



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, April 08, 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
Dennis Whelan (Architect) Vice-Chair
Martha Degasis (Landscape Professional)
Cecilia Brown (At Large Member)

James van Order (At Large Member)
Tamesha Schumacher (At Large
Member)
Karis Clinton (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City 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, Vice Chair Whelan, Member van Order, Member Degasis, Member Brown, Member Eymann, Member Schumacher.

Board Members absent: None

Staff present: Mary Chang, Supervising Senior Planner; Travis Lee, Associate Planner; Joanne Plummer, Neighborhood Services Director; Justin Wilkins, Parks and Recreation Manager; Darryl Mimick, Senior Planner; Nicholas A. Norman, Planning Commission Clerk

PUBLIC FORUM

None.

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AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang requested Item D.1 be moved up on the agenda to follow item B.1 and was approved by Chair Branch.

PRESENTATION

25-153 James King, Outgoing At-Large Design Review Board Member - City Logo Tile

James King, Outgoing At-Large Design Review Board Member - City Logo Tile

Mary Chang presented an award to outgoing at-large member James King in recognition of his service.

A. ADMINISTRATIVE AGENDA

None.

B. CONCEPTUAL REVIEW

B.1 25-152 7780 Hollister Ave (APN 079-210-056) Goleta Self Storage Case Nos. 24-0002-DP/24-0001-CUP/24-0011-DRB

DRB ACTIONS FOR CONSIDERATION:

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

7780 Hollister Ave (APN 079-210-056) Goleta Self Storage Case Nos. 24-0002-DP/24-0001-CUP/24-0011-DRB

Public Comment Received

Member Schumacher recused herself from hearing this item, and exited the meeting at 3:05 P.M.

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

Staff Speaker:

Travis Lee, Associate Planner

Troy White, TW Land Planning and Development

Freddy Carillo, TW Land Planning and Development

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Aaron Carroll, TW Land Planning and Development
Ed Guerzma, Project Manager for Cubix

Public Speakers:

Cosmo Perrone, Gary Lapman, and Robert Miller raised concerns about the project.

All Public Comment Received Posted Online: Wendy Ino, Louis Karpf, Robert Miller, Les and Kristin Hock, Heather Abed, Carolyn Grenier, Kathy and Tom Ormseth, Julie Kessler Solomon, Robert and Shauna Hirsch, Mark Kram, and Steve Jolley.

RECESS 4:19 P.M. - 4:24 P.M.

C. CONCEPTUAL/PRELIMINARY

C.1 25-149 Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case Nos. 25-0001-SCD/25-0005-DRB

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB Findings provided as Attachment A; and**
- 2. Adopt NOE for Lighting and Fence Replacement; Paint Change and New Windows/Doors; and**
- 3. Conduct Conceptual and Preliminary review and approve or approve with conditions for Lighting and Fence Replacement, Paint Change, and New Windows/Doors; and**
- 4. Conduct Conceptual review for New Patio covers**

Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case Nos. 25-0001-SCD/25-0005-DRB

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

Staff Speakers:

Travis Lee, Associate Planner

Public Speakers:

None

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

1. Adopt DRB Findings provided as Attachment A; and

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2. Adopt NOE for Lighting and Fence Replacement; Paint Change and New Windows/Doors; and
3. Conduct Conceptual and Preliminary review and approve for Lighting and Fence Replacement, Paint Change, and New Windows/Doors; and
4. Conduct Conceptual review for New Patio covers

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

C.2 25-148 7000 Phelps Road (APN 073-440-020) Girsh-Hochman Park Soccer Field Lights Case Nos. 25-0013-DRB/25-0003-SCD

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and CEQA Findings provided as Attachment A; and**
- 2. Adopt CEQA Categorical Exemption Section 15301 (a) Exterior Alterations (Attachment B); and**
- 3. Conduct Conceptual/Preliminary review and approve (or approve with conditions).**

7000 Phelps Road (APN 073-440-020) Girsh-Hochman Park Soccer Field Lights Case Nos. 25-0013-DRB/25-0003-SCD

Public Comment Received

Chair Branch recused himself from hearing this item and exited the meeting at 4:58 P.M.

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

Staff Speaker:
Darryl Mimmick, Senior Planner

Public Speakers:
None

All Public Comment Received Posted Online: Stephany Barba

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

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1. Adopt DRB and CEQA Findings provided as Attachment A; and
2. Adopt CEQA Categorical Exemption Section 15301 (a) Exterior Alterations (Attachment B); and
3. Conduct Conceptual/Preliminary review and approve project.

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

D. ADVISORY REVIEW

D.1 25-147 Goleta Community Center Main Sign Rehabilitation

Conduct Advisory Review and provide comments on the Goleta Community Center Sign rehabilitation proposal. The Historic Preservation Commission (HPC) has reviewed the proposal, and supported the rehabilitation plan at its March 17th, 2025 meeting.

Goleta Community Center Main Sign Rehabilitation

Member Van Order recused himself from hearing this item, and exited meeting at 4:20 P.M.

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

Staff Speakers:

Joanne Plummer, Neighborhood Services Director

Justin Wilkins, Parks and Recreation Manager

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

Public Speakers:

None

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

F. ADJOURNMENT

ADJOURNED AT 5:17 P.M.



