



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, September 09, 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 (Design Professional)
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
Jonathan Eymann (At Large Member)	

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, Eymann, and Schumacher.

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 Approval of the Design Review Board Meeting Minutes of August 12, 2025, and August 26, 2025

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

Approval of the Design Review Board Meeting Minutes of August 12, 2025, and August 26, 2025

MOTION: Vice Chair Whelan moved, Seconded by Member Degasis, to Approve the Design Review Board Meeting Minutes of August 12, 2025.

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

MOTION: Member Degasis moved, Seconded by Member Van Order, to Approve the Design Review Board Meeting Minutes of August 26, 2025.

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

B. CONCEPTUAL/PRELIMINARY REVIEW

B.1 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

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.

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

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Member Degasis recused herself of this item and exited the meeting at 3:04 P.M.

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

Staff Speaker:

Travis Lee, Associate Planner

Shelby Jenke, Sepps Land Use Consulting, and Kevin Sund, AXIS Architecture and Design, presented plans on behalf of the project applicant.

Public Speakers:

None

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

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. Approve project for conceptual and preliminary review with the following conditions: 1) diversify landscape planting list to reflect more rare or uncommon species such as those that Sexton developed; and 2) that the building develop more of an Italianate architectural imagery.

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

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

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.

470 S. Patterson Ave. (APN 065-090-017) Sutter Health Signage

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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 and Member Van Order.

Staff Speaker:

Brian Hiefield, Senior Planner

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

Public Speakers:

None

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

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. Approve project as submitted with conditions that 1) the "470" address letters be increased by 15 to 20%.

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

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

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).

Public Comment Received

7380 Belluno Dr (APN 077-391-024) Residential alterations including second-story decks; Case Nos. 25-0038-DRB, 25-0016-LUP

No site visit and no ex parte discussions reported by Member Schumacher, Member Eymann, and Chair Branch. Site visit and no ex parte discussions

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

Staff Speaker:
Christina McGuire, Associate Planner

Micha Smith Architect with MSA Architecture presented plans on behalf of the project applicant.

Public Speakers:
Mary Andonov raised several concerns about the project as currently proposed.

All Public Comment Received Posted Online:
Mary Andonov

The Design Review Board provided comments to the applicant about the project design. No action was taken. The project will return to the Design Review Board for further consideration at a meeting date to be determined.

C.3 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

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).**

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

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

Staff Speakers:
Travis Lee, Associate Planner

Kirk Miller, K&M Architecture, and Gabe Holthouse, presented plans on behalf of the project applicant.

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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 15301 (a) Exterior Alterations (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve project as submitted.

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

C.4 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

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 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

Public Comment Received

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

Staff Speaker:

Travis Lee, Associate Planner

Chris Gilliland with Designer with Grace Sign Group and Kaitlyn Earnest with Sepps Land Use Consulting, and Tiffany Albers, Owners Representative, presented plans on behalf of the project applicant

Public Speakers:

None

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All Public Comment Received Posted Online:
Mary Widiner, Susan Shields, and Tami Kroning.

MOTION: Member Degasis moved, Seconded by Vice Chair Whelan, 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. Conduct Conceptual/Preliminary/Final review and approve with the following condition: 1) that the illumination of the signs be limited to operating hours.

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

C.5 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

DRB ACTIONS FOR CONSIDERATION:

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

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

The item was not heard. No action was taken. This item has been continued to a future Design Review Board meeting date to be determined.

D. CONCEPTUAL REVIEW

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

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

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

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

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Staff Speaker:

Christina McGuire, Associate Planner

Jonathan Villegas, Owner of Darkmoon Design and Engineering, 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.

E. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Planner, announced that there is no second Design Review Board meeting in September 2025, and that the next meeting is scheduled to take place on October 14, 2025.

F. ADJOURNMENT

ADJOURNED AT 5:26 P.M.