



# MINUTES – UNAPPROVED

## DESIGN REVIEW BOARD MEETING

Tuesday, March 10, 2026

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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 roll call of the Design Review Board, and the Pledge of Allegiance.

### ROLL CALL OF DESIGN REVIEW BOARD

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

Board Members absent: Member Eymann.

Staff present: 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 February 24, 2026](#)

#### [Review and Approve the Design Review Board Meeting Minutes of February 24, 2026.](#)

#### [Approval of the Design Review Board Meeting Minutes of February 24, 2026](#)

MOTION: Member Degasis moved, Seconded by Member Van Order, Approve the Design Review Board Meeting Minutes of February 24, 2026.

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

Public Speakers:  
None

### [A.3 Selection of the Chair and Vice Chair for 2026](#)

#### [Select a Chair and Vice Chair from among the members of the Design Review Board.](#)

#### [Selection of Chair and Vice Chair for 2026](#)

Staff Speaker:  
Andrea Luparello, Deputy City Clerk

Public Speakers:  
None

MOTION: Member Degasis nominated Scott Branch as Chair of the Design Review Board for 2026.

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

MOTION: Member Van Order nominated Dennis Whelan as Vice Chair of the Design Review Board for 2026.

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

### B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### B.1 191 N Fairview Ave (APN 077-170-042) The Picklr Signage Case Nos. 26-0007-ZC, 26-0004-DRB

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).

191 N Fairview Ave (APN 077-170-042) The Picklr Signage Case Nos. 26-0007-ZC, 26-0004-DRB

Vice Chair Whelan, Members Brown, Degasis, Schumacher, Van Order reported previous site visits no and ex parte discussions. Chair Branch reported no site visit and no ex parte discussions.

Staff Speaker:  
Travis Lee, Associate Planner

Tedd Guggenheim, business owner, and Dave Mahan, Senior Project Manager with Visible Graphics, presented the 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 Section 15311 (a) on-premise signs (Attachment B); and 3) Conduct Conceptual/Preliminary/Final review and approve the project as submitted.

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

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### B.2 Chevron Automatic Carwash APN 073-100-024 Case Nos. 24-0012-DPAM & 24-0041-DRB

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15303(e) as provided in Attachment B; and
3. Conduct Conceptual, Preliminary, and Final review and recommend approval or approval with conditions.

Chevron Automatic Carwash APN 073-100-024 Case Nos. 24-0012-DPAM & 24-0041-DRB

#### Public Comment Received

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

Staff Speaker:

Travis Lee, Associate Planner.

Michael Paulson, Owner's Representative, and Ben Beruhen, Architect, presented plans on behalf of the project applicant.

Public Comment:

Sepp Wolf spoke in opposition to the project and made recommendations to the Design Review Board.

MOTION: Vice Chair Whelan moved, Seconded by Member Degasis, to continue the item to April 14, 2026, and that the applicant study a redesigned canopy, landscaping, and alternate locations to address impact on adjacent neighbors.

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

### C. ANNOUNCEMENTS BY MEMBERS AND STAFF

None.

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**D. ADJOURNMENT**

**ADJOURNED 4:28 P.M.**



**MINUTES – UNAPPROVED**  
**DESIGN REVIEW BOARD MEETING**  
Tuesday, April 14, 2026

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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, Members Brown, Degasis, Eymann, Van Order, and Schumacher.

Board Members absent: Vice Chair Whelan.

**PUBLIC FORUM**

None.

**AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None.

**A. ADMINISTRATIVE AGENDA**

**A.1 REVIEW OF AGENDA**

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### B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### B.1 Kyle's Kitchen Restaurant New Patio 6831 Hollister Avenue Suite D; APN 073-100-038, Case Nos. 26-0003-DPAM/26-0011-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(a) and 15311 as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

Kyle's Kitchen Restaurant New Patio 6831 Hollister Avenue Suite D; APN 073-100-038, Case Nos. 26-0003-DPAM 26-0011-DRB

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

Staff Speaker:  
Luisa Negrete, Assistant Planner

Kyle Dixon, Windward Design Services, presented plans on behalf of the project applicant.

