



## MINUTES – UNAPPROVED

### DESIGN REVIEW BOARD MEETING

Tuesday, February 10, 2026

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3:00 P.M.

City Hall – Council Chambers  
130 Cremona Drive  
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

James Van Order (Design Professional)

Deborah S. Lopez, City Clerk

Cecilia Brown (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 Degasis, Eymann, Schumacher, and Van Order.

Board Members absent: Member Brown.

#### PUBLIC FORUM

None.

#### AMENDMENTS OR ADJUSTMENTS TO AGENDA

Mary Chang, Supervising Planner, announced that at the request of the applicant, Item B.1, 478 Cambridge Drive; Community Assembly Parking Lot Lighting Case Nos. 25-0033-DRB, 24-0052-ZC was removed from the meeting agenda.

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### **A. ADMINISTRATIVE AGENDA**

#### **A.1 REVIEW OF AGENDA**

##### **A.2 Approval of the Design Review Board Meeting Minutes of January 27, 2026**

##### **Review and Approve the Design Review Board Meeting Minutes of January 27, 2026.**

##### **Approval of the Design Review Board Meeting Minutes of January 27, 2026**

MOTION: Vice Chair Whelan/ Member Van Order, to approve the Design Review Board Meeting Minutes of January 27, 2026.

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

### **B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW**

#### **B.1 478 Cambridge Drive; Community Assembly Parking Lot Lighting Case Nos. 25-0033-DRB, 24-0052-ZC**

##### **DRB ACTIONS FOR CONSIDERATION:**

- 1. Adopt DRB and CEQA Findings provided as Attachment A;**
- 2. Adopt CEQA Categorical Exemption Section 15301(a) Existing Facilities (Attachment B); and**
- 3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).**

##### **478 Cambridge Drive; Community Assembly Parking Lot Lighting**

##### **Public Comment Received**

Public Comment Received Posted Online: Marc Chytilo for Kalia Rork.

Item B.1 was removed from the agenda and was not heard. No action was taken.

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### C. PRELIMINARY REVIEW

#### C.1 7400 Cathedral Oaks Road (APN 077-530-019) Shelby Residential Trust Residential Subdivision/Development Plan Project with Draft Environmental Impact Report 05-154-VTM-DP-DRB

##### DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review findings (Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A;
2. Review and make non-binding suggestions regarding the Project's design for the applicant's consideration.

##### Shelby Residential Subdivision/Development Plan Project

Site visit and no exparte discussions reported by Chair Branch, Vice Chair Whealan, Members Degasis, and Shumacher. Virtual site visit and no exparte discussion reported by Member Van Order. Prior site visit and no exparte discussion reported by Member Eymann.

Member Degasis disclosed she is a client of the property owner's son.

##### Staff Speakers:

Darryl Mimick, Supervising Planner

Mark Lloyd, applicant agent with L&P Consultants, Nicole Greer, Landscape Architect with CJM:LA, Ed DeVicente, Principal Architect with DMHA Architecture, Ryan Mills, Principal Designer with DMHA Architecture, and Ginger Andersen, Planner with Brownstein Hyatt Farber Schreck LLP, presented plans on behalf of the project applicant.

##### Public Speakers:

Brian Bailey expressed concerns about the project, requesting the applicant reconsider design elements affecting views within the surrounding neighborhood.

Jim Terzian expressed concerns about the project, citing concerns and making suggestions related to traffic safety, wildlife impacts, and neighborhood density.

Public Comment Received Posted Online: Lawrence Hunt.

The Design Review Board conducted a preliminary review and directed questions to staff and the project applicants.

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MOTION: Vice Chair Whelan/Member Van Order, to 1) recommend adoption of Design Review findings (Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A; and 2) provide non-binding suggestions regarding the Project's architecture and landscape design for the applicant's consideration.

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

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

None.

### **E. ADJOURNMENT**

**ADJOURNED at 4:24 P.M.**