



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, January 27, 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	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 roll-call and the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

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

Board Members absent: None.

PUBLIC FORUM

April Reid expressed concerns regarding the development at the Kenwood Village property, citing traffic safety, emergency access, and wildlife impacts.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Design Review Board Minutes

January 27, 2026

Page 2 of 5

A.2 Approval of the Design Review Board Meeting Minutes of January 13, 2026

Review and Approve the Design Review Board Meeting Minutes of January 13, 2026.

Approval of the Design Review Board Meeting Minutes of January 13, 2026

Member Degasis noted a correction to the meeting minutes from the Design Review Board meeting of January 13, 2026, for agenda item B.1 to clarify final review motion.

MOTION: Vice Chair Whelan/Brown, to approve the Design Review Board Meeting Minutes of January 13, 2026, with noted correction by Member Degasis.

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

B. 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. Conduct Final review and approve (or approve with conditions);
or
2. Continue item for further review.

5737 Hollister Avenue APN 071-122-004 Designer Cuts Sign Case Nos. 25-0049-ZC, 25-0042-DRB

Member Van Order recused himself from hearing this item and exited the meeting at 3:06 P.M.

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

Staff Speaker:
Luisa Negrete, Assistant Planner

Staff presented plans on behalf of the applicant.

Design Review Board Minutes

January 27, 2026

Page 3 of 5

MOTION: Vice Chair Whelan/Member Eymann, to approve project as proposed.

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

C. PRELIMINARY REVIEW

C.1 Sandpiper Golf Course Renovation Project 7925 Hollister Avenue; APN 079-210-059 Case Nos. 22-001-CDPH (in concept); 22-0009-DP-CUP; 22-0032-DRB

DRB ACTIONS FOR CONSIDERATION

1. Conduct Preliminary Review on the project elements and make a recommendation to the Planning Commission on the proposed findings provided in Attachment A and on the design aspects of the project.

Sandpiper Golf Course Renovation Project 7925 Hollister Avenue; APN 079-210-059 Case Nos. 22-001-CDPH (in concept); 22-0009-DP-CUP; 22-0032-DRB

Part 1. Architectural Plans

Part 2. Architectural Plans (contd.)

Part 3. Photometric Plans

Part 4. Landscape Plans

Part 5. Landscape Plans (contd.)

Part 6. Irrigation Plans

Part 7. Civil Plans

Part 8. Fire Protection Plans

Staff Presentation

Public Comment Received

Design Review Board Minutes

January 27, 2026

Page 4 of 5

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

Site visit and virtual ex parte discussion with the Project Planner and Project Landscape Architect reported by Member Degasis.

Member Schumacher recused herself from hearing item and exited the meeting at 3:11 P.M.

Staff Speakers:

Mary Chang, Supervising Planner

Steve Rodriguez, Contract Planner

Steve Welton of SEPPS Land Use Consulting, Principal Planner, Gustavo Zinkewich and Barry Winick of Winick Architects, Project Architects, Sam Maphis of Earthform Design, Landscape Architect, and Kyle Oliver, General Manager of Sandpiper Golf Club, presented plans on behalf of the applicant.

Public Speakers:

Bob Craig, Bob Paterson, David Pintard, Cosmo Perrone, Michael Johnson, and Peter Sullivan each spoke in support of the proposed project.

Richard Foster and Karen Lovelace expressed concerns regarding the project.

Ronald Nye, David Roman, and Robyn Cedarloft spoke in support of the Barnsdall restoration and provided positive comments on the project.

MOTION: Member Van Order/Member Degasis, that the Design Review Board 1) finds the proposed findings in Attachment A acceptable and recommends to the Planning Commission the proposed project for preliminary approval with the condition that the applicant studies further the elevator vertical circulation element.

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

C.2 Shelby Residential Project

DRB ACTIONS FOR CONSIDERATION

1. Continue Item to the February 10, 2026, Design Review Board Meeting.

Design Review Board Minutes

January 27, 2026

Page 5 of 5

C.2 Continued Item

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

Staff Speaker:

Mary Chang, Supervising Planner

Lisa Parse, Current Planning Manager

Public Speakers:

None.

MOTION: Vice Chair Whelan/Member Van Order, to continue Item C.2 Shelby Residential Project to the February 10, 2026, Design Review Board Meeting.

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

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

None.

E. ADJOURNMENT

ADJOURNED at 5:45 P.M.