Public Comment:  
None.

MOTION: Member Van Order moved, seconded by Member Degasis, to 1) Adopt DRB and California Environmental Act Findings provided as Attachment A; 2) Adopt CEQA Categorical Exemption Section 15301(a) and 15311 as provided in Attachment B; and 3) approve the project as presented for final review and direct the applicant to study the planting area during the conformance review period.

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

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### C. CONCEPTUAL/PRELIMINARY REVIEW

#### C.1 Chevron Automatic Carwash APN 073-100-024 Case Nos. 24-0012-DPAM & 24-0041-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 15303(e) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary Final review and recommend approval or approval with conditions.

Chevron Automatic Carwash APN 073-100-024 Case Nos. 24-0012-DPAM & 24-0041-DRB

Staff Speaker:

Travis Lee, Associate Planner

Michael Paulson, Owner's Representative, and Ben Beruhen, Architect, presented plans on behalf of the project applicant.

Public Speakers:

Sepp Wolf spoke in support of certain project modifications, however, made additional suggestions to the Design Review Board about the project's design.

MOTION    Member Brown moved, seconded by Member Van Order, to  
FAILED:    1) Adopt DRB and California Environmental Act Findings provided as Attachment A; 2) Recommend adoption of CEQA Categorical Exemption Section 15303(e) as provided in Attachment B; and 3) and approve the project.

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

### D. FINAL REVIEW

#### D.1 115 Castilian Drive (APN: 073-150-025) Hangar 5 and Quonset Huts Project, 22-0003-DP, 23-0031-DRB

##### DRB ACTION FOR CONSIDERATION:

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### 1. Grant Final Design Review approval for the Hangar 5 and Quonset Huts project consistent with the project's Design Review Board (DRB) Preliminary approval and Development Plan granted by the Planning Commission on January 12, 2026.

115 Castilian Drive (APN 073-150-025) Hangar 5 and Quonset Huts Project, 22-0003-DP, 23-0031-DRB

Chair Branch recused himself of hearing this item and exited the meeting at 4:26 P.M.

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, and Member Van Order.

Staff Speaker:

Darryl Mimick, Supervising Planner  
Selena Whitney, ESA  
Marisol Guzman, ESA

Applicant:

Mark Winnekoff and Joseph Fiss presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Van Order moved, seconded by Member Brown, moved to approve the project for final review as submitted.

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

### D.2 Chabad Synagogue New Building and Site Improvements 6045 Stow Canyon Rd (APN 077-170-044) Case Nos. 26-0010-ZC/26-0005-DRB

#### DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval. If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

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### [Chabad Synagogue New Building and Site Improvements 6045 Stow Canyon Rd \(APN 077-170-044\) Case Nos. 26-0010-ZC26-0005-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, Member Degasis, Member Van Order, and Member Brown.

Staff Speaker:

Mary Chang, Supervising Planner

Jay Bladder, Principal, Sean McCauley, Architect, and Sam Maphis, Landscape Architect, presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member Degasis moved, seconded by Member Van Order, to approve the project as submitted.

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

## E. ADVISORY REVIEW

### E.1 [Goleta Train Station City of Goleta Capital Improvement Project #9079 27 South La Patera Lane \(APN 073-050-033\)](#)

#### [Review and provide advisory feedback on the Goleta Train Station monument sign proposal.](#)

#### [Goleta Train Station City of Goleta Capital Improvement Project #9079 27 South La Patera Lane \(APN 073-050-033\)](#)

Staff Speaker:

Jaime Valdez, Assistant City Manager

Patrick Zuroske, Capital Project Manager

Jim Keenan, Landscape Architect, Anil Verma Associates Inc.

Staff provided a presentation to the Design Review Board and received comments and feedback on the Goleta Train Station monument sign proposal.

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Public Speakers:

None.

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

Mary Chang, Supervising Planner, announced the “State of the City” community event will take place Wednesday, April 15, 2026, starting at 5:30 P.M. at the Goleta Community Center, and that the Design Review Board meeting of April 28, 2026, has been cancelled.

### **G. ADJOURNMENT**

**ADJOURNED AT 5:26 P.M.**