



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, October 14, 2025

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair	Tamesha Schumacher (At Large Member)
Dennis Whelan (Architect) Vice-Chair	Jonathan Eymann (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.

ROLL CALL OF DESIGN REVIEW BOARD

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

Board Members absent: None.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang, Supervising Planner, requested that the Design Review Board take Item C.1 first, "6466 Hollister Ave (APN 073-070-035) Wheels In Motion As-built Signage NOV and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-ZC, 25-0032-DRB", due to the applicant team running late for Item B.1 "475 Kellogg Ave. (APN 071-140-085) Expanded service area and detail canopy at the Honda Dealership Case Nos. 24-0014-DRB/24-0004-DP". Chair Branch approved the requested adjustment to the agenda.

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A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Approval of the Design Review Board Meeting Minutes of September 9, 2025

Review and Approve the Design Review Board Meeting Minutes of September 9, 2025.

Approval of the Design Review Board Meeting Minutes of September 9, 2025

MOTION: Member Degasis moved, seconded by Member van Order, to approve the Design Review Board meeting minutes of September 9, 2025.

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

B. FINAL REVIEW

B.1 475 Kellogg Ave. (APN 071-140-085) Expanded service area and detail canopy at the Honda Dealership Case Nos. 24-0014-DRB/24-0004-DP

DRB ACTIONS FOR CONSIDERATION:

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

475 Kellogg Ave. (APN 071-140-085) Expanded service area and detail canopy at the Honda Dealership Case Nos. 24-0014-DRB/24-0004-DP

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

Staff Speaker:
Brian Hiefield, Senior Planner

Travis Milenberg, John Mahoney Architecture Group, Megan Fiero, Owner's Representative, Bill Cunningham, Civil Engineer with Diamond West, and Philip Stevens, Landscape Architect, presented plans on behalf of the project applicant.

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Public Speakers:

None

MOTION: Member Degasis moved, seconded by Vice Chair Whelan, to approve the plans as submitted with the following conditions: 1) that the hedge on the west property line be replaced as needed to create a living edge, with the suggestion that street trees be planted on South Kellogg; 2) that two canopy trees be added to the corners of South Kellogg and Kellogg Way and the western frontage; 3) that the existing lighting be considered for upgrades to reach zero at the property line; 4) and that the plan incorporate designated street tree along Ekwill.

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

C.1 6466 Hollister Ave (APN 073-070-035) Wheels In Motion As-built Signage NOV and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-ZC, 25-0032-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB 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.

6466 Hollister Ave (APN 073-070-035) Wheels In Motion As-built Signage NOV and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-ZC, 25-0032-DRB

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

Staff Speaker:

Travis Lee, Associate Planner

Franco Rizzo and Memo Hernandez with Goleta Signs presented plans on behalf of the project applicant.

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Public Speakers:

None

MOTION: Member Degasis moved, seconded by Member van Order, to continue item while taking into account comments for the monument sign which include creating a lighter background, reducing letter height to 20 inches with black edging on the letters so that they stand out against a lighter background, and adding landscaping beneath the sign.

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

C.2 5399 Overpass Road (APNs 071-220-036, -024, -031) SB Humane Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0002-OSP, 25-0023-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.

5399 Overpass Road (APNs 071-220-036, -024, -031) SB Humane Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0002-OSP, 25-0023-DRB

Public Comment Received

No site visit and no ex parte discussions reported by Member Schumacher and 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:

Travis Less, Associate Planner

Steve Fort, Sepps Land Use Consulting, Judy Barch, Owner's Representative, Marie Schumacher, Sign Designer, and Nicole Greer, Landscape Architect, presented plans on behalf of the project applicant.

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Public Speakers:

None

All Public Comment Received Posted Online:

Steven Sanchez

MOTION: Member van Order moved, Seconded by Member Degasis, 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 signage as submitted.

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

C.3 310 Carlo Dr (APN 077-275-002) Residential additions and alterations Case Nos. 25-0040-DRB, 25-0017-LUP

DRB ACTIONS FOR CONSIDERATION:

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

310 Carlo Dr (APN 077-275-002) Residential additions and alterations Case Nos. 25-0040-DRB, 25-0017-LUP

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

Staff Speaker:

Christina McGuire, Associate Planner

Greg Jenkins, Owners Rep and Architect, presented plans on behalf of the project applicant.

Public Speakers:

None

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MOTION: Member Degasis moved, Seconded by Member van Order, to: 1) adopt DRB and CEQA Findings provided as Attachment A; 2) adopt CEQA Categorical Exemption Section 15301 (e) Addition (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, van Order, Martha Degasis, Eymann, and Schumacher. Noes: None. Absent: None.

D. CONCEPTUAL REVIEW

D.1 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.

Public Comment Received

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

Member Schumacher recused herself and exited the meeting at 4:34 PM.

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

Staff Speaker:

Travis Lee, Associate Planner

Troy White and Freddy Carrillo with TW Land Planning and Development, Ed Guerzma, Owner's Representative, Philip Stevens, Designer, and Aaron Carroll, Landscape Architect, presented plans on behalf of the project applicant.

Public Speakers:

Bernd Schumacher, Robert Miller, Tim Morphy, and Cosmo Perrone spoke in opposition to the proposed project.

All Public Comment Received Posted Online:

Gary Lapman, Louis Karpf, Mark Kram, Melissa Moreno, Ken Pearlman, John Burk, Robert Miller, Kathy and Tom Orseth, Will Bonds, Wendy Ino,

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Peter Bankoff, Amy Bankoff, Julie Kessler Solomon, Michael Rieder, Mayellen Banister, John Morgan, Marian Klein, Bog Wignot, Steve Metzler, Lilian Matulic, Bernd Schumacher, Carolyn Grenier, Marcene Tate, Cosmo Perrone, Sharon Vineall, and Stephanie Drake.

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

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Planner, announced the next Design Review Board meeting will take place on October 28, 2025. Ms. Chang added that due to Veteran's Day on Tuesday November 11, 2025, the Design Review Board meeting planned for that day will be rescheduled to take place Wednesday, November 12, 2025. Member Eymann mentioned he will not be available for the November meeting, and Vice Chair Whelan asked Ms. Chang to provide a courtesy reminder to the Design Review Board members about the rescheduling.

F. ADJOURNMENT

ADJOURNED AT 5:56 P.M.