



## MINUTES – UNAPPROVED

### DESIGN REVIEW BOARD MEETING

Tuesday, May 12, 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

Dennis Whelan (Architect) Vice-Chair

Martha Degasis (Landscape Professional)

Cecilia Brown (At Large Member)

James van Order (Design Professional)

Jonathan Eymann (At Large Member)

Tamesha Schumacher (At Large Member)

Mary Chang, Secretary

Deborah S. Lopez, City Clerk

#### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order at 3:00 P.M.

#### ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Members Eymann, Schumacher, and van Order.

Board Members absent: Vice Chair Whelan, Members Brown and Degasis.

#### PUBLIC FORUM

None.

#### AMENDMENTS OR ADJUSTMENTS TO AGENDA

##### 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 March 10, 2026, and April 14, 2026

#### Review and Approval of the Design Review Board Meeting Minutes of March 10, 2026, and April 14, 2026

Member van Order noted one spelling correction to the meeting minutes of April 14, 2026.

MOTION: Chair Branch moved, Seconded by Member Schumacher, to Review and Approve the Design Review Board Meeting Minutes of March 10, 2026.

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

MOTION: Member van Order moved, Seconded by Member Eymann, to Review and Approve the Design Review Board Meeting Minutes of April 14, 2026, with noted spelling correction.

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

### B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### B.1 6466 Hollister Ave (APN 073-070-035) Wheels In Motion As-built Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-ZC, 25-0032-DRB

##### 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.

6466 Hollister Ave (APN 073-070-035) Wheels In Motion As-built Signage and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-ZC, 25-0032-DRB

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

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Staff Speaker:

Travis Lee, Associate Planner

Applicant:

Franco Rizzo, Business Owner of Goleta Signs, presented plans on behalf of the project applicant.

Public Speakers:

None

MOTION: Member van Order moved, Seconded by Member Eymann, 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) Approve project for Conceptual/Preliminary/Final review as submitted.

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

### **C. FINAL REVIEW**

#### **C.1 Hoang Modification and Residential Addition 7035 Armstrong Rd (APN 073-184-026) Case Nos. 25-0001-MOD/25-0049-DRB/26-0007-LUP**

##### **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.**

Hoang Modification and Residential Addition 7035 Armstrong Rd (APN 073-184-026) Case Nos. 25-0001-MOD25-0049-DRB26-0007-LUP

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

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Staff Speaker:  
Luisa Negrete, Associate Planner

Jacinto Hoang, Owner, presented plans on behalf of the project applicant.

Public Speakers:  
None

MOTION: Member van Order moved, Seconded by Member Schumacher, to approve project for Final review as submitted.

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

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

None.

### **E. ADJOURNMENT**

**ADJOURNED AT 3:19 P.M.**