



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, May 27, 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)	Nicholas A. Norman, Planning
James van Order (Design Professional)	Commission Clerk

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, Member Degasis, Member Schumacher, Member Eymann, Member Brown, Member Van Order

Board Members absent: Vice Chair Whelan

Staff present: Darryl Mimick, Senior Planner; Travis Lee, Associate Planner; Christina McGuire, Associate Planner; Mary Chang, Supervising Planner; Nicholas A. Norman, Planning Commission Clerk.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

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A. REVIEW OF AGENDA

B. FINAL REVIEW

B.1 7000 Phelps Road (APN 073-440-020) Girsh-Hochman Park Soccer Field Lights Case Nos. 25-0013-DRB/25-0003-SCD

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for the Girsh-Hochman Park Soccer Field Lights.

7000 Phelps Road (APN 073-440-020) Girsh-Hochman Park Soccer Field Lights Case Nos. 25-0013-DRB/25-0003-SCD

Chair Branch recused himself of hearing this item and exited the meeting.

No site visit and no ex parte discussions reported by Member Schumacher. Site visit and no ex parte discussions reported by Member Eymann, Member Van Order, Member Brown, and Member Degasis.

Staff Speakers:

Darryl Mimick, Senior Planner

Public Speakers:

Andrew Bermant spoke in support of the soccer field lighting project at Girsh-Hochman Park.

MOTION: Member Van Order moved, Seconded by Member Eymann, Members Van Order/Eymann to approve the final project, as presented.

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

B.2 5385 Hollister Avenue (APN 071-140-075) Patterson Associates Lot B (Final Map Lot #1) Landscaping and Associated Improvements Case No's. 22-0001-DPAM and 20-0017-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for the Patterson Associates Lot B (Final Map Lot #1) Landscaping and Associated Improvements project.

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5385 Hollister Avenue (APN 071-140-075) Patterson Associates Lot B (Final Map Lot #1) Landscaping and Associated Improvements

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

Staff Speaker:

Darryl Mimick, Senior Planner

Andrew Bermant with Patterson Associates, Nicole Bruggio, Planner, Aaron Carroll, Landscape Architect, Chris Espiritu, Architect, Brian Poliquin, and Joe Rainer, Electrical Engineer, presented plans on behalf of the applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Van Order, Members Degasis/Van Order to approve the final plans as submitted with the following revisions:

- 1) that the trash enclosure run off be studied and resolved
- 2) any hedge plantings that are failing on the perimeter be replaced.

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

C.1 5383 Hollister Avenue (APN 071-140-074) Modification of OSP for 5383 Hollister and California Environmental Quality Act Notice of Exemption Case Nos. 25-0014-DRB; 25-0001-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).

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[5383 Hollister Avenue \(APN 071-140-074\) Modification of OSP for 5383 Hollister and California Environmental Quality Act Notice of Exemption Case Nos. 25-0014-DRB; 25-0001-OSP](#)

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

Staff Speaker:

Mary Chang, Supervising Planner

Connie Batiste from Sig Signs presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Eymann, Members Degasis/Eymann to direct the applicant to return to the next Design Review Board Meeting on June 10, 2025, with updated plans that include the following revisions:

- 1) signage that includes more prominent street names
- 2) options for lighting the signage for nighttime use with provisions for lighting and timer controls.

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

D. CONCEPTUAL/PRELIMINARY REVIEW

D.1 7299 Alameda Ave (APN 077-381-001) Pini Rehabilitation and Additions and California Environmental Quality Act Notice of Exemption Case Nos. 25-0007-LUP, 25-0016-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and recommend approval or approve with conditions.

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[7299 Alameda Ave \(APN 077-381-001\) Pini Rehabilitation and Additions and California Environmental Quality Act Notice of Exemption Case Nos. 25-0007-LUP, 25-0016-DRB](#)

No site visit and no ex parte discussions reported by Member Schumacher and Member Brown. Virtual site visit and no ex parte discussions reported by Member Eymann and Member Van Order. Site Visit and no ex parte discussions reported by Chair Branch and Member Degasis.

Staff Speaker:

Travis Lee, Associate Planner

Brian Murphy, Architect, presented plans on behalf of the project applicant.

Public Comment:

Caroline Rind raised concerns about the project.