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, April 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	James van Order (At Large Member)
Dennis Whelan (Architect) Vice-Chair	Jonathan Eymann (At Large Member)
Martha Degasis (Landscape Professional)	Tamesha Schumacher (At Large Member)
Cecilia Brown (At Large Member)	

Mary Chang, Secretary
Nicholas A. Norman, City 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, Vice Chair Whelan, Member Brown, Member Degasis, Member Eymann, Member Van Order

Board Members absent: Member Schumacher

Staff present: Mary Chang, Supervising Planner; Christina McGuire, Associate Planner; Travis Lee, Associate Planner; Nicholas A. Norman, Planning Commission Clerk

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

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A. ADMINISTRATIVE AGENDA

A.1 25-035 Review and Approve the Design Review Board Meeting Minutes of January 8, 2025, and February 11, 2025

Review and Approve the Design Review Board Meeting Minutes of January 8, 2025, and February 11, 2025

Review and Approve the Design Review Board Meeting Minutes of January 8, 2025, and February 11, 2025

Review and Approval of Design Review Board Meeting Minutes from November 12, 2024.

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

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

MOTION: Member Brown moved, Seconded by Member Degasis, to Approve the Design Review Board Meeting Minutes of February 11, 2025.

Member Degasis noted spelling corrections on the native plant list and Member Van Order noted guest presenters had been listed incorrectly on item D.2.

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

A.2 REVIEW OF AGENDA

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 25-175 167 N Fairview Ave (APN 077-170-042) T-Mobile Fairview Shopping Center Signs and California Environmental Quality Act Notice of Exemption Case Nos. 25-0002-DRB; 25-0001-ZC

DRB ACTIONS FOR CONSIDERATION:

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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).

167 N Fairview Ave (APN 077-170-042) T-Mobile Fairview Shopping Center Signs and California Environmental Quality Act Notice of Exemption Case Nos. 25-0002-DRB; 25-0001-ZC

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

Staff Speaker:

Mary Chang, Supervising Planner

Christopher Kelly of AKC services presented the plans on behalf of the project applicant.

Public Speakers:

None.

MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, 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 as presented.

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

B.2 25-177 122 S Patterson Ave (APN 065-050-034) 122 S Patterson Sutter Health Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0011-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

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3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions)

122 S Patterson Ave (APN 065-050-034) 122 S Patterson Sutter Health Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0011-DRB

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

Staff Speaker:

Mary Chang, Supervising Planner

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

Public Speakers:

None.

MOTION: Member Van Order 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
3. Approve Conceptual/Preliminary/Final review as presented.

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

B.3 25-176 89 S Patterson Ave (APN 071-220-026) 89 S Patterson Sutter Health Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0012-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)

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[89 S Patterson Ave \(APN 071-220-026\) 89 S Patterson Sutter Health Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0012-DRB](#)

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

Staff Speaker:

Mary Chang, Supervising Planner

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

Public Speakers:

None.

MOTION: Member Degasis moved, Seconded by Member Eymann, 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 as presented.

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

B.4 [25-169 5631 Calle Real Avenue \(APN 069-160-057\) Off The Charts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 24-0031-ZC; 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 \(or approve with conditions\)](#)

[5631 Calle Real Avenue \(APN 069-160-057\) Off The Charts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 24-0031-ZC; 24-0017-DRB](#)

No site visit and no ex parte discussions reported by Member Eymann. Site familiarity and no ex parte discussions reported by Member Van Order. Site

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visit and no ex parte discussions reported by Vice Chair Whelan, Chair Branch, Member Degasis, and Member Brown.

Staff Speaker:

Christina McGuire, Associate Planner

Daniel Rincon presented the plans on behalf of the project applicant.

Public Speakers:

None.

MOTION: Dennis Whelan moved, Seconded by Jonathan Eymann, 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. Approve Conceptual/Preliminary/Final review.

VOTE: Motion failed by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan. Noes: Member Degasis, Member Brown, Member Eymann, Member Van Order. Absent: Member Schumacher.

MOTION: James Van Order moved, Seconded by Cecilia Brown, that the applicant return to the Design Review Board with more accurate photograph depictions of what is being proposed while addressing the curvature of the wall and the scaling of the letters, and that the applicant return with daytime and nighttime views of the existing and proposed signage.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Whelan, Member Brown, Member Eymann, Member Van Order. Noes: Member Degasis. Absent: Member Schumacher.

C. CONCEPTUAL REVIEW

C.1 25-173 5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence Case Nos. 24-0042-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant

5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence Case Nos. 24-0042-DRB

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

Staff Speakers:

Travis Lee, Associate Planner

Paul Porier, Architect, Robert Richards, Landscape Architect, and Kurt Yurowbarker presented the plans on behalf of the project applicant.

Public Comment:

Garrett Ritter, Bryan Holtz, and Nancy Sandoval raised concerns about the project.

The Design Review Board directed questions to staff and provided feedback to the applicant.

D. CONTINUED ITEM

D.1 25-180 115 Castilian Drive (APN 073-150-025) Hangar 5 Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Continue to May 13, 2025

115 Castilian Drive (APN 073-150-025) Hangar 5 Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

Chair Branch recused himself of this item.

Staff Speaker:

Mary Chang, Supervising Planner

Public Comment:

None

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

Continue Item to May 13, 2025.

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

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E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Member Degasis reported that the Santa Barbara Motorsports Sign had recently been altered. Mary Chang, Supervising Planner, reported the Planning Commission approved the appeal of the parking lot lighting project at the Church of Jesus Christ of Latter-day Saints, located at 478 Cambridge Drive, during the meeting of April 14, 2025. Ms. Chang indicated that the project will return to the Design Review Board for further consideration at a date to be determined.

F. ADJOURNMENT

ADJOURNED AT 4:29 P.M.