



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, August 12, 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 (Design Professional)	

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, Vice Chair Whelan, Member Brown, Member Schumacher, Member Eymann, and Member Degasis.

Board Members absent: Member Van Order

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Design Review Board Minutes

August 12, 2025

Page 2 of 7

A.2 Approval of the Design Review Board Meeting Minutes of May 27, 2025, and June 10, 2025.

Review and Approve the Design Review Board Meeting Minutes of May 27, 2025, and June 10, 2025.

Approval of the Design Review Board Meeting Minutes of May 27, 2025, and June 10, 2025.

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

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

MOTION: Member Degasis moved, Seconded by Member Brown, to Approve the Design Review Board Meeting Minutes of June 10, 2025.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 370 Storke Rd (APN 073-100-008) Signage for The Point Market and Raised Parapet and California Environmental Quality Act Notice of Exemption Case Nos. 25-0025-DRB, 25-0026-ZC

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).

370 Storke Rd (APN 073-100-008) Signage for The Point Market and Raised Parapet and California Environmental Quality Act Notice of Exemption Case Nos. 25-0025-DRB, 25-0026-ZC

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

Design Review Board Minutes

August 12, 2025

Page 3 of 7

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

Staff Speaker:

Samantha Bailey, Acting Planning Technician

John Price presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Eymann, 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 project as submitted.

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

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 5611 Hollister Ave. (APN 071-140-083) Changes and additions to the service shop area at the Toyota dealership with California Environmental Quality Act Notice of Exemption Utilizing Section 15332; 24-0036-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15332(a-e) in-fill development (Attachment B) and direct that the NOE be filed within 5 business days; and
3. Conduct Conceptual/Preliminary review with/without conditions of approval.

5611 Hollister Ave. (APN 071-140-083) Changes and additions to the service shop area at the Toyota dealership with California Environmental Quality Act Notice of Exemption Utilizing Section 15332; 24-0036-DRB

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

Staff Speaker:

Brian Hiefield, Supervising Planner

Design Review Board Minutes

August 12, 2025

Page 4 of 7

Travis Milenberg from Jon Maloney Architecture and Megan Fiera presented plans on behalf of the project applicant.

Public Comment:
None

MOTION: Member Degasis moved, Seconded by Member Brown, to:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15332(a-e) in-fill development (Attachment B) and direct that the NOE be filed within 5 business days; and
3. Approve project for preliminary review.

VOTE: Motion carried by the following roll call vote: Ayes: Member Brown, Member Schumacher, Member Eymann, Member Degasis, and Chair Branch. Noes: Vice Chair Whelan. Absent: Member Van Order.

D. FINAL REVIEW

D.1 6491 Calle Real (APN: 077-160-066) Calle Real Mixed-Use Project 22-0005-DP, 23-0028-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Grant Final Design Review approval for the 6491 Calle Real Project consistent with the project's preliminary approval and Development Plan granted by the Planning Commission on September 11, 2023.

6491 Calle Real (APN 077-160-066) Calle Real Mixed-Use Project 22-0005-DP, 23-0028-DRB

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

Staff Speaker:
Christina McGuire, Associate Planner

Brian Launder, Architect with RRM Design Group, Katie Klein, Landscape Architect with RRM Design Group, and Ben Williams, Owner's Representative, presented plans on behalf of the project applicant.

Public Speakers:
None

Design Review Board Minutes

August 12, 2025

Page 5 of 7

MOTION: Vice Chair Whelan moved, Seconded by Member Brown, to:
1. Grant Final Design Review approval for the 6491 Calle Real Project consistent with the project's preliminary approval and Development Plan granted by the Planning Commission on September 11, 2023, with a conformance review of the balcony and minor adjustments to the landscape and bike parking plan.

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

D.2 Primary address 5660 Calle Real, APN 069-110-093 Additional: 5820, 5748, 5700, 5652, 5733, 5697, 5785, 5677, and 5687 Calle Real APNs 069-110-084, -085, -094, -090, -095, -070, -067, -059, -058 Calle Real Shopping Center Improvements Case Nos. 22-0003-DRB, 24-0006-DPAM

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for the proposed shopping center improvements.

Primary address 5660 Calle Real, APN 069-110-093 Additional: 5820, 5748, 5700, 5652, 5733, 5697, 5785, 5677, and 5687 Calle Real APNs 069-110-084, -085, -094, -090, -095, -070, -067, -059, -058 Calle Real Shopping Center Improvements Case Nos. 22-0003-DRB

Public Comment Received

Site visit and no ex parte discussions reported by Member Schumacher, Member Eymann, and Member Brown. Site visit and ex parte discussions reported by Vice Chair Whelan and Chair Branch on Thursday, July 17, 2025 at 3:30 P.M. via Zoom to discuss additional pedestrian crossing with Steve Fort and other members of the project's design team. Site visit and ex parte discussions reported by Member Degasis who held an email conversation with Steve Fort regarding street trees.

Staff Speaker:

Travis Lee, Associate Planner

Steve Fort with Sepps Land Use Consulting, David Sebnas and Tsing Tong with RDC, and Rob Skinner, Owners Representative with Towbes Group, presented plans on behalf of the project applicant.

Design Review Board Minutes

August 12, 2025

Page 6 of 7

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, to adopt staff Findings, CEQA Exemptions, and approve plans as submitted for the Calle Real Shopping Center with the following conditions: 1) that the landscape planting plan go through conformance review.

