



Design Review Board

Agenda

Tuesday, July 28, 2026

3:00 P.M.

City Hall, Council Chambers
130 Cremona Drive, Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair

Dennis Whelan (Architect), Vice Chair

James van Order (Design Professional)

Martha Degasis (Landscape Professional)

Cecilia Brown (At-Large Member)

Jonathan Eymann (At-Large Member)

Tamesha Schumacher (At-Large Member)

Vacant (Alternate)

Mary Chang, Secretary

Deborah S. Lopez, City Clerk

IMPORTANT NOTICE REGARDING THE DESIGN REVIEW BOARD MEETING

The City of Goleta currently provides in person participation as well as virtual participation until further notice. The public may alternatively view the meeting on Goleta Channel 19 and/or online at www.cityofgoleta.org/meetings-agendas and in the Council Chambers.

PUBLIC PARTICIPATION:

Speaking at the Meeting - Submit an email to PERmeetings@cityofgoleta.gov which states the item you want to speak to and provide your name, email and phone number.

INSTRUCTIONS FOR USING ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speaker & microphone prior to joining the meeting.

TO SPEAK ON AN ITEM USING ZOOM:

- The Chair will call the item and staff will begin the staff report.
- Click on the Raise Hand icon if you would like to speak on the item.
- The Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.
- You will repeat this process for each item you want to speak on.

JOIN THE MEETING ELECTRONICALLY AT:

Join Meeting Electronically at:

https://us06web.zoom.us/webinar/register/WN_9ZwqtiDHTmCKNKsQ6DC9sg

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ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES:

Submit your comment via email at least 24 hours prior to the meeting. Please submit your comment to PERmeetings@cityofgoleta.gov. Your comment will be placed into the record and distributed appropriately.

COPYRIGHTED PLANS

In accordance with Gov. Code Section 65103.5, only non-copyrighted plans or plans that the designer has given permission have been published as part of the agenda materials. The full set of plans is available for review at the Planning Counter during counter hours or by contacting the staff member listed for the item 805-961-7543. In addition, the plans will be available at the meeting

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if assistance is needed to participate in a Design Review Board meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7505 or via email cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

TELEVISION COVERAGE:

Each Design Review Board meeting is broadcast live on Goleta City TV Cox Communications Channel 19 on the 2nd and 4th Tuesday of each month at 3:00 p.m. and rebroadcast on Thursdays at 9:00 a.m. and 5:00 p.m.

WEB STREAMING:

Live or archived webstreaming of the meetings is available at www.cityofgoleta.org/meetings-agendas

WRITTEN SUBMITTALS TO DESIGN REVIEW BOARD

Written submittals concerning agenda items may be sent to PERmeetings@cityofgoleta.gov; or mail: Attn: Design Review Board at 130 Cremona Drive, Goleta, California 93117.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE**ROLL CALL OF DESIGN REVIEW BOARD****PUBLIC FORUM**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Design Review Board on any item not on the posted agenda. The Design Review Board may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

AMENDMENTS OR ADJUSTMENTS TO AGENDA**A. ADMINISTRATIVE AGENDA**

A.1 REVIEW OF AGENDA**A.2 [26-298](#) Review and Approval of the Design Review Board Meeting Minutes of May 26, 2026, and July 14, 2026**

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

Staff: Deborah Lopez, City Clerk

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW**B.1 [26-296](#) Pegaslice Roman Style Pizza Restaurant Sign 7398 Calle Real; APN 077-490-04; Case Nos.26-0034-ZC/26-0022-DRB**

Recommendation: **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: Luisa Negrete, Associate Planner

B.2 [26-294](#) 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

Recommendation: **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.

Staff: Travis Lee, Associate Planner

C. CONCEPTUAL/PRELIMINARY REVIEW

- C.1 [26-295](#) **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**

Recommendation: 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: Travis Lee, Associate Planner

- C.2 [26-299](#) **Storke Medical Center Development Plan Amendment 6975 Santa Felicia Drive; APN 073-440-026 Case Nos. 26-0001-DPAM/26-0007-DRB**

Recommendation: 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.

Staff: Christina McGuire, Associate Planner

D. PRELIMINARY REVIEW

- D.1 [26-297](#) **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**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

Continue item (per applicant's request) to August 11, 2026 meeting.

Staff: Travis Lee, Associate Planner

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

F. ADJOURNMENT