



**PLANNING COMMISSION
MEETING MINUTES
Monday, December 08, 2025**

6:00 PM
City Hall, Council Chambers
130 Cremona Dr. Goleta, California

Members of the Planning Commission

*Jennifer Fullerton, Chair
Anne Miller, Vice Chair
Katie Maynard, Commissioner
Cary Penniman, Commissioner
Rita Serotkin, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Nicholas A. Norman,
Deputy City Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Vice Chair Miller, Commissioners Maynard, Penniman and Serotkin.

Absent: Chair Fullerton.

PUBLIC FORUM

April Reid commented on the Kenwood Village property and the CEQA public input process.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Peter T. Imhof, Planning and Environmental Review Director, requested the Planning Commission hear Item C.1 "Consideration of an Ordinance Amending Section 17.41.030 of the Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to Comply with Recent Changes in State Law and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Section 21080.17 of the Public Resources Code" before Item B.1 "Local Coastal Program Workshop".

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of October 27, 2025

Review and Approve the Planning Commission Meeting Minutes of October 27, 2025.

Approval of the Planning Commission Meeting Minutes of October 27, 2025

MOTION: Commissioners Penniman/Serotkin to approve the Planning Commission Meeting Minutes of October 27, 2025.

VOTE: Motion approved by the following roll call vote: Ayes: Vice Chair Miller, Commissioners Maynard, Penniman, and Serotkin. Noes: None. Absent: Chair Fullerton.

B. PUBLIC WORKSHOP

B.1 Local Coastal Program Workshop

Receive a presentation, allow public comments, and provide feedback on the City's Local Coastal Program.

Local Coastal Program Workshop

Staff Speakers:

Anne Wells, Advance Planner Manager, Andy Newkirk, Supervising Planner, Cam Audras, Assistant Planner, Molly Cunningham, Assistant Planner, and Rachel Hollander with RRM Design Group.

Staff provided a presentation titled "Local Coastal Program Workshop #1" dated December 8, 2025 (presentation on file).

Public Speakers:

Christina McGuire, Hugh McGuire, Brian Trautwein, and J Ritterbeck spoke in support of the staff presentation and made recommendations about the Local Coastal Program to the Planning Commission. Tara Rengifo and Michael Johnson raised questions about implementation, approval process and the use of open spaces.

The Planning Commission received the presentation and provided comments to staff.

C. PUBLIC HEARING

C.1 Consideration of an Ordinance Amending Section 17.41.030 of the Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to Comply with Recent Changes in State Law and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Section 21080.17 of the Public Resources Code

Adopt Planning Commission Resolution No. 25- entitled, "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt an Ordinance Amending Section 17.41.030 of the Goleta Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in the City and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Public Resources Code Section 21080.17, Case No. 25-0005-ORD."

Consideration of an Ordinance Amending Section 17.41.030 of the Municipal Code Regarding Accessory Dwelling Units and Junior Accessory Dwelling Units

OPENED PUBLIC HEARING AT 6:08 P.M.

Staff Speakers:

Anne Wells, Advance Planner Manager, and Andy Newkirk, Supervising Planner and Cam Audras, Assistant Planner, and Ryan Staeger from the City Attorney's Office, provided a presentation titled "Amendments to Section 17.41.030 of the GMC regarding ADUs and JADUs", dated December 8, 2025 (presentation on file).

Public Speakers:

J. Ritterbeck commented on the presentation and spoke in support of the staff recommendation.

CLOSED PUBLIC HEARING at 6:28 PM.

- MOTION: Commissioners Maynard/Penniman to adopt Planning Commission Resolution No. 25-11 entitled, "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt an Ordinance Amending Section 17.41.030 of the Goleta Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in the City and Finding the Action to Be Statutorily Exempt from the California Environmental Quality Act Under Public Resources Code Section 21080.17, Case No. 25-0005-ORD."
- VOTE: Motion approved by the following roll call vote: Ayes: Vice Chair Miller, Commissioners Maynard, Penniman, and Serotkin. Noes: None. Absent: Chair Fullerton.

D. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced a Coastal Housing Coalition conference at the Carillo Recreation center in Santa Barbara on Thursday, December 11, 2025. Mr. Imhof announced a groundbreaking ceremony for the Heritage Ridge project on Friday December 19, 2025, at 10:00 A.M. Lastly, Mr. Imhof announced the City of Goleta will be closed from December 24, 2025 through January 4, 2026, and that the next Planning Commission meeting will take place on Monday, January 12, 2026.

E. PLANNING COMMISSION COMMENTS

Commissioners Penniman and Serotkin expressed thanks to staff for the Local Coast Program workshop presentation.

F. ADJOURNMENT

ADJOURNED AT 9:28 P.M.