



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, October 28, 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	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 (At Large Member)	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order at 3:00 P.M, followed by the Pledge of the Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Vice Chair Whelan, Members van Order, Eymann, Degasis, and Schumacher

Board Members absent: Member Brown

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

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A.2 Approval of the Design Review Board Meeting Minutes of October 14, 2025

Review and Approve the Design Review Board Meeting Minutes of October 14, 2025.

Approval of the Design Review Board Meeting Minutes of October 14, 2025.

Vice Chair Whelan noted two minor spelling corrections to the minutes.

MOTION: Member Degasis moved, Seconded by Member van Order, to Approve the Design Review Board Meeting Minutes of October 14, 2025, with the two noted corrections.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5860-5878 Hollister Avenue (APN 071-052-010 & 071-052-011) 5860-5878 Hollister Avenue Building Overall Sign Plan and California Environmental Quality Act Notice of Exemption Case Nos. 25-0041-DRB, 25-0005-OSP

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).

5860-5878 Hollister Avenue (APN 071-052-010 & 071-052-011) 5860-5878 Hollister Avenue Building Overall Sign Plan and California Environmental Quality Act Notice of Exemption Case Nos. 25-0041-DRB, 25-0005-OSP

Member van Order recused himself and exited the meeting at 3:08 P.M.

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

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Staff Speaker:

Samantha Bailey, Acting Planning Technician

Hillary and Bill Ruston, Owners, and Paul Strickland, Designer, presented project plans to the Design Review Board.

Public Speakers:

None

MOTION: Vice Chair Whelan 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 the project with the following conditions: 1) Conformance review to verify that all signage be above the 131" level on south and east faces of the overhang; and 2) review of the colors being proposed for the building and parapet accent.

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

B.2 215 Pacific Oaks Road (APN 073-230-050) Pacific Oaks Apartments Overall Sign Plan and California Environmental Quality Act Notice of Exemption Case Nos. 25-0004-OSP, 25-0037-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) as provided in Attachment B; and**
- 3. Conduct Conceptual, Preliminary, and Final review and approve or approve with conditions.**

215 Pacific Oaks Road (APN 073-230-050) Pacific Oaks Apartments Overall Sign Plan and California Environmental Quality Act Notice of Exemption Case Nos. 25-0004-OSP, 25-0037-DRB

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

Staff Speaker:

Travis Lee, Associate Planner

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Steve Fort, SEPPS Land Use Consulting, and Scott Neiman presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to: 1 Adopt DRB and California Environmental Act Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption Section 15311(a) 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 Degasis, Eymann, Schumacher, and van Order. Noes: None. Absent: Member Brown.

C. CONCEPTUAL REVIEW

C.1 5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II Case Nos. 25-0009-DP/25-0034-DRB

DRB ACTIONS FOR CONSIDERATION:

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

5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II Case Nos. 25-0009-DP/25-0034-DRB

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

Staff Speaker:

Travis Lee, Associate Planner

David Rapinsky, Development Specialist with Santa Barbara Metropolitan Transit District, and Will Todd, Architect with Stantec, presented plans on behalf of the project applicant.

Public Speakers:

Marc Steininger commented on aspects of the project's design and asked several questions about site lighting, red curbs, and the total project cost.

The Design Review Board conducted a conceptual review and provided comments to the applicant team.

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MOTION: Member Degasis moved, Seconded by Member Van Order, that the applicant return for preliminary and final review at the next Design Review Board meeting on November 12, 2025.

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

C.2 6595 Covington Way (APN 077-160-022) New Anthem Church Building and Associated Improvements Case Nos. Case No's 24-0004-CUP, 24-0010-DP; 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

DRB ACTIONS FOR CONSIDERATION:

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

6595 Covington Way (APN 077-160-022) New Anthem Church Building and Associated Improvements Case Nos. Case No's 24-0004-CUP, 24-0010-DP; 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

Public Comment Received

Member Degasis recused herself and exited the meeting at 4:23 P.M.

Site visit and no ex parte discussions reported by Member Van Order, Member Eymann, and Member Schumacher. Site visit and an ex parte meeting via Zoom reported by Chair Branch and Vice Chair Whelan held on Wednesday, October 8, 2025, at 9:00 A.M. with the applicant team including Michael Holliday, Mike Ryder, Cutler Price, and Steve Welton of SEPPS Land Use Consulting Group.

Staff Speakers:

Darryl Mimick, Senior Planner

Michael Holliday, Architect with DMHA, and Sasha Shebalin with Arcadia Studio Architecture, presented plans on behalf of the project applicant.

Public Speakers:

Chris Jerde, Kerri Maxwell, Sylvia King, Dale Gehr, Catherine Bartsch, Stacy Matson, Paige Kay, and Will Breman spoke in opposition to the proposed project, highlighting concerns around lighting, parking, sound levels, ESHA buffer zone, building height, traffic, public safety, and impact to the surrounding neighborhood. Mary Wright, Lynn Philibosian, Lars

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Linton, and Alex Polnets spoke in support of the proposed project, highlighting community benefits.

All Public Comment Received Posted Online: Ashley Nagaoka, Kelly Soifer, Catherine Bartsch, Dale Gehr, Nobaru Nagaoka, Kerri Maxwell, Barbara Rose McCaffrey, Rick Van Wickle, and Christopher Jerde.

The Design Review Board conducted a conceptual review of the project and provided comments to the applicant team.

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Senior Planner, announced that the next Design Review Board meeting will take place on Wednesday, November 12, 2025, at 3:00 P.M. due to the Veteran's Day holiday. Member Eymann stated he will not be present for that meeting.

E. ADJOURNMENT

ADJOURNED AT 5:57 P.M.