



**MINUTES – UNAPPROVED**  
**DESIGN REVIEW BOARD MEETING**  
Tuesday, July 28, 2026

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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         | 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 Lopez, City 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.

**ROLL CALL OF DESIGN REVIEW BOARD**

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

Board Members absent: Chair Branch.

**PUBLIC FORUM**

None

**AMENDMENTS OR ADJUSTMENTS TO AGENDA**

**A. ADMINISTRATIVE AGENDA**

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### A.1 REVIEW OF AGENDA

#### A.2 Review and Approval of the Design Review Board Meeting Minutes of May 26, 2026, and July 14, 2026

##### Review and Approve of the Design Review Board meeting minutes of May 26, 2026, and July 14, 2026.

##### Review and Approval of the Design Review Board Meeting Minutes of May 26, 2026, and July 14, 2026

MOTION: Member Degasis moved, Seconded by Member van Order, to approve the Design Review Board meeting minutes of May 26, 2026.

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

MOTION: Member Degasis moved, Seconded by Member Eymann, to approve the Design Review Board meeting minutes of July 14, 2026.

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

### B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### B.1 Pegaslice Roman Style Pizza Restaurant Sign 7398 Calle Real; APN 077-490-04; Case Nos.26-0034-ZC/26-0022-DRB

##### DRB ACTIONS FOR CONSIDERATION:

1. Adopt Design Review and California Environmental Quality 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).

##### Staff Report, Findings, and Notice of Exemption

##### Sign Plans

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

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Staff Speaker:

Luisa Negrete, Associate Planner

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

Public Speakers:

None

MOTION: Member van Order moved, Seconded by Member Degasis, to: 1) Adopt Design Review and California Environmental Quality Act Findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15311 (a) as provided in Attachment B; and 3) Approve signage as presented.

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

### **B.2 187 N Fairview Ave (APN 077-170-042) Michael's Wall Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0035-ZC, 26-0024-DRB**

#### **DRB ACTIONS FOR CONSIDERATION:**

- 1. Adopt Design Review 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.**

**187 N Fairview Ave (APN 077-170-042) Michael's Wall Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0035-ZC, 26-0024-DRB**

Site and visit and no ex parte discussions reported by Members Degasis, van Order, Brown, Schumacher, Eymann, and Vice Chair.

Staff Speaker:

Travis Lee, Associate Planner

Katie Budnik, Conejo Valley Signs, presented plans on behalf of the project applicant.

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Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member van Order, to: 1) Adopt Design Review 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 signage as submitted.

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

### C. CONCEPTUAL/PRELIMINARY REVIEW

#### C.1 109 Aero Camino (APN 073-060-053) Bandinu Pre-fabricated Metal Storage Building and California Environmental Quality Act Notice of Exemption Case Nos. 25-0013-DP & 25-0008-DRB

##### DRB ACTIONS FOR CONSIDERATION:

1. Recommendation that the Zoning Administrator adopt design findings of Section 17.58.080 of the Goleta Municipal Code and California Environmental Act Findings provided as Attachment A; and
2. Recommend Conceptual/Preliminary review approval to the Zoning Administrator (or approval with conditions).

Staff Report, Findings, and Notice of Exemption

##### Project Plans

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

Staff Speaker:

Travis Lee, Associate Planner

Benjamin Woodall, Owner's representative, and Mikele Bandinu presented plans on behalf of the project applicant.

Public Speakers:

None

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MOTION: Member van Order moved, Seconded by Member Degasis, to: 1) Recommend that the Zoning Administrator adopt design findings of Section 17.58.080 of the Goleta Municipal Code and California Environmental Act Findings provided as Attachment A; and 2) Approve project conceptual/preliminary review, as presented.

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

**RECESS 3:29 P.M. - 3:32 P.M.**

### C.2 Storke Medical Center Development Plan Amendment 6975 Santa Felicia Drive; APN 073-440-026 Case Nos. 26-0001-DPAM/26-0007-DRB

#### DRB ACTIONS FOR CONSIDERATION:

1. Recommend that the Planning Commission adopt design findings of Section 17.58.080 of the Goleta Municipal Code as Attachment A;
2. Recommend Preliminary Design approval to the Planning Commission based on the findings in Attachment A; or
3. Conduct Conceptual level review only and continue the item to allow the applicant time to respond to the issues/comments.

Storke Medical Center Development Plan Amendment 6975 Santa Felicia Drive; APN 073-440-026 Case Nos. 26-0001-DPAM/26-0007-DRB

#### Public Comment Received

Site visit and no ex parte discussions reported by Members Brown, van Order, Degasis, Eymann, and Schumacher. Vice Chair Whelan reported a site visit and ex parte discussion with the architect, Paul Poirier, on Monday, July 20, 2026.

Staff Speaker:  
Christina McGuire, Associate Planner

Paul Poirier, Architect, and Kim Schizaz Owner's Representative, presented plans on behalf of the applicant.

Public Speakers:  
Wendy Altman, speaking on behalf of Ice in Paradise, spoke in support of the project.

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MOTION: Member Degasis moved, Seconded by Member van Order, to forward the project to the Planning Commission with support and with the comments regarding some of the decorative elements on the facade of the building, including the slate tile and transition of the mansard tile roof element where it meets the inset portion of the building facade; with support for the landscape plan suggesting taller trees on the corner of Storke Road and Santa Felicia; supporting the increase in the building height with appreciation for screening the equipment aesthetically; with appreciation and approval of the lighting design, EV bicycle parking, and child care facility; support for the colors and materials, with the exception of the slate tile; and direct the applicant to study the Storke Road elevation further.

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

### D. PRELIMINARY REVIEW

#### D.1 7780 Hollister Ave (APN 079-210-056) Goleta Self Storage and California Environmental Quality Act Notice of Exemption Case Nos. 24-0002-DP/24-0001-CUP/24-0011-DRB

DRB ACTIONS FOR CONSIDERATION:  
Continue item (per applicant's request) to August 11, 2026 meeting.

7780 Hollister Ave (APN 079-210-056) Goleta Self Storage and California Environmental Quality Act Notice of Exemption Case Nos. 24-0002-DP/24-0001-CUP/24-0011-DRB

#### Public Comment Received

MOTION: Member Degasis moved, Seconded by Member van Order, to continue Item to Design Review Board Meeting of August 11, 2026.

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

### E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

### F. ADJOURNMENT

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**ADJOURNED AT 4:31 P.M.**