



## MINUTES – UNAPPROVED

### DESIGN REVIEW BOARD MEETING

Tuesday, February 24, 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	Tamesha Schumacher (At Large Member)
Dennis Whelan (Architect) Vice-Chair	Jonathan Eymann (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: Members Brown, Degasis, Eymann, Van Order, and Chair Branch.

Board Members absent: Member Schumacher and Vice Chair Whelan.

#### **PUBLIC FORUM**

April Reid commented on aspects of the Shelby residential project while speaking against development at the Kenwood Village property, highlighting concerns related to flooding and overdevelopment.

#### **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None.

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### A. ADMINISTRATIVE AGENDA

#### A.1 REVIEW OF AGENDA

##### A.2 Approval of the Design Review Board Meeting Minutes of February 10, 2026

##### Review and Approve the Design Review Board Meeting Minutes of February 10, 2026.

##### Approval of the Design Review Board Meeting Minutes of February 10, 2026

MOTION: Member Van Order moved, Seconded by Member Degasis, to approve the Design Review Board Meeting Minutes of February 10, 2026.

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

### B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

#### B.1 5648 Hollister Avenue (APN 071-082-006) Gas Station Convenience Store Lighting Case Nos. 25-0045-DRB, 25-0061-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).

##### 5648 Hollister Avenue (APN 071-082-006) Gas Station Convenience Store Lighting Case Nos. 25-0045-DRB, 25-0061-ZC

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

Staff Speaker:  
Christina McGuire, Associate Planner

Aaron Hamilton presented lighting plans on behalf of the project applicant.

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Public  
None

Speakers:

MOTION: Member Van Order moved, Seconded by Member Degasis, to: 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 with the following conditions 1) applicant revise lighting to be no more than 5,000 Kelvin; and 2) existing fixtures can remain under that condition.

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

### **B.2 151 S Fairview Ave (APN 073-080-081) America's Tire Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0004-ZC, 26-0002-DRB**

#### **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, Preliminary, and Final review and approve or approve with conditions.**

#### **151 S Fairview Ave (APN 073-080-081) America's Tire Signage and California Environmental Quality Act Notice of Exemption**

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

Staff Speaker:  
Mary Chang, Supervising Planner  
Travis Lee, Associate Planner

Jeff Sherman from Sunset Signs presented signage plans on behalf of the project applicant.

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Public Speakers:

None

MOTION: Member Degasis moved, Seconded by Member Van Order, 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) Conduct Conceptual, Preliminary, and Final review and approve project with the following conditions: 1) that the lighting not be active after 9:00 P.M.

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

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

Member Eymann noted he will be absent for the Design Review Board meeting of March 10, 2026. Mary Chang, Supervising Planner, stated there will only be one Design Review Board meeting in March, scheduled for March 10, 2026.

### **D. ADJOURNMENT**

**ADJOURNED AT 3:37 P.M.**