



**PLANNING COMMISSION
MEETING MINUTES
Monday, October 09, 2023**

6:00 PM
City Hall
130 Cremona Drive, Suite B
Goleta, California

Members of the Planning Commission

*Jennifer Smith, Chair
Katie Maynard, Vice Chair
Jason Chapman, Commissioner
Jennifer Fullerton, Commissioner
Anne Miller, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Deborah S. Lopez, City Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Maynard called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Vice Chair Maynard, Commissioner Chapman, Commissioner Miller, and Commissioner Fullerton

Absent: Chair Smith

Staff present: Peter Imhof, Director of Planning and Environmental Review; Blake Markum, Deputy City Clerk; Caitlin Colyer, PER Commission Clerk; Winnie Cai, Assistant City Attorney; Lisa Prasse, Current Planning Manager; Mary Chang; Supervising Senior Planner; Anne Wells, Advance Planning Manager; Andy Newkirk, Supervising Senior Planner;

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Peter Imhof, Planning & Environmental Review Director, reported no amendments or adjustments to the agenda. Director Imhof also introduced Caitlin Colyer, Planning & Environmental Review Commission Clerk.

A. PUBLIC HEARING

A.1 General Plan Conformity Determination for the vacation of Roadway and Landscape/Slope Easements and acceptance of Road Easements adjacent to Los Carneros Road and Calle Koral adjacent to the Heritage Ridge Project site.

It is recommended that the Planning Commission:

1. Adopt Resolution 23-07, entitled "A Resolution of the Planning Commission of the City of Goleta, California, reporting that the vacation of Roadway and Landscape/Slope Easements and acceptance of Roadway Easements adjacent to Los Carneros Road and Calle Koral is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65402 of the Government Code and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162" (Attachment 1).

2. Make a determination that no further environmental review is required for Resolution 23-07 pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

Staff Report - Heritage Ridge 65402 Right-of-Way Exchange

Commissioner Chapman recused himself from hearing this item due to a conflict of interest under the Political Reform Act stemming from the property's close proximity to his personal residence and exited the dais at 6:04 P.M.

Staff Speaker: Mary Chang, Supervising Senior Planner.

Commissioner Miller and Commissioner Fullerton reported no ex parte communications regarding this item. Vice Chair Maynard reported ex parte communications at the previous meeting regarding Heritage Ridge and reported no additional ex part communications since then.

Opened the Public Hearing at 6:12 P.M.

Public Speakers: None

Closed the Public Hearing at 6:12 P.M.

The Planning Commission considered evidenced and provided input which is recorded in the video of the meeting.

MOTION: Commissioner Fullerton moved, seconded by Commissioner Miller, to adopt: Adopt Resolution 23-07, entitled "A Resolution of the Planning Commission of the City of Goleta, California, reporting that the vacation of Roadway and Landscape/Slope Easements and acceptance of Roadway Easements adjacent to Los Carneros Road and Calle Koral is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65402 of the Government Code and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162".

VOTE: Motion approved by roll call vote. Ayes: Vice Chair Maynard, Commissioner Miller, Commissioner Chapman, and Commissioner Fullerton. Noes: None. Absent: Chair Smith.

A.2 General Plan Conformity Determination for the acquisition of approximately 1.85-acre park parcel and approximately 0.15 acres of a public access easement for a neighborhood park at Heritage Ridge Apartment Project

It is recommended that the Planning Commission:

1. Adopt Resolution 23-08, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Reporting that the Acquisition of an approximately 1.85-acre parcel for neighborhood park uses and approximately 0.15 acres of a public access easement for neighborhood park uses within the Heritage Ridge Development (Lot 3 of the approved Heritage Ridge Parcel Map) located on the northside of Camino Vista Drive between Calle Koral and Aero Camino is in Conformance with the Goleta General Plan / Coastal Land Use Plan Pursuant to Section 65402 of the Government Code, and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162" (Attachment 1).

2. Make a determination that no further environmental review is required for Resolution 23-08 pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

Staff Report - 65402 Heritage Ridge Park Acquisition

Staff Speaker: Mary Chang, Supervising Senior Planner

Commissioner Miller and Commissioner Fullerton reported no ex parte communications regarding this item. Vice Chair Maynard reported ex parte communications at the previous meeting regarding Heritage Ridge and reported no additional ex part communications since then.

Vice Chair Maynard opened the Public Hearing at 6:20 P.M.

