



**PLANNING COMMISSION
MEETING MINUTES
Monday, October 14, 2024**

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

Members of the Planning Commission

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

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Deborah S. Lopez, City Clerk
Caitlin Colyer, PER Commission
Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Chair Maynard, Vice Chair Chapman, Commissioners Fullerton, Miller, and Smith
Absent: None
Staff present: Peter Imhof, Planning and Environmental Review Director; Winnie Cai, Assistant City Attorney; Anne Wells, Advance Planning Manager; Andy Newkirk, Supervising Senior Planner; Caitlin Colyer, PER Commission Clerk

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve Planning Commission Meeting Minutes from July 22, 2024

7-22-24 Minutes

MOTION: Commissioners Smith/Miller to approve the Planning Commission Meeting Minutes of July 22, 2024.

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

A.2 Review and Approve Planning Commission Meeting Minutes from October 9, 2023

10-9-23 Minutes

MOTION: Commissioners Fullerton/Miller to approve the Planning Commission Meeting Minutes of October 9, 2023 as amended to indicate Vice Chair Chapman was recused from item 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 and item 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.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Maynard, Commissioners Fullerton, Miller, and Smith. Noes: None. Abstained: Vice Chair Chapman.

A.3 Review and Approve Planning Commission Meeting Minutes from October 23, 2023

10-23-23 Minutes

MOTION: Chair Maynard/Commissioner Miller, to approve the Planning Commission Meeting Minutes of October 23, 2023.

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

A.6 Review and Approve Planning Commission Meeting Minutes from December 12, 2022

12-12-22 Minutes

MOTION: Chair Maynard/Commissioner Miller, to approve the Planning Commission Meeting Minutes of December 12, 2022.

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

A.5 Review and Approve Planning Commission Meeting Minutes from November 15, 2023

11-15-23 Minutes

MOTION: Chair Maynard/Vice Chair Chapman, to approve the Planning Commission Meeting Minutes of November 15, 2023 as amended to indicate Commissioner Smith was recused from item B.2 - Adoption of Housing Element 2023-2031 Amendments and item B.3 - General Plan and Title 17 Amendments to Implement Certain Housing Element 2023-2031 Programs, including Rezoning.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Maynard, Vice Chair Chapman, Commissioners Fullerton, Miller. Noes: None. Abstained: Commissioner Smith.

A.4 Review and Approve Planning Commission Meeting Minutes from November 13, 2023

11-13-23 Minutes

Public Speaker:

Ethan Woodill raised concerns with reviewing and approving Planning Commission meeting minutes after significant time has passed.

MOTION: Commissioner Fullerton/Vice Chair Chapman to approve the Planning Commission Meeting Minutes of November 13, 2023.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Maynard, Vice Chair Chapman, Commissioners Fullerton, Miller. Noes: None. Abstained: Commissioner Smith.

B. PUBLIC HEARING

B.1 Consideration of General Plan and Title 17 (Zoning) Amendments to Implement Housing Element 2023-2031 Programs and Determination that the Amendments are Exempt from the California Environmental Quality Act

Adopt Planning Commission Resolution No. 24-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the General Plan/Coastal Land Use Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case Nos. 21-0002-GPA and 24-0003-ORD)."

General Plan-Title 17-Amendments-2023 to 2031

Staff Speakers:

Anne Wells, Advance Planning Manager, and Andy Newkirk, Supervising Senior Planner, provided a presentation titled, "Housing Element Implementation – General Plan and Title 17 Amendments," dated October 14, 2024 (presentation on file).

OPENED THE PUBLIC HEARING AT 7:20 P.M.

Public Speakers:

Ethan Woodill spoke in support of protecting environmentally sensitive habitat areas (ESHA), shared concerns regarding the potential housing project at Kenwood Village, encouraged the City to reduce permitting fees for developers, and shared concerns regarding housing density.

Kristin Brandt spoke in support of making it easier to build housing and increase density for more affordability, and in support of reducing minimum parking allocations.

April Reid spoke in opposition to reducing public input in the project approval process and shared concerns regarding the potential housing project at Kenwood Village.

CLOSED THE PUBLIC HEARING AT 7:30 P.M.

MOTION: Commissioners Miller/Fullerton, to adopt Planning Commission Resolution No. 24-03, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the General Plan / Coastal Land Use Plan and Title 17 of the Goleta Municipal Code to Implement Housing Element 2023-2031 and Finding the Amendments to be Exempt from the California Environmental Quality Act (Case Nos. 21-0002-GPA and 24-0003-ORD)" with the conditions that a new section 4.J be added which reads, "J. Subsection 17.52.050(B)(1)(c) is amended to read as follows: A general description of the proposed project, requested permit action, any requested modifications, and when applicable, any change to the extent of mapped ESHA, as represented on Figure 4-1 of the City's General Plan Conservation Element proposed for the project pursuant to Section 17.30.200;" and that language be added to section 17.24.120 which states that biological reports for changes to mapped ESHA must be peer reviewed by a City retained/ appointed biologist.

