



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, May 26, 2026

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	
Dennis Whelan (Architect) Vice-Chair	Jonthan Eymann (At Large Member)
Martha Degasis (Landscape Professional)	Tamesha Schuamcher (At Large Member)
Cecilia Brown (At Large Member)	Mary Chang, Secretary
James van Order (At Large Member)	Deborah S. Lopez, City 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.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

ROLL CALL OF DESIGN REVIEW BOARD

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

Board Members absent: None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

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Mary Chang, Supervising Planner, noted for the record that the applicant for Item B.1 "Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue" requested to continue the item to the next Design Review Board meeting scheduled for June 9, 2026.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue; APN 071-053-024 Case Nos. 26-0015-DRB, 26-0021-ZC

- 1. Adopt Design Review 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/ Final review and approve (or approve with conditions).**

Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue; APN 071-053-024 Case Nos. 26-0015-DRB, 26-0021-ZC

MOTION: Member Brown moved, Seconded by Member van Order, to continue Item to Design Review Board meeting of June 9, 2026.

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

B.2 Second Story Residential Addition 7126 Del Norte Drive; APN 077-111-014 Case Nos. 26-0008-DRB, 26-0006-LUP

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

Second Story Residential Addition 7126 Del Norte Drive; APN 077-111-014 Case Nos. 26-0008-DRB, 26-0006-LUP

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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, Vice Chair Whelan, Chair Branch, Member Degasis, and Member van Order.

Staff Speakers:

Luisa Negrete, Assistant Planner

Amy Von Protz, Designer, and Jonathan Rock, Owner, presented plans on behalf of the project applicant.

Public Speakers:

None.

MOTION: Member van Order moved, Seconded by Member Degasis, to: 1) Adopt Design Review and California Environmental Act Findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15301 (e) as provided in Attachment B; and 3) Approve project for Conceptual and Preliminary review with the following conditions: 1) more information to be provided on the neighborhood; 2) more information on project materials; and 3) continue the item to date-certain meeting of June 9, 2026.

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

B.3 Second Story Residential Accessory Structure 7289 Tuolumne Dr; APN 077-093-003 Case Nos. 26-0013-DRB, 26-0008-LUP

DRB ACTIONS FOR CONSIDERATION:

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

Second Story Residential Accessory Structure 7289 Tuolumne Dr; APN 077-093-003 Case Nos. 26-0013-DRB, 26-0008-LUP

Public Comment Received

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

Staff Speakers:

Luisa Negrete, Assistant Planner

Tristan Cravens, Santa Barbara Permitting, representing the homeowner, Andy Triant, presented plans on behalf of the project applicant.

Public Speakers:

Monica Vidger-Trent spoke in opposition to the project.

Item was continued the Design Review Board meeting of August 11, 2026.

MOTION: Member Degasis moved, Seconded by Member Brown, that the applicant return to the Design Review Board meeting of August 11, 2026, with revised drawings, and that the proposal reflect a different approach to massing, scale, neighborhood compatibility, and compatibility with existing structure.

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

C. PRELIMINARY REVIEW

C.1 Greenbark 30 Battery Energy Storage System Unaddressed Parcel on Viajero; APN 079-210-053 Case Nos. 24-0001-GPA, 24-0002-ORD, 24-0007-DP, 24-0002-CUP, and 24-0002-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommendation that the Planning Commission and City Council adopt design findings of Section 17.58.080 of the Goleta Municipal Code and California Environmental Act Findings provided as Attachment A; and
2. Recommend Preliminary review approval to the Planning Commission and the City Council (or approval with conditions).

Greenbark 30 Battery Energy Storage System Unaddressed Parcel on Viajero; APN 079-210-053 Case Nos. 24-0001-GPA, 24-0002-ORD, 24-0007-DP, 24-0002-CUP, and 24-0002-DRB

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

Staff Speakers:

Travis Lee, Associate Planner

Nelson Gould and Tim Murphy, ERM Consultants, and Scale Microgrids, applicant, presented the project plans.

Public Speakers:

Lawrence Vazquez spoke in opposition to the proposed project.

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, moved to: 1) Recommend that the Planning Commission and City Council adopt design findings of Section 17.58.080 of the Goleta Municipal Code and California Environmental Act Findings provided as Attachment A; and 2) Approve plan for Preliminary Design and recommend approval to Planning Commission with incorporated comments that include plant material, fencing, entry gates, lighting, and decibel levels.

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

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

DRB ACTIONS FOR CONSIDERATION:

1. Adopt Design Review Board (DRB) and California Environmental Quality Act (CEQA) Findings provided as Attachment A;

2. Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and

3. Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding:

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- a) Design of the Christ Lutheran Church (CLC) parking lot landscaping and lighting changes; and
- b) Design, colors and materials associated with the Anthem Church (AC) new campus buildings and the associated landscaping and lighting, including in the Monarch butterfly buffer area.

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

Public Comment Received

Member Degasis recused herself from this item and left the dais at 4:58 P.M.

Drive-by site visit and ex parte discussions reported by Member Schumacher in a conversation with the builders and neighbors of the project. Site visit and no ex parte discussions reported by Member Eymann, Chair Branch, and Member Brown. Site visit and ex parte discussions reported by Vice Chair Whelan. Site visit and ex parte discussions reported by Member van Order with the architect and project applicant about proposed materials and design materials.

Staff Speakers:

Brian Hiefield, Senior Planner

Steve Welton, SEPPS Land Use Consulting, Michael Ryder, and Michael Holiday, presented plans on behalf of the project applicant.

