



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, October 22, 2024

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 (At Large Member)
James King (At Large Member)
Karis Clinton (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City Clerk
Caitlin Colyer, PER Commission 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, Member van Order, Member King, Member Degasis, Member Brown

Board Members absent: Vice Chair Whelan

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang, Supervising Senior Planner, reported item B.3 – 5385 Hollister Avenue (APN 071-140-075), Community Autism Services Signage and California Environmental Quality Act Notice of Exemption, Case No. 24-0034-DRB – will be continued to the next Design Review Board meeting of November 12, 2024.

Design Review Board Minutes

October 22, 2024

Page 2 of 5

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Review and Approve Design Review Board Meeting Minutes from September 24, 2024

Minutes

MOTION: Members van Order/Brown to approve the Design Review Board Meeting Minutes from September 24, 2024

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

Item B.1 was heard after items B.2 and B.3 as the applicant was not present.

B.2 5918 Hollister Ave, APN 071-051-012, New Signage for Yummy Thai Restaurant, Case No. 24-0022-DRB

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).

Staff Report

Att A - Findings

Att B - Notice of Exemption

Att C - Sign Plans

Att D - Goleta Old Town Heritage District Guidelines

Site visits and no ex parte discussions reported by Chair Branch and Members King, Degasis, van Order and Brown.

Staff Speaker:

Luisa Negrete, Permit Technician.

Franko Rizzo of Goleta Signs and Elliott Kerrin of Santa Barbara Signs presented the plans on behalf of the applicant.

Design Review Board Minutes

October 22, 2024

Page 3 of 5

Public Speakers:

None

MOTION: Members van Order/King, 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 Conceptual/Preliminary/Final review with the condition that if the applicant wishes to modify the blade sign and remove the word "restaurant" that would be acceptable as long as it's within the sign blade itself.

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

B.3 5385 Hollister Avenue (APN 071-140-075), Community Autism Services Signage and California Environmental Quality Act Notice of Exemption, Case No. 24-0034-DRB

- 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).**

Staff Report

Att A - Findings

Att B - NOE

Att C - Project Plans

MOTION: Members Brown/Member van Order, to continue this item to the Design Review Board meeting of November 12, 2024.

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

Design Review Board Minutes

October 22, 2024

Page 4 of 5

Item B.1 was heard after items B.2 and B.3 as the applicant was not present.

B.1 5599 Hollister Ave (APN: 071-140-057), Angelo's Liquor As-built Signs and California Environmental Quality Act Notice of Exemption, Case Nos. 24-0035-ZC and 24-0024-DRB

1. Adopt DRB and CEQA Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption § 15311(a) for the as-built signage as Attachment B; and 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

Staff Report

Att A - Findings

Att B - Notice of Exemption

Site visits and no ex parte discussions reported by Chair Branch and Members King, Degasis, van Order and Brown.

Staff Speaker:

Mary Chang, Supervising Senior Planner

Public Speakers:

None

MOTION: Members Degasis/Member van Order, to:

1. Adopt DRB and CEQA Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption § 15311(a) for the as-built signage as Attachment B; and 3. Approve Conceptual/Preliminary/Final review with the conditions that the old signage background be removed, that the new sign panel be installed so that the top of the sign is below the top of the roofline of the building.

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

Design Review Board Minutes

October 22, 2024

Page 5 of 5

C. CONCEPTUAL REVIEW

C.1 210 Old Ranch Drive (APN 079-570-068), Linberg As-Built Fence and Retaining Wall, Case Nos. 24-0025-DRB and 24-0011-LUP

1. Conduct second Conceptual review and provide comments to applicant.

Staff Report

Att A - Project Plans

No site visit and no ex parte discussions reported by Member King and Brown. Virtual site visit and no ex parte discussions reported by Chair Branch, and Members Degasis and van Order.

Staff Speaker:

Brian Hiefield, Associate Planner

Public Speakers:

None.

The Design Review Board received the staff's presentation and provided feedback to staff.

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

E. ADJOURNMENT

ADJOURNED AT 3:58 P.M.



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, May 13, 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)	Nicholas A. Norman, Planning
James van Order (Design Professional)	Commission Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order, followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Vice Chair Whelan, Member Brown, Member Degasis, Member Schumacher, Member Eymann, Member Van Order

Board Members absent: None

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Chair Branch made an adjustment to the agenda and moved item D.1, “7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB” to precede C.3, “7004 Marketplace Drive (APN 071-140-075) Camino Real Marketplace Tree Replacement Project and California Environmental Quality Act Notice of Exemption Case Nos. 25-0006-DRB/25-0018-ZC.”