VOTE: Motion approved by the following roll call vote: Ayes: Vice Chair Chaman, Commissioner Fullerton and Commissioner Miller. Noes: Chair Maynard and Commissioner Smith.

C. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning and Environmental Review Director, reported there are no items for the next scheduled meeting on October 28, 2024, and that there is no meeting scheduled for November 11, 2024. The next Planning Commission meeting is scheduled for November 18, 2024, where the Commission will consider changes to the Accessory Dwelling Unit Ordinance based on changes to State Law.

Mr. Imhof also reported there are 42 new bills passed into law and the City Attorney's Office may be able to update and educate the Planning Commission on new State Laws.

Mr. Imhof announced the Coastal Housing Commission is holding its Annual Housing Conference on December 5, 2024, from 8:00 A.M. to 12:30 P.M., Commissioners interested in attending may contact the PER Commission Clerk.

D. PLANNING COMMISSION COMMENTS

Commissioner Smith acknowledged the challenges with the minutes approval process, and recognized that these challenges coincided with the passing of a previous Commission Clerk and staffing difficulties at the City.

Vice Chair Chapman acknowledged the amount of work that has gone in to getting caught up on the Planning Commission minutes and voiced his interest in a presentation on the updated Housing Law.

Mr. Imhof acknowledged the efforts of Caitlin Colyer, PER Commission Clerk, in catching up on the Planning Commission meeting minutes.

E. ADJOURNMENT

ADJOURNED AT 8:40 P.M.



**PLANNING COMMISSION
MEETING MINUTES
Monday, March 10, 2025**

6:00 PM
City Hall
130 Cremona Drive,
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
Nick Norman,
Planning Commission Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fullerton, Vice Chair Miller, Commissioners, Penniman, and Serotkin

Absent: None

Staff Present: Peter Imhof, Planning and Environmental Review Director, Anne Wells, Advance Planning Manager, Andy Newkirk, Supervising Planner, Molly Cunningham, Assistant Planner, Luz "Nina" Buelna, Public Works Director, Teresa Lopes, Senior Project Engineer, Nick Norman, Planning Commission Clerk

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. PUBLIC HEARING

A.1 General Plan Conformity Determination for the Acquisition of Property from APN's 071-350-009; 071-090-074; 071-090-083; 071-090-082; 071-200-011; required for the San Jose Creek Multipurpose Path -Northern and Southern Segments Project; Capital Improvement Program Project No. 9006

Adopt Resolution 25- , entitled "A Resolution of the Planning Commission of the City of Goleta, California, Reporting that the Acquisition of Properties with Assessor Parcel Numbers 071-350-009; 071-090-074; 071-090-083; 071-090-082; 071-200-011 required for the San Jose Creek Multipurpose Path - Northern and Southern Segments Project is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65402 of the Government Code."

General Plan Conformity Determination for the Acquisition of Property from APN's 071-350-009; 071-090-074; 071-090-083; 071-090-082; 071-200-011; required for the San Jose Creek Multipurpose Path -Northern and Southern Segments Project; Capital Improvement Program Project No. 9006

Staff Speakers:

Teresa Lopes, Senior Project Engineer

OPENED THE PUBLIC HEARING AT 6:06 P.M.

Public Speakers.

Bob Hamber spoke about the San Jose Creek Multipurpose Path, and recommended the path be extended to the north side of Calle Real.

CLOSED THE PUBLIC HEARING AT 6:10 P.M.

MOTION: Vice Chair Miller/Commissioner Serotkin to Adopt Resolution 25-03, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Reporting that the Acquisition of Properties with Assessor Parcel Numbers 071-350-009; 071-090-074; 071-090-083; 071-090-082; 071-200-011 required for the San Jose Creek Multipurpose Path - Northern and Southern Segments Project is in Conformance with the Goleta

General Plan/Coastal Land Use Plan Pursuant to Section 65402 of the Government Code."

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

B. DISCUSSION/ACTION ITEM

B.1 Short-Term Vacation Rental and Underused Housing Stock (Implementation of Housing Element Subprograms HE 1.7 and 1.8)

Receive a presentation on Short-Term Vacation Rentals and Underused Housing Stock and provide recommendations on whether and what changes to pursue in how the City regulates Short-Term Vacation Rental and Underused Housing Stock.

