it is accessed from the exterior; and that the proponent study a reduced visual impact of the barn from Fairview Avenue; and that the applicant delineate pedestrian routes both to and within the project site.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, Eymann, and van Order. Noes: None. Absent: Member Schumacher.

E. PRESENTATION

E.1 Carpeteria Carpet One's POP Grant Mural Design

Review and provide feedback on Carpeteria Carpet One's Mural Design "Entry to Old Town".

Carpeteria Carpet One's POP Grant Mural Design

Staff Speaker:
Shannon Kirn, Assistant City Manager
Jessica Alstatt, Mural Artist

Design Review Board Minutes

June 9, 2026

Page 8 of 8

Staff provided a verbal report including a slideshow of mock-up mural designs. The Design Review Board received the presentation and provided feedback on the mural design to staff.

Public Speakers:

None

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

Vice Chair Whelan referenced a prior request to receive an update on the landscaping plan for the 217 roundabout project and suggested staff provide a reminder as to what was approved by the Design Review Board in 2017.

G. ADJOURNMENT

ADJOURNED AT 6:25 P.M.