Design Review Board Minutes

May 13, 2025

Page 2 of 7

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Approval of the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025

Review and Approve the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025.

Approval of Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025

MOTION: Member Brown moved, Seconded by Member Degasis, to Approve the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025.

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

B. FINAL REVIEW

B.1 Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case No. 25-0005-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for Paint Change, Lighting, and New Windows/Doors.

Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case Nos. 25-0005-DRB

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

Staff Speaker:
Mary Chang, Supervising Planner

Brian Poliquin of EK Architecture presented project plans on behalf of the applicant.

Design Review Board Minutes

May 13, 2025

Page 3 of 7

Public Speakers:

None.

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

1. Approve Final Project as Presented with Staff Findings and CEQA Notice of Exemption

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

C.1 5385 Hollister Avenue (APN 071-140-075) Sutter Health Signage Case Nos. 24-0017-DRB

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).

5385 Hollister Avenue (APN 071-140-075) Sutter Health Signage Case Nos. 24-0017-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, and Member Degasis. Virtual site visit and no ex parte discussions reported by Chair Branch, Member Van Order, and Member Brown.

Staff Speaker:

Mary Chang, Supervising Planner

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

Public Speakers:

None.

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

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

Design Review Board Minutes

May 13, 2025

Page 4 of 7

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

3. Conduct Conceptual/Preliminary/Final review and approve as submitted.

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

C.2 10 Longshore Place (APN 073-330-032) People's Self-Help Housing Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0015-DRB, 25-0018-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).

10 Longshore Place (APN 073-330-032) People's Self-Help Housing Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0015-DRB, 25-0018-ZC

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

Staff Speaker:

Mary Chang, Supervising Planner

Christian Muldoon of Vogue Sign Company presented project plans on behalf of the applicant.

Public Speakers:

None.

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

Design Review Board Minutes

May 13, 2025

Page 5 of 7

3. Conduct Conceptual/Preliminary/Final review and approve as submitted.

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

C.3 7004 Marketplace Drive (APN 071-140-075) Camino Real Marketplace Tree Replacement Project and California Environmental Quality Act Notice of Exemption Case Nos. 25-0006-DRB/25-0018-ZC

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and CEQA Findings provided as Attachment A;**
- 2. Adopt CEQA Categorical Exemption § 15304(b) for the update tree plan as Attachment B; and**
- 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).**

7004 Marketplace Drive (APN 071-140-075) Camino Real Marketplace Tree Replacement Project and CEQA N.O.E. Case Nos. 25-0006

Chair Branch recused himself of hearing this item and exited the meeting.

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

Staff Speaker:

Mary Chang, Supervising Planner

Mark Ingalls, Property Manager for Camino Real Marketplace, presented project plans on behalf of the applicant.

Public Speakers:

None.

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

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption § 15304(b) for the update tree plan as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve as submitted.

Design Review Board Minutes

May 13, 2025

Page 6 of 7

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

D. CONCEPTUAL REVIEW

D.1 7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB

Public Comment Received

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

Staff Speaker:
Christina McGuire, Associate Planner

Wade Mously of MW Architecture Inc. presented project plans on behalf of the applicant.

Public Speakers:
Amy Bankoff and Mary Bankoff raised concerns about the project. Moritz Willen of MW Architecture Inc. made clarifying statements about the project.

All Public Comment Received Posted Online: Lorena Santamaria, Peter, Amy, and Mary Bankoff, and Cheryl Kelly.

The Design Review Board conducted conceptual review and provided comments to the applicant.

RECESS 4:53 P.M. – 4:58 P.M.

D.2 115 Castilian Drive (APN 077-141-053) Hangar 5 and Quonset Hut Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

Design Review Board Minutes

May 13, 2025

Page 7 of 7

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

115 Castilian Drive (APN 077-141-053) Hangar 5 and Quonset Hut Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

Chair Branch recused himself of hearing this item and exited the meeting.

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

Staff Speakers:

Darryl Mimick, Senior Planner

Joseph Fiss, Director of Planning Entitlement for TW Land Planning and Development, Aaron Carroll of TW Land Planning and Development, and Marc Winnikoff, Managing Director of Graftskoy Hindeloopen Limited, LLC, presented project plans on behalf of the applicant.

Public Speakers:

None.

The Design Review Board conducted a conceptual review and provided comments to the applicant.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

F. ADJOURNMENT

ADJOURNED AT 5:15 P.M.