



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, July 22, 2025

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	Tamesha Schumacher (At Large Member)
Dennis Whelan (Architect) Vice-Chair	Jonathan Eymann (At Large Member)
Martha Degasis (Landscape Professional)	Mary Chang, Secretary
Cecilia Brown (At Large Member)	Nick Norman, Planning Commission Clerk
James van Order (Design Professional)	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Whelan 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: Vice Chair Whelan, Member Eymann, Member Schumacher, Member Brown, Member Degasis, Member Van Order

Board Members absent: Chair Branch

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

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A.2 Approval of the Design Review Board Meeting Minutes of October 22, 2024, and May 13, 2025.

Review and Approve the Design Review Board Meeting Minutes of October 22, 2024, and May 13, 2025.

Approval of the Design Review Board Meeting Minutes of October 22, 2024, and May 13, 2025.

MOTION: Member Van Order moved, seconded by Member Brown, to Approve the Design Review Board Meeting Minutes of October 22, 2024.

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

MOTION: Member Degasis moved, Seconded by Member Van Order, to Approve the Design Review Board Meeting Minutes of May 13, 2025.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 101 S Patterson Ave (APN 071-220-038) Sutter Health Signage Case Nos. 24-0026-DRB, 25-0024-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

101 S Patterson Ave (APN 071-220-038) Sutter Health Signage Case Nos. 24-0026-DRB, 25-0024-ZC

Site visit and no ex parte discussions reported by Member Schumacher, Member Eymann, Vice Chair Whelan, Member Degasis, Member Van Order, and Member Brown.

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Staff Speaker:

Samantha Bailey, Acting Planning Technician

Abbi Biggs from Signs of Success presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Eymann, to Approve project plans with the conditions that the font size of "Occupational Medicine" and address number be enlarged by 15-20%, subject to approval following conformance review.

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

B.2 100 Sumida Gardens Ln (APN 071-330-012) OSP Amendment for Sumida Gardens and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-DRB; 25-0003-OSP

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and CEQA Findings provided as Attachment A;**
- 2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and**
- 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).**

100 Sumida Gardens Ln (APN 071-330-012) OSP Amendment for Sumida Gardens and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-DRB; 25-0003-OSP

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

Staff Speaker:

Samantha Bailey, Acting Planning Technician

Abbi Biggs from Signs of Success presented plans on behalf of the project applicant.

Public Speakers:

None

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MOTION: Member Van Order moved, Seconded by Member Brown, to:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and
3. Approve project with the following conditions: 1) that the word "Sumida" and the street address be enlarged by 10-15% on the two illuminated signs; and 2) that the project be approved subject to conformance review.

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

B.3 370 Storke Rd (APN 073-100-008) Storke Carwash and Shop Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0025-DRB, 25-0026-ZC

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and CEQA Findings provided as Attachment A;**
- 2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and**
- 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).**

370 Storke Rd (APN 073-100-008) Storke Carwash and Shop Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0025-DRB, 25-0026-ZC

Site visit and no ex parte discussions reported by Member Schumacher, Member Eymann, Vice Chair Whelan, Member Degasis, Member Van Order, and Member Brown.

Staff Speaker:

Samantha Bailey, Acting Planning Technician

John Price presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, to:

1. Adopt DRB and CEQA findings provided as Attachment A; and

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2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and

3. Approve the car wash sign as submitted and direct the applicant to return to the Design Review Board with revised "Point Market" signage to conform to the City of Goleta's sign ordinance.

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

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 250/270 Storke Rd Site Improvements 250/270 Storke Rd APN 073-100-032 Case Nos. 25-0005-SCD/25-0021-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15301(a) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and recommend approval or approval with conditions.

250/270 Storke Rd Site Improvements 250/270 Storke Rd APN 073-100-032 Case Nos. 25-0005-SCD/25-0021-DRB

Site visit and no ex parte discussion reported by Member Degasis, Member Eymann, Member Van Order, Member Brown, Member Schumacher, and Vice Chair Whelan.

Staff Speaker:
Travis Lee, Associate Planner

Tracey Burnell, Architect for BBP Architecture, and Chris Roth and Sep Wolf of Storke Road Investments LLP, presented plans on behalf of the project applicant.

Public Speakers:
None

MOTION: Member Van Order moved, Seconded by Member Schumacher, to:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;

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2. Recommend to Planning Director adoption of CEQA Categorical Exemption Section 15301(a) as provided in Attachment B; and

3. Recommend to Planning Director to approve project as submitted with the following conditions: 1) that the number of ginkgo trees be reduced from 2 to 1; and 2) that the planting basin be enlarged to a 24-36" box.

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

C.2 5611 Hollister Ave. (APN 071-140-083) Changes and additions to the service shop area at the Toyota dealership with California Environmental Quality Act Notice of Exemption Utilizing Section 15332 24-0036-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15301(a) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and recommend approval or approval with conditions.

5611 Hollister Ave. (APN 071-140-083) Changes and additions to the service shop area at the Toyota dealership with California Environmental Quality Act Notice of Exemption Utilizing Section 15332 24-0036-DRB

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

Staff Speaker:

Mary Chang, Supervising Planner

Travis Muilenberg, Architect, Bill Cunningham, Civil Engineer, and Megan Burra of John Mahoney Architecture LLC., presented plans on behalf of the project applicant.

Public Speakers:

None

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MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to continue item to next Design Review Board Meeting on August 12, 2025 for further review and consideration with the following conditions: 1) that the entryway portal be non-illuminated; 2) the landscape planters at the entryway be increased in both depth and capacity; 3) another landscape planter be added along the southeast wall near the employee parking section; and 4) and that the signage be reduced or eliminated along Kellogg Avenue.

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

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Planner, announced a full agenda for the next Design Review Board Meeting of August 12, 2025, and requested Board members notify staff if they plan on being absent. Vice Chair Whelan asked a clarifying question regarding the vacant alternate position on the Design Review Board.

E. ADJOURNMENT

ADJOURNED AT 5:23 P.M.