MOTION: Martha Degasis moved, Seconded by James Van Order, Move that the applicant return with project plans that include the following revisions:

- 1) sections describing improvements to the landscape fencing and wall
- 2) amounts of permeable versus impervious paving
- 3) appropriately detailed landscape plan
- 4) relocating fence to front corners of the house that extends the property line
- 5) continue CMU wall to the property line along Cathedral Oaks
- 6) eliminate patio cover
- 7) add street trees and canopy trees in the front yard

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

E. CONCEPTUAL REVIEW

E.1 109 Aero Camino (APN 073-060-053) New commercial storage building on a vacant parcel Case No. 25-0008-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

[109 Aero Camino \(APN 073-060-053\) New commercial storage building on a vacant parcel Case No. 25-0008-DRB](#)

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

Staff Speaker:

Christina McGuire, Associate Planner

Ben Woodall, Agent, and Michele Bandinu, Property Owner, presented plans on behalf of the project applicant. Penn Hsu, Architect joined the meeting via Zoom.

Public Speakers:

None

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

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

G. ADJOURNMENT

ADJOURNED AT 4:43 PM



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, June 10, 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)	Nicholas A. Norman, Planning
James van Order (Design Professional)	Commission Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Whelan 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: Vice Chair Whelan, Member Eymann, Member Brown, Member Degasis, Member Schumacher, Member Van Order

Board Members absent: Chair Branch

Staff present: Mary Chang, Supervising Planner; Christina McGuire, Associate Planner; Travis Lee, Associate Planner; Nicholas A. Norman, Planning Commission Clerk

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

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A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 Approval of the Design Review Board Meeting Minutes of May 13, 2025, and May 27, 2025.

Review and Approve the Design Review Board Meeting Minutes of May 13, 2025, and May 27, 2025.

Approval of the Design Review Board Meeting Minutes of May 13, 2025, and May 27, 2025.

MOTION: Member Brown moved, Seconded by Member Eymann, to Approve the Design Review Board Meeting Minutes of May 13, 2025, and May 27, 2025.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5383 Hollister Avenue (APN 071-140-074) Modification of OSP and addition of an externally illuminated monument sign for 5383 Hollister and California Environmental Quality Act Notice of Exemption; Case Nos. 25-0014-DRB; 25-0001-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).

5383 Hollister Avenue (APN 071-140-074) Modification of OSP and addition of an externally illuminated monument sign for 5383 Hollister

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

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Staff Speaker:

Mary Chang, Supervising Planner

Connie Batiste of Signature Signs presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Van Order 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 Final Project as submitted.

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

B.2 5631 Calle Real Avenue (APN 069-160-057) Off The Charts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 24-0031-ZC; 24-0017-DRB

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).**

Conditions: Depth of the letter be reduced to 3 inches and reduce the height of the letters not exceed 1 foot 6 inches and to request the item to return for a conformance review by a member of the Board or designee.

5631 Calle Real Avenue (APN 069-160-057) Off The Charts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 24-0031-ZC; 24-0017-DRB

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

Staff Speaker:

Christina McGuire, Associate Planner

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Aleida Rincon of Danny's Signs 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 CEQA Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and 3. Approve Final Project with the following conditions: 1) the depth of the letters be reduced to 3 inches; 2) the height of the letters not exceed 1 foot 6 inches; and the item shall return for Conformance Review by a member of the Design Review Board.

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

B.3 5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence and California Environmental Quality Act Notice of Exemption Case Nos. 24-0042-DRB & 25-0011-LUP

DRB ACTIONS FOR CONSIDERATION:

- 1. Adopt DRB and California Environmental Act Findings provided as Attachment A;**
- 2. Adopt CEQA Categorical Exemption Section 15303(a) as provided in Attachment B; and**
- 3. Conduct Conceptual, Preliminary, and Final review and approve or approve with conditions.**

5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence and California Environmental Quality Act Notice of Exemption Case Nos. 24-0042-DRB & 25-0011-LUP

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

Staff Speaker:

Travis Lee, Associate Planner

Paul Poirier, Paul Poirier + Associates Architects, Eero Barker, Paul Poirer + Associates, and Robert Richards, Landscape Architect, presented plans on behalf of the project applicant.

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Public Speakers:

Garett Ritter spoke in opposition to the proposed two-story project at 5 Violet Lane due to the possibility of shading on his roof adjacent to the project. He also questioned if the proposed fence would serve as a sufficient retaining wall for the slope on the Calle Real side of the project.

Brian Holtz spoke in favor of a home at the site at 5 Violet Lane, but in opposition to the proposed second story.

MOTION: Member Degasis moved, seconded by Member Van Order, to: 1. Adopt DRB and California Environmental Act Findings provided as Attachment A; 2. Adopt CEQA Categorical Exemption Section 15303(a) as provided in Attachment B; and 3. Approve the final project as presented with the conditions that the vine spacing be seven feet or less; and that the architect work with the neighbors on building shadowing and that further changes be made if it continues to be a concern.

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

C. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Planner, announced that the Design Review Board Meeting scheduled for June 24, 2025, has been cancelled and that the next meeting will take place on July 8, 2025.

D. ADJOURNMENT

ADJOURNED AT 3:54 P.M.