



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, December 09, 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)	Deborah S. Lopez, City Clerk
James van Order (Design Professional)	

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, Members Brown, Degasis, Eymann, Van Order, and Schumacher.

Board Members absent: None.

PUBLIC FORUM

April Reid commented on the Shelby Residential project and expressed concerns regarding the Kenwood Village property.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

Design Review Board Minutes

December 9, 2025

Page 2 of 7

A. ADMINISTRATIVE AGENDA

Chair Branch made an adjustment to the agenda and moved Item E.2 "5611 Hollister Avenue Changes and Additions to the Service Shop Area at the Toyota Dealership" to be heard before Item E.1 "250/270 Storke Rd Site Improvements APN 073-100-032 Case Nos. 25-0005-SCD/25-0021-DRB".

A.1 REVIEW OF AGENDA

A.2 Approval of the Design Review Board Meeting Minutes of November 12, 2025

Review and Approve the Design Review Board Meeting Minutes of November 12, 2025.

Approval of the Design Review Board Meeting Minutes of November 12, 2025

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, to approve the Design Review Board Meeting Minutes of November 12, 2025, with noted corrections.

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

A.3 Design Review Board Meeting Schedule for 2026

Confirm the 2026 Design Review Board Meeting Schedule provided as Attachment A, including no meetings on three regular hearing dates: March 24, 2026 (School Districts Spring break); November 24, 2026 (Thanksgiving week); and December 22, 2026 (City holiday closure).

Design Review Board Meeting Schedule for 2026

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to Confirm the 2026 Design Review Board Meeting Schedule provided as Attachment A, including no meetings on three regular hearing dates: March 24, 2026 (School Districts Spring break); November 24, 2026 (Thanksgiving week); and December 22, 2026 (City holiday closure).

Design Review Board Minutes

December 9, 2025

Page 3 of 7

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5737 Hollister Avenue (APN 071-122-004) Designer Cuts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 25-0049-ZC, 25-0042-DRB

DRB ACTIONS FOR CONSIDERATION:

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

5737 Hollister Avenue (APN 071-122-004) Designer Cuts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 25-0049-ZC, 25-0042-DRB

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

Staff Speakers:

Luisa Negrete, Assistant Planner

Franco Rizzo 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 California Environmental Act Findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15311(a) on-premise signs as provided in Attachment B; and 3) Approve sign as submitted with the conditions that 1) there be more space around the letters; 2) the words "beauty salon" be enlarged; 3) the applicant return with the revisions as suggested by fellow Board members; and 4) that the design is more consistent with guidelines, more muted colors, and that the sign has a frame around it.

Design Review Board Minutes

December 9, 2025

Page 4 of 7

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

C. CONCEPTUAL/PRELIMINARY REVIEW

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

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary review and provide comments to applicant. If, after reviewing the plans and conducting the public hearing, the DRB determines that the findings to approve this project can be made, continue the item to January 27, 2026, so that findings can be presented for action.

210 Old Ranch Drive (APN 079-570-068) Linberg As-Built Fence and Retaining Wall 24-0025-DRB; 24-0011-LUP

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

Staff Speakers:

Brian Hiefield, Senior Planner

Corey Limburg presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Van Order, to Continue Item to Design Review Board Meeting of January 13, 2026.

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

Design Review Board Minutes

December 9, 2025

Page 5 of 7

D. PRELIMINARY/FINAL REVIEW

D.1 5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II and California Environmental Quality Act Notice of Exemption Case Nos. 25-0009-DP/25-0034-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Statutory Exemption utilizing CEQA Guidelines Section 15332 as provided in Attachment B; and
3. Conduct Preliminary and Final review and approve or approve with conditions.

5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II and California Environmental Quality Act Notice of Exemption Case Nos. 25-0009-DP/25-0034-DRB

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

Staff Speaker:

Travis Lee, Associate Planner

William Todd, principle architect for Stan Tech, presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member van Order, to: 1) Adopt DRB and California Environmental Act Findings provided as Attachment A; 2) Adopt CEQA Statutory Exemption utilizing CEQA Guidelines Section 15332 as provided in Attachment B; and 3) Approve project as submitted.

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

Design Review Board Minutes

December 9, 2025

Page 6 of 7

E. FINAL REVIEW

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

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval. If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

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

Chair Branch recused himself of hearing this item and exited the meeting at 4:18 P.M.

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

Staff Speakers:

Travis Lee, Associate Planner

Sepp Wolf, Owners Representative, presented plans on behalf of the project applicant.

MOTION: Member van Order moved, Seconded by Member Eymann, to grant final approval of the project with the conditions of the previous meeting being met, and that no conditions be added.

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

RECESS 4:18 P.M. – 4:21 P.M.

E.2 5611 Hollister Ave. (APN 071-140-083) Changes and Additions to the Service Shop Area at the Toyota dealership 24-0036-DRB / 24-0011-DP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval.

Design Review Board Minutes

December 9, 2025

Page 7 of 7

[5611 Hollister Ave. \(APN 071-140-083\) Changes and Additions to the Service Shop Area at the Toyota dealership 24-0036-DRB / 24-0011-DP](#)

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

Staff Speaker:

Brian Hiefield, Senior Planner

Travis Milenberg and Megan Burra with John Maloney Architecture presented plans on behalf of the project applicant.

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to approve project with no conditions.

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

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

Ms. Chang noted that this was the last Design Review Board Meeting of 2025 and announced the next meeting will occur on January 13, 2026. Member van Order, Member Brown, and Member Degasis expressed thanks to staff.

G. ADJOURNMENT

ADJOURNED AT 4:30P.M.