Short-Term Vacation Rental and Underused Housing Stock (Implementation of Housing Element Subprograms HE 1.7 and 1.8)

Public Comment Received

Staff Speakers:

Anne Wells, Advance Planning Manager, and Andy Newkirk, Supervising Planner, provided a presentation titled, "Short-Term Vacation Rental and Underused Housing Stock," dated March 10, 2025 (presentation on file).

Luke Rioux, Finance Director

Cecilia Rubio, Management Assistant

Aaron Barker, Associate Principal BAE Urban Economics

Public Speakers:

None

All public comment received posted online:

Summer Knight, President of Santa Barbara Association of Realtors

Paul Schaffer

Lauren Campbell

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

B.2 Housing Priority for Goleta Residents and Employees (Implementation of Housing Element Subprogram HE 2.2(a))

Receive a presentation on Housing Priority for Goleta Residents and Employees and provide recommendations on whether to consider expanding local housing priority to include market-rate units.

Housing Priority for Goleta Residents and Employees (Implementation of Housing Element Subprogram HE 2.2(a))

Public Comment Received

Staff Speakers:

Anne Wells, Advance Planning Manager, and Andy Newkirk, Supervising Planner, provided a presentation titled, "Housing Priority for Goleta Residents and Employees," dated March 10, 2025 (presentation on file).

Aaron Barker, Associate Principal BAE Urban Economics

Public Speakers:

None

All public comment received posted online:

Craig Minus, Executive Director of Coastal Housing Coalition, Summer Knight, President of Santa Barbara Association of Realtors

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

RECESS: 8:26 P.M. - 8:31 P.M.

B.3 Affordable Housing Design (Implementation of Housing Element Subprogram HE 2.4(g))

Receive a presentation on affordable housing design and provide recommendations on whether to pursue actions to support affordable housing design.

Affordable Housing Design (Implementation of Housing Element Subprogram HE 2.4(g))

Public Comment Received

Staff Speakers:

Anne Wells, Advance Planning Manager, and Andy Newkirk, Supervising Planner, provided a presentation titled, "Affordable Housing Design," dated March 10, 2025 (presentation on file).

Aaron Barker, Associate Principal BAE Urban Economics

Shannon Wages, Environmental Science Associates

Alison Lenci, Environmental Science Associates

Public Speakers:

Bob Hamber spoke about livable housing units and recommended options to make housing more affordable.

All public comment received posted online:

Lisa Kus, Craig Minus, Executive Director of Coastal Housing Coalition, Summer Knight, President of Santa Barbara Association of Realtors, Hersel Mikaelian

The Planning Commission received staff's presentation and provided direction to staff.

C. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning and Environmental Review Director, reported an Ethics and Brown Act training is scheduled for Thursday, March 20, 2025, from 6:00 P.M. to 8:00 P.M. in Council Chambers. Mr. Imhof also reported the State of the City event will take place on Tuesday, April 8, 2025, at the Goleta Community Center from 5:00 P.M. to 7:00 P.M. Finally, Mr. Imhof announced that there would be no Planning Commission meeting on March 24, 2025, and that the next Planning Commission meeting will take place on April 14, 2025, at 6:00 P.M.

D. PLANNING COMMISSION COMMENTS

Commissioner Maynard asked a clarifying question about the Ethics and Brown Act training.

E. ADJOURNMENT

ADJOURNED AT 9:40 P.M.



**PLANNING COMMISSION
MEETING MINUTES
Monday, April 14, 2025**

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

Members of the Planning Commission

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

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Nick Norman,
Planning Commission Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fullerton, Vice Chair Miller, Commissioner Maynard,
Commissioner Penniman

Absent: Commissioner Serotkin

Staff present: Mary Chang, Supervising Planner; Christina McGuire, Associate
Planner; Anne Wells, Advance Planning Manager; Andy Newkirk,
Supervising Planner; Cam Audras, Associate Planner; Peter Imhof,
Planning and Environmental Review Director; Winnie Cai, Assistant
City Attorney; Nicholas A. Norman, Planning Commission Clerk.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

B. PUBLIC HEARING

B.1 25-162 Appeal of Design Review Board (DRB) Preliminary and Final Approval for Parking Lot Lighting at the Church of Jesus Christ of Latter-day Saints; 478 Cambridge Drive; APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP

It is recommended that the Planning Commission:

1. Open a public hearing to take verbal and written testimony; and
2. After considering the evidence presented during the public hearing, adopt Resolution No. 25- entitled "A Resolution of the Planning Commission of the City of Goleta, California, 1) Denying the appeals