Public Speakers:

Kerri Maxwell spoke in opposition to staff recommendation. Christopher Jerde and Carter Morgan stated concerns with the proposed project. Pauline Beck, Sarah Johnson, Brad Liedke, Rosalie Hardoin, and Janine Dorn spoke in support of the proposed project.

All Public Comment Placed Online: Ashley Nagaoka, Jeremy Bodenhamer, Melissa Veenstra, Jeff Havlik, Kerri Maxwell, Nomo Nagaoka, Barbara Rose McCaffrey, Catherine Bartsch, Gina McCaffrey, Lurana Stewart, Kelly Soifer, Kelly Teich.

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MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to: 1) Adopt Design Review Board (DRB) and California Environmental Quality Act (CEQA) Findings provided as Attachment A; 2) Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and 3) Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding: a) Design of the Christ Lutheran Church (CLC) parking lot landscaping and lighting changes; and b) Design, colors and materials associated with the Anthem Church (AC) new campus buildings and the associated landscaping and lighting, including in the Monarch butterfly buffer area, including acceptance of the roof height and lot adjustments for the project.

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

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

E. ADJOURNMENT

ADJOURNED AT 6:12 P.M.



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DESIGN REVIEW BOARD MEETING

Tuesday, July 14, 2026

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	
Dennis Whelan (Architect) Vice-Chair	Jonathan Eymann (At Large Member)
Martha Degasis (Landscape Professional)	Tamesha Schumacher (At Large Member)
Cecilia Brown (At Large Member)	Mary Chang, Secretary
James van Order (Design Professional)	Deborah Lopez, City 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, Vice Chair Whelan, Members Brown, Degasis, Eymann, Schumacher, and van Order.

Board Members absent: None.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

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A.2 Review and Approval of the Design Review Board Meeting Minutes of June 23, 2026

Review and Approval of the Design Review Board Meeting Minutes of June 23, 2026

Review and Approval of the Design Review Board Meeting Minutes of June 23, 2026

Member van Order noted one correction to the minutes for Item B.1.

MOTION: Vice Chair Whelan moved, Seconded by Member Degasis, to review and approve the Design Review Board Meeting Minutes of June 23, 2026.

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

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 5383 Hollister Avenue (APN 071-140-074) Sutter Health Dermatology Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0016-DRB; 26-0025-ZC

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.

If DRB determines that the sign proposal does not meet one or more of the suggested findings provided as Attachment A, DRB should continue the item to allow the applicant time to revise/redesign the sign as needed or provide direction to staff to prepare denial findings.

5383 Hollister Avenue (APN 071-140-074) Sutter Health

Attachment C - Project Plans

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

Staff Speaker:

Cali Hathaway, Planning Technician

Abby Biggs of Signs of Success presented sign plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Vice Chair Whelan moved, Seconded by Member Degasis, to: 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 with the following condition: 1) reduce the sign in overall size and area by 10%.

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

B.2 Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue; APN 071-053-024; Case Nos. 26-0014-DRB, 26-0021-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt Design Review 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/ Final review and approve (or approve with conditions).

Partners of Goleta Gift Smoke Sign, 5858 Hollister Avenue

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

Staff Speaker:

Luisa Negrete, Assistant Planner

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Erick Tolentino with Digital Signs Oxnard presented sign plans on behalf the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, that the applicant return with an accurate depiction to present plans at a future Design Review Board meeting, and that the vent be clearly shown on the future proposal.

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

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 5955 Calle Real, APN 069-110-018
5955 Calle Real Housing Development Project
Case No. 25-0004-SUB (Vesting Tentative Tract Map)
Case No. 25-0010-DP (Development Plan)
Case No. 25-0044-DRB (Design Review Board)
Case No. 26-0014-LUP (Land Use Permit)
Case No. 26-0015-LUP (Land Use Permit)
Case No. 25-0004-PHA (Preliminary Housing Application)

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary Design and recommend Preliminary Design approval to the Planning Commission based on the Design Review findings of Goleta Municipal Code ("GMC") Section 17.58.080, provided as Attachment A;

2. Review the Project's design and provide recommendations and design-related comments for the Planning Commission's and the applicant's consideration.

C.1 - 5955 Calle Real, APN 069-110-018

Attachment C - Development Plan Project Plans

Attachment D - Landscape Plan

Attachment E - Lighting Plan

Attachment F - Tentative Tract Map

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Public Comment Received

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

Staff Speaker:

Christina McGuire, Assistant Planner

Nick Patterson, Eric Miller and Zachary Forbath, with City Ventures, Anthony Corbin, KTG Architecture, presented plans on behalf of the project applicant.

Public Speakers:

Thomas Edson, Joseph Birch, Robin Cederlof, and Ted White each spoke in opposition to the project, citing traffic and trash collection concerns, environmental impacts, and critiqued aesthetic details of the design.

RECESS 4:41 PM. – 4:46 P.M.

MOTION: Vice Chair Whelan moved, Seconded by Member Degasis, to continue Item C.1 "5955 Calle Real Housing Development Project" to Design Review Board meeting of August 11, 2026, and direct applicant to return with responses to all comments that have been made.

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

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Lisa Prasse, Current Planning Manager, announced a draft Local Coastal Program had been published on the City's website and that the public input period is open until August 6, 2026. Ms. Prasse announced that on July 13, 2026, the Planning Commission had voted to continue the Fairview Gardens Project to a future meeting date. Vice Chair Whelan made a request for the landscaping plans at the Ekwill Street roundabout.

E. ADJOURNMENT

ADJOURNED AT 5:30 PM