



**Design Review Board
Agenda
Tuesday, September 9, 2025**

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_tQjgn85UTjSMMWwXMHoOgQ

Join via audio:

US: +14086380968,,84838823562#,,, *861341# or
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Or, dial: US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 346 248 7799 or
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6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1
646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968

Webinar ID: 899 8748 7477

Passcode: 168744

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 [25-382](#) **Approval of the Design Review Board Meeting Minutes of August 12, 2025, and August 26, 2025**

Recommendation: Review and Approve the Design Review Board Meeting Minutes of August 12, 2025, and August 26, 2025.

Staff: Deborah S. Lopez, City Clerk

B. CONCEPTUAL/PRELIMINARY REVIEW

- B.1 [25-380](#) **5490 Hollister Ave (APN 071-330-014) The Steward 3rd Floor Addition and remodel of Building F and Site Improvements and California Environmental Quality Act Notice of Exemption Case Nos. 23-0002-DP & 23-0024-DRB**

Recommendation: **DRB ACTIONS FOR CONSIDERATION:**

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301 for Existing Facilities provided as Attachment B; and
3. Conduct Conceptual and Preliminary review and approve or approve with conditions if the findings of Attachment A can be made for the project.

Staff: Travis Lee, Associate Planner

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

- C.1 [25-379](#) **470 S. Patterson Ave. (APN 065-090-017) Sutter Health Signage Case No. 25-0027-DRB, 25-0022-ZC**

Recommendation: **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 and Preliminary review and approve or approve with conditions.

Staff: Brian Hiefield, Senior Planner

- C.2 [25-372](#) **7380 Belluno Dr (APN 077-391-024) Residential alterations including second-story decks; Case Nos. 25-0038-DRB, 25-0016-LUP**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15303 (e) Accessory Structures (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

Staff: Christina McGuire, Associate Planner

- C.3 [25-377](#) **5387 Overpass Road (APN 071-220-035) 5387 Overpass Road Exterior Lighting NOV and California Environmental Quality Act Notice of Exemption Case Nos. 25-0039-DRB & 25-0035-ZC**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

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

Staff: Travis Lee, Associate Planner

- C.4 [25-378](#) **10 S Kellogg Ave (APN 071-090-082) ExtraSpace Storage Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0028-DRB & 25-0023-ZC**

Recommendation: 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).

Staff: Travis Lee, Associate Planner

- C.5 [25-381](#) 5850 Calle Real Avenue (APN 069-110-084) Sweetgreen Restaurant Exterior Alterations and California Environmental Quality Act Notice of Exemption Case Nos. 25-0030-DRB; 25-0038-ZC

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Continue Item to the October 14, 2024, DRB Meeting.

Staff: Christina McGuire, Associate Planner

D. CONCEPTUAL REVIEW

- D.1 [25-371](#) 178 N La Patera (APN 077-192-019) Residential addition and second-story deck and Setback Modifications Case No. 25-0024-DRB

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

Staff: Christina McGuire, Associate Planner

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

F. ADJOURNMENT