



# **MINUTES – UNAPPROVED**

## **DESIGN REVIEW BOARD MEETING**

**Tuesday, May 13, 2025**

---

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

### **Members of the Design Review Board**

|                                         |                                                  |
|-----------------------------------------|--------------------------------------------------|
| Scott Branch (Architect), Chair         | James van Order (At Large Member)                |
| 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                            |
|                                         | Nicholas A. Norman, Planning<br>Commission Clerk |

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair Branch called the meeting to order, followed by the Pledge of Allegiance.

### **ROLL CALL OF DESIGN REVIEW BOARD**

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

Board Members absent: None

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

### **PUBLIC FORUM**

None.

### **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

Chair Branch made an adjustment to the agenda and moved item D.1 to precede C.3.

## Design Review Board Minutes

May 13, 2025

Page 2 of 7

### A. ADMINISTRATIVE AGENDA

#### A.1 REVIEW OF AGENDA

##### A.2 25-231 Approval of the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025

Review and Approve the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025.

Approval of Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025

MOTION: Member Brown moved, Seconded by Member Degasis, to Approve the Design Review Board Meeting Minutes of April 8, 2025, and April 22, 2025.

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

### B. FINAL REVIEW

#### B.1 25-219 Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case No. 25-0005-DRB

##### DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for Paint Change, Lighting, and New Windows/Doors.

Seymour Duncan Exterior Improvements 6338 Lindmar Dr APN 073-050-030 Case Nos. 25-0005-DRB

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

Staff Speaker:

Mary Chang, Senior Supervising Planner

Brian Poliquin of EK Architecture presented project plans on behalf of the applicant.

## Design Review Board Minutes

May 13, 2025

Page 3 of 7

Public Speakers:

None.

MOTION: Member Degasis moved, Seconded by Member Van Order, to:

1. Approve Final Project as Presented.

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

### C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### C.1 25-220 5385 Hollister Avenue (APN 071-140-075) Sutter Health Signage Case Nos. 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).

5385 Hollister Avenue (APN 071-140-075) Sutter Health Signage Case Nos. 24-0017-DRB

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

Staff Speaker:

Mary Chang, Supervising Planner

Abbi Biggs from Signs of Success presented project plans on behalf of the applicant.

Public Speakers:

None.

MOTION: Vice Chair Whelan moved, Seconded by Member Eymann, to:

1. Adopt DRB and CEQA Findings provided as Attachment A;

## Design Review Board Minutes

May 13, 2025

Page 4 of 7

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).

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

### **C.2 25-227 10 Longshore Place (APN 073-330-032) People's Self-Help Housing Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0015-DRB, 25-0018-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).**

#### **10 Longshore Place (APN 073-330-032) People's Self-Help Housing Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0015-DRB, 25-0018-ZC**

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

Staff Speaker:

Mary Chang, Supervising Planner

Christian Muldoon of Vogue Sign Company presented project plans on behalf of the applicant.

Public Speakers:

None.

MOTION: Vice Chair Whelan 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

## Design Review Board Minutes

May 13, 2025

Page 5 of 7

3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

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

### C.3 25-221 7004 Marketplace Drive (APN 071-140-075) Camino Real Marketplace Tree Replacement Project and California Environmental Quality Act Notice of Exemption Case Nos. 25-0006-DRB/25-0018-ZC

#### DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption § 15304(b) for the update tree plan as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

#### 7004 Marketplace Drive (APN 071-140-075) Camino Real Marketplace Tree Replacement Project and CEQA N.O.E. Case Nos. 25-0006

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

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 and Member Degasis. Virtual site visit and no ex parte discussions reported by Member Van Order.

Staff Speaker:

Mary Chang, Supervising Planner

Mark Ingalls, Property Manager for Camino Real Shopping Center, presented project plans on behalf of the applicant.

Public Speakers:

None.

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 § 15304(b) for the update tree plan as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

## Design Review Board Minutes

May 13, 2025

Page 6 of 7

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

### D. CONCEPTUAL REVIEW

#### D.1 25-215 7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB

##### DRB ACTIONS FOR CONSIDERATION:

##### 1. Conduct Conceptual review and provide comments to applicant.

7020 Calle Real (APN 077-155-003) New three-story 10 residential multi-unit development Case No. 25-0009-DRB

##### Public Comment Received

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

Staff Speaker:  
Christina McGuire, Associate Planner

Wade Mously of MW Architechture Inc. presented project plans on behalf of the applicant.

Public Speakers:  
Amy Bankoff and Mary Bankoff raised concerns about the project. Moritz Willen of MW Architecture Inc. made clarifying statements about the project.

All Public Comment Received Posted Online: Lorena Santamaria, Peter, Amy, and Mary Bankoff, and Cheryl Kelly.

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

**RECESS 4:53 P.M. – 4:58 P.M.**

#### D.2 25-229 115 Castilian Drive (APN 077-141-053) Hangar 5 and Quonset Hut Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

## Design Review Board Minutes

May 13, 2025

Page 7 of 7

### DRB ACTIONS FOR CONSIDERATION:

#### 1. Conduct Conceptual review and provide comments to applicant.

115 Castilian Drive (APN 077-141-053) Hangar 5 and Quonset Hut Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-DRB

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

Staff Speakers:

Darryl Mimick, Senior Planner

Joseph Fiss, Director of Planning Entitlement for TW Land Planning and Development, Aaron Carroll of TW Land Planning and Development, and Marc Winnikoff, Managing Director of Graftskoy Hindeloopen Limited, LLC, presented project plans on behalf of the applicant.

Public Speakers:

None.

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

#### E. ANNOUNCEMENTS BY MEMBERS AND STAFF

None

#### F. ADJOURNMENT

**ADJOURNED AT 5:15 P.M.**



# **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         | James van Order (At Large Member)                |
| Dennis Whelan (Architect) Vice-Chair    | Tamesha Schumahcer (At Large Member)             |
| Martha Degasis (Landscape Professional) | Mary Chang, Secretary                            |
| Cecilia Brown (At Large Member)         | Nicholas A. Norman, Planning<br>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



## Design Review Board Minutes

May 27, 2025

Page 2 of 6

### 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  
Mary Chang, Supervising Planner  
Connie Batiste, Sig Signs

##### 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.

## Design Review Board Minutes

May 27, 2025

Page 3 of 6

### 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).

## Design Review Board Minutes

May 27, 2025

Page 4 of 6

### 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 address numbers.  
2) provide lighting onto signage for nighttime use with provisions for time sensor 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.

## Design Review Board Minutes

May 27, 2025

Page 5 of 6

[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 25-243 109 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.**

## Design Review Board Minutes

May 27, 2025

Page 6 of 6

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

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 McKelly Bandino, Property Owner, presented plans on behalf of the project applicant.

Public Speakers:

None

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

#### **F. ANNOUNCEMENTS BY MEMBERS AND STAFF**

None

#### **G. ADJOURNMENT**

**ADJOURNED AT 4:43 PM**