



MINUTES – UNAPPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, January 13, 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	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, Members Brown, Degasis and Van Order.

Board Members absent: Members Eymann and Schumacher.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Mary Chang, Supervising Planner, advised that due to the absence of two At-Large Members Eymann and Schumacher, and the recusal of Member Van Order, the

Design Review Board Minutes

January 13, 2026

Page 2 of 6

Board lacked the required quorum composition to proceed or take action on Item C.2. Ms. Chang recommended a motion be made to continue Item C.2 to the next Design Review Board meeting scheduled for January 27, 2026.

MOTION: Member Degasis moved, seconded by Member Brown, to continue Item C.2 to the January 27, 2026, Design Board Meeting for Conceptual/Preliminary/Final Review.

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

A.2 Approval of the Design Review Board Meeting Minutes of December 9, 2025

Review and Approve the Design Review Board Meeting Minutes of December 9, 2025.

Approval of the Design Review Board Meeting Minutes of December 9, 2025

MOTION: Vice Chair Whelan moved, seconded by Member Degasis, to approve the Design Review Board Meeting Minutes of December 9, 2025, with two noted spelling corrections.

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

B. PRELIMINARY/FINAL REVIEW

B.1 210 Old Ranch Drive (APN 079-570-068) Linberg As-Built Fence and Retaining Wall 24-0025-DRB; 24-0011-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary review and provide comments to applicant. If, after reviewing the plans and conducting the public hearing, the DRB determines that the findings to approve this project can be made, continue the item to January 27, 2026, so that findings can be presented for action.

210 Old Ranch Drive (APN 079-570-068) Linberg As-Built Fence and Retaining Wall 24-0025-DRB; 24-0011-LUP

Design Review Board Minutes

January 13, 2026

Page 3 of 6

Site visit and no ex parte discussion reported by Vice Chair Whelan. No site visits and no ex parte discussions reported by Chair Branch, Members Brown, Degasis, and Van Order.

Staff Speaker:
Brian Hiefield, Senior Planner

Corey Linberg, property owner, present on behalf of the applicant.

Public Speakers:
None.

MOTION: Member Van Order moved, seconded by Member Degasis, to continue the item to Design Review Board meeting of January 27, 2026, so findings may be presented for action.

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

C. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

C.1 136 Aero Camino (APN 073-070-019) ABC Supply Co. Signage Case Nos. 24-0048-DRB, 25-0062-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).

136 Aero Camino (APN 073-070-019) ABC Supply Co. Signage

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

Design Review Board Minutes

January 13, 2026

Page 4 of 6

Staff Speaker:

Samantha Bailey, Acting Planning Technician

Eric Newman, of Dave's Signs, presented plans on behalf of the applicant.

Public Speakers:

None.

MOTION: Vice Chair Whelan moved, seconded by Member Van Order, to 1) Adopt Design Review Board (DRB) and California Environmental Quality Act (CEQA) findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15311(a) on-premise signs as provided in Attachment B); and 3) approve project as proposed.

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

C.2 5737 Hollister Avenue (APN 071-122-004) Designer Cuts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 25-0049-ZC, 25-0042-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A if the DRB finds the proposal consistent with City standards;
2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B) if the DRB finds the proposal consistent with City standards; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

5737 Hollister Avenue (APN 071-122-004) Designer Cuts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 25-0049-ZC, 25-0042-DRB

This item was continued to the January 27, 2026, Design Review Board meeting.

D. CONCEPTUAL/PRELIMINARY REVIEW

D.1 7035 Armstrong Road (APN 073-184-026) Huong Residential Addition and Setback Modification Case No. 25-0049-DRB/25-0001-MOD

DRB ACTIONS FOR CONSIDERATION:

Design Review Board Minutes

January 13, 2026

Page 5 of 6

1. Recommend adoption to the Zoning Administrator of the Design Review and CEQA Findings provided as Attachment A if the DRB finds the proposal consistent with City standards;
2. Recommend adoption to the Zoning Administrator of the CEQA Categorical Exemption Section §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (new construction or conversion of small structures) (Attachment B) if the DRB finds the proposal consistent with City standards; and
3. Conduct Conceptual and Preliminary review and provide a recommendation to the Zoning Administrator.

7035 Armstrong Road (APN 073-184-026) Huong Residential Addition and Setback Modification Case No. 25-0049-DRB/25-0001-MOD

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

Staff Speaker:

Luisa Negrete, Assistant Planner

Erick Rojas, of EGR Designs, presented plans on behalf of the applicant.

Public Speakers:

None.

MOTION: Vice Chair Whelan moved, seconded by Member Van Order, that the Board 1) finds that the Design Review and California Environmental Quality Act (CEQA) findings, provided as Attachment A, of the project as proposed are consistent with City Standards; and 2) recommends to the Zoning Administrator, adoption of the CEQA Categorical Exemptions of the proposed project, provided in Attachment B.

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

Design Review Board Minutes

January 13, 2026

Page 6 of 6

E. PRESENTATION

E.1 Presentation on the City's Public Art Policy and Selection of Two Design Review Board Members to Serve on the Public Art Review Board

1. Receive a presentation on the City's Public Art Policy and the role of the Design Review Board in the review of public art projects; and

2. Select two (2) members of the Design Review Board to be approved and ratified by the City Council to serve on the Public Art Review Board for a one-year term ending December 31, 2026.

Presentation on the City's Public Art Policy and Selection of Two Design Review Board Members to Serve on the Public Art Review Board

Staff Speaker:

Blake Markum, Management Analyst

Staff provided a presentation titled "City Public Art Policy and the Role of the DRB" dated January 13, 2026 (presentation on file).

Public Speakers:

None.

The Design Review Board received the presentation and provided questions and comments for staff.

Chair Branch and Member Schumacher were selected to be approved and ratified by the City Council to serve on the Public Art Review Board for a one-year term ending on December 31, 2026.

The selection of Chair Branch and Member Schumacher was proceeded by a roll-call vote: Ayes: Chair Branch, Vice Chair Whelan, Members Brown, Degasis, and Van Order. Noes: None. Absent: Members Eymann and Shumacher.

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

Member Degasis directed a question to staff regarding the status of an empty signboard located on a commercial property within the City. Mary Chang, Supervising Planner, noted that staff will reach out to the property owner.

G. ADJOURNMENT

ADJOURNED AT 3:50 P.M.