Public Speakers: None.

Vice Chair Maynard closed the Public Hearing at 6:20 P.M.

The Planning Commission considered evidenced and provided input which is recorded in the video of the meeting.

MOTION: Commissioner Miller moved, seconded by Commissioner Fullerton, to: Adopt Resolution 23-08, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Reporting that the Acquisition of an approximately 1.85-acre parcel for neighborhood park uses and approximately 0.15 acres of a public access easement for neighborhood park uses within the Heritage Ridge Development (Lot 3 of the approved Heritage Ridge Parcel Map) located on the northside of Camino Vista Drive between Calle Koral and Aero Camino is in Conformance with the Goleta General Plan / Coastal Land Use Plan Pursuant to Section 65402 of the Government Code, and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162"

VOTE: Motion approved by roll call vote. Ayes: Vice Chair Maynard, Commissioner Chapman, Commissioner Miller, and Commissioner Fullerton. Noes: None. Absent: Chair Smith.

Commissioner Chapman returned to the meeting at 6:24 P.M.

A.3 Santa Barbara Airport Land Use Compatibility Plan General Plan and Title 17 (Zoning) Amendments and CEQA Exemption

[Adopt Resolution No. 23-09, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the City of Goleta General Plan / Coastal Land Use Plan and Title 17 \(Zoning\) of the Goleta Municipal Code to Ensure Consistency with the Santa Barbara Airport Land Use Compatibility Plan and Determine the Actions to be Exempt from CEQA Pursuant to CEQA Guidelines Sections 15060\(c\)\(3\), 15378\(b\)\(5\), and 15061\(b\)\(3\) \(Case Nos. 22-0001-GPA; 23-0003-ORD\)."](#)

[Staff Report](#)

[Public Comment Received](#)

Staff Speakers: Anne Wells, Advance Planning Manager, and Andy Newkirk, Supervising Senior Planner, provided a presentation titled "Santa Barbara Airport Land Use Compatibility Plan General Plan and Title 17 (Zoning) Amendments" dated October 9, 2023 (presentation on file).

Opened the Public Hearing at 6:56 P.M.

Public Speakers: Judie Stowe made comments regarding the impact of increased noise levels at the Airport. She asked that these impacts be considered if any expansions of service at the Airport are brought before the City.

Closed the Public Hearing at 7:13 P.M.

The Planning Commission considered evidenced and provided input which is recorded in the video of the meeting.

MOTION: Commissioner Chapman moved, seconded by Commissioner Fullerton to adopt Resolution No. 23-09, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the City of Goleta General Plan / Coastal Land Use Plan and Title 17 (Zoning) of the Goleta Municipal Code to Ensure Consistency with the Santa Barbara Airport Land Use Compatibility Plan and Determine the Actions to be Exempt from CEQA Pursuant to CEQA Guidelines Sections 15060(c)(3), 15378(b)(5), and 15061(b)(3) (Case Nos. 22-0001-GPA; 23-0003-

ORD)" with the correction that this Resolution is adopted by the Planning Commission, not the City Council.

VOTE: Motion approved by roll call vote. Ayes: Vice Chair Maynard, Commissioner Fullerton, Commissioner Miller and Commissioner Chapman. Noes: None. Absent: Chair Smith.

B. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning & Environmental Review Director, shared that the Lemon Festival took place on September 30 and October 1, 2023. Mr. Imhof also shared that there is a Lemon Festival recap video on the City's website. Mr. Imhof further shared information regarding two upcoming events. First, a Powered Up Goleta Lunch and Learn will take place on October 10, 2023, from noon to 1:00 P.M. This Lunch and Learn event will be focused on rooftop battery storage. Second, a Legal Aide Foundation Chowder Fest event will take place on Sunday, October 15, 2023 Rancho La Patera and Stow House. Finally, Mr. Imhof shared the following information regarding upcoming Planning Commission meetings. First, at the Planning Commission meeting of October 23, 2023, the Commission will consider a proposed project at the SB Humane Society. Second, at the Planning Commission meeting of November 13, 2023, the Commission will consider the City's Housing Element revisions and associated rezones. Finally, there will be no Planning Commission meeting on November 27, 2023.

C. PLANNING COMMISSION COMMENTS

Vice Chair Maynard thanked the City for their efforts to facilitate the Lemon Festival, and shared her experience.

D. ADJOURNMENT

MEETING ADJOURNED AT 7:25 P.M.