



MINUTES –

DESIGN REVIEW BOARD MEETING

Tuesday, June 23, 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)
Tamesha Schumacher (At Large Member)
Vacant (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Whelan called the meeting to order at 3:01 P.M., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

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

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

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A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Review and Approval of the Design Review Board Meeting Minutes of June 9, 2026

Review and Approve of the Design Review Board Meeting Minutes of June 9, 2026.

Review and Approval of the Design Review Board Meeting Minutes of June 9, 2026

MOTION: Member Degasis moved, Seconded by Member Eymann, to Review and approve of the Design Review Board Meeting Minutes of June 9, 2026.

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

B. CONCEPTUAL/PRELIMINARY REVIEW

B.1 7360 Hollister Avenue (APNs 073-020-034, 073-020-003, 073-020-035) 7360 Hollister Avenue Residential Community Case No. 25-0001-SUB (Vesting Tentative Tract Map) Case No. 25-0003-DP (Development Plan) Case No. 25-0018-DRB (Design Review Board)

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary Design and recommend Preliminary Design approval to the Planning Commission based on the Design Review findings of Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A;

2. Review the Project's design and provide recommendations and design-related comments for the Planning Commission's and the applicant's consideration.

7360 Hollister Avenue Residential Community Case No. 25-0001- SUB (Vesting Tentative Tract Map) Case No. 25-0003-DP (Development Plan) Case No. 25-0018- DRB

Public Comment Received

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

Staff Speakers:

Darryl Mimick, Supervising Planner

Sofia Tatlyan, Consultant, Michael Baker International

Elizabeth Meyerhoff, Consultant, Michael Baker International

Applicant Team

Nick Patterson, City Ventures

Steve Oh, Senior Associate, C2 Collaborative

Jojuan Keith, Project Consultant

Anthony Corbin, Project Consultant

Public Speakers:

Lindsay Lopez expressed concerns and suggested changes to the proposed development.

Irene Russo, and Mecaiah Giesy spoke in opposition to staff recommendation.

MOTION: Member Van Order moved, Seconded by Member Degasis to Conduct Conceptual/Preliminary Design and recommend Preliminary Design approval to the Planning Commission based on the Design Review findings of Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A with the following recommendations: study the amenity area located on the east side and explore opportunities to relocate it to the west side adjacent to the mobile home park; study design modifications to the second and third floors on the west side to mitigate views into adjacent properties; consider softer wall materials for walls creating private open spaces; incorporate permeable pavers or paving where feasible; explore flipping Building 9 and relocating the driveway entrance to the east; study windows facing the west property line to address privacy concerns; eliminate seating areas along Hollister Avenue in favor of additional landscaping; and consider soundproofing units on the southeast side facing the Canine Camp as amended; 2. Review the Project's design and provide recommendations and design-related comments for the Planning Commission's and the applicant's consideration.

VOTE: Motion carried by the following roll call vote: Ayes: Vice Chair Whelan, Members Van Order, Degasis, and Eymann. Noes:

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None. Absent: Chair Branch, Members Brown and Schumacher.

C. ANNOUNCEMENTS BY MEMBERS AND STAFF

Lisa Prasse, Current Planning Manager, reported that the landscaping associated with the highway 217 project received advisory review by the Design Review Board on May 9, 2017, including landscape, railing, and lighting details.

Vice Chair Whelan requested that staff return with graphic plans depicting the layout to refresh the Board's recollection of what was previously proposed and approved.

D. ADJOURNMENT

ADJOURNED AT 4:31 P.M.