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

E. CONCEPTUAL REVIEW

E.1 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 from hearing this item and exited the meeting.

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

Staff Speakers:

Darryl Mimick, Senior Planner

Steve Welton with Sepps Land Use Consulting, Michael Holliday and Cutler Price from DMHA Architects, Michael Rider Project Manager from Anthem Church, Sasha Shebalin from Arcadia Studios, presented plans on behalf of the project applicant.

Design Review Board Minutes

August 12, 2025

Page 7 of 7

Public Speakers:

Kerri Maxwell, Dale Gehr, Sylvia King, Allyson Biskner, Carter Morgan, Judy Salviolo, Christopher Jerde, Peter Goodell, and Terry Hurt spoke in opposition to the project.

Lisa Sloan, Mary Moore, Mitch Moore, Time Philibosian, and Lyn Philibosian, and Ken Knudsen spoke in support of the project.

All Public Comment Posted Online: Ronald Arias, Aggie Arias, William Medlyn, Suzanne Medlyn, Chelsea Mumm, Catherine Bartsch, James Bartsch, Terry Hurt, Kerri Maxwell, Allyson Biskner, Stella Kovacs, Sylvia King, Dale Gehr, Cherly Knudsen, Barbara Rose McCaffrey, Anthem Chapel, John O'Donovan, Kristin Hall, Cheryl Everett, Bo Campbell, Melissa Veenstra, Jeremy Bodenhamer, Ashley Gerken, Jacob Drewisch, Cory Monroy, April Wasjutin, Lisette Severin, Miles Evans, Jonathan Maile, Fred Wilms, Courtney Salviolo, Krista Mastres, Glen Schiferl, Gina McCaffrey, Thomas Schiferl, Susan Schiferl Smith, Jarrod Bradley, Alex Matson, Alicia Nelson, Ella Krueger, Greg Knudtson, James Johnson, Greg Knudsen, Noboru Nagaoka, Tomoko Knudtson, Katia McClain, Christine M. Thomas, Jessica Barene-Guiterrez, Katherine Bonson, Jennifer Barene, Mike Bieza, Nancy Gehr, Aaron Young, Jack Martinez, Tiffany Goodall, Jane Sevier, Jacqueline Salgado, Katherine Emery.

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

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

G. ADJOURNMENT

ADJOURNED AT 6:12 P.M.



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, August 26, 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	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., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

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

Board Members absent: Member Schumacher.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Design Review Board Minutes

August 26, 2025

Page 2 of 5

A.2 Approval of the Design Review Board Meeting Minutes of July 22, 2025.

Review and Approve the Design Review Board Meeting Minutes of July 22, 2025.

Approval of the Design Review Board Meeting Minutes of July 22, 2025.

Member Degasis noted one correction to the Minutes, stating that planting "basin" should instead be planting "size".

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to approve the Design Review Board Meeting Minutes of July 22, 2025.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 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

DRB ACTIONS FOR CONSIDERATION:

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

5820 Calle Real Avenue (APN 069-110-084)

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

No site visit and no ex parte discussions reported by Chair Branch. Site familiarity and no ex parte discussions reported by Member Van Order.

Staff Speaker:

Christina McGuire, Associate Planner

Andrew Lindley presented plans on behalf of the project applicant.

Design Review Board Minutes

August 26, 2025

Page 3 of 5

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to continue item to next Design Review Board Meeting scheduled for September 9, 2025, with the following comments: to consider roof, consider building color, cornice color, re-sod landscaping, consider bike location, and better plants native to California in the planter boxes.

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

B.2 6466 Hollister Avenue (APN 073-070-035) Wheels in Motion Signage NOV Case No. 25-0032-DRB, 25-0031-ZC

- 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.**

6466 Hollister Ave (APN 073-070-035)

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

Staff Speaker:

Travis Lee, Associate Planner

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

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member Van Order, to continue item to Design Review Board meeting of October 18, 2025, with the following conditions: 1) reduce area of signage; 2) reduce font size on the monument sign; and 3) reduce font size of building sign.

Design Review Board Minutes

August 26, 2025

Page 4 of 5

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

C. CONCEPTUAL/PRELIMINARY REVIEW

C.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. Adopt CEQA Categorical Exemption Section 15301(e)(2) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and approve or approve with conditions.

7299 Alameda Ave (APN 077-381-001)

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

Staff Speaker:

Travis Lee, Associate Planner

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

Public Speakers:

Alice Alldredge and Bret Foster spoke in opposition to the project.

MOTION: Chair Branch moved, Seconded by Member Degasis, to continue item to future Design Review Board meeting date with the following conditions: 1) reduce size of project; 2) reduce bedroom count, and 3) look at the landscaping plan via comments made by Member Degasis which includes potentially moving Jacaranda trees, pulling back CMU wall, continuing fence line to the north, continuing CMU wall to the west to meet the property line, and direct the applicant to study screening on the second story windows to both west and south, and direct applicant to study adding hips to gabled elevations.

Design Review Board Minutes

August 26, 2025

Page 5 of 5

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

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Planner, announced the next Design Review Board Meeting will occur on September 9, 2025.

E. ADJOURNMENT

ADJOURNED AT 4:57 P.M.