



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Wednesday, November 12, 2025

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair	Jonathan Eymann (At Large Member)
Dennis Whelan (Architect) Vice-Chair	Tamesha Schumacher (At Large Member)
Martha Degasis (Landscape Professional)	Mary Chang, Secretary
Cecilia Brown (At Large Member)	Deborah S. Lopez, City Clerk
James van Order (At Large Member)	

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 Degasis, van Order, and Schumacher.

Board Members absent: Members Brown and Eymann.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

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Approval of the Design Review Board meeting minutes of October 28, 2025

Review and Approve the Design Review Board meeting minutes of October 28, 2025.

Approval of the Design Review Board meeting minutes of October 28, 2025

MOTION: Vice Chair Whelan moved, Seconded by Member van Order, to approve the Design Review Board meeting minutes of October 28, 2025.

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

B. PRELIMINARY REVIEW

B.1 135 Castilian Drive (APN: 073-150-025) Hangar 5 and Quonset Huts Project, 22-0003-DP, 23-0031-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review Findings provided as Attachment A;
2. Recommend adoption CEQA Categorical Exemption Section 15332 as provided in Attachment B;
3. Conduct Preliminary Review and recommend Planning Commission approval with conditions.

135 Castilian Drive (APN: 073-150-025) Hangar 5 and Quonset Huts Project, 22-0003-DP, 23-0031-DRB

Chair Branch recused himself and exited the meeting at 3:04 PM.

Site visit and no ex parte discussions reported by Member van Order, Member Degasis, and Vice Chair Whelan. No site visit and no ex parte discussions reported by Member Schumacher.

Staff Speakers:

Darryl Mimick, Senior Planner

Marisol Guzman and Selena Whitney from ESA, Aaron Carrol, landscape architect, and Joseph Fiss, architect, presented plans on behalf of the project applicant.

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Public Speakers:

None

MOTION: Member van Order moved, Seconded by Member Degasis, to: 1. Recommend adoption of Design Review Findings provided as Attachment A; 2. Recommend adoption CEQA Categorical Exemption Section 15332 as provided in Attachment B; and 3. Approve project as presented and recommend the Planning Commission approval with the following conditions: 1) reduced planting from 32 to 27.4%; and 2) accepting the parking setback reduction of the existing parking.

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

C.1 7299 Alameda Ave (APN 077-381-001) Pini Rehabilitation and Additions and California Environmental Quality Act Notice of Exemption Case Nos. 25-0007-LUP, 25-0016-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve or approve with conditions.

7299 Alameda Ave (APN 077-381-001) Pini Rehabilitation and Additions and California Environmental Quality Act Notice of Exemption Case Nos. 25-0007-LUP, 25-0016-DRB

No site visit and no ex parte disclosures reported by Member Schumacher. Site visit and no ex parte discussions reported by Vice Chair Whelan, Member Degasis, and Member Van Order. Chair Branch reported a previous site visit and a phone call discussion on November 12, 2025, with a community member about the project, but no ex parte discussions with the project applicant.

Staff Speaker:

Travis Lee, Associate Planner

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Bryan Murphy, architect, presented plans on behalf of the project applicant.

Public Speakers:

Richard Foster raised concerns about parking, building design, referenced prior complaints, and speaking in opposition to the project. Karen Lovelace remarked on land use guidelines within the Design Review Board's policy, commenting on building size and design, zoning laws, and speaking in opposition to the project.

The Design Review Board provided comments to Mr. Murphy, architect, about the project. No action was taken.

C.2 Santa Barbara Metropolitan Transit District Phase II 5353 Overpass Road (APN 071-220-010) Case Nos. 25-0009-DP/25-0034-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Continue Item to December 9, 2025.

[Santa Barbara Metropolitan Transit District Phase II 5353 Overpass Road \(APN 071-220-010\) Case Nos. 25-0009-DP/25-0034-DRB](#)

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to:

1. Continue Item to December 9, 2025.

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

C.3 Designer Cuts Signage 5737 Hollister Ave (APN 071-122-004) 25-0042-DRB/25-0049-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Continue Item to December 9, 2025.

[Designer Cuts Signage 5737 Hollister Ave \(APN 071-122-004\) 25-0042-DRB/25-0049-ZC](#)

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to:

1. Continue Item to December 9, 2025.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Deasis, van Order, and

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Schumacher. Noes: None. Absent: Members Brown, and Eymann.

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

E. ADJOURNMENT

ADJOURNED AT 4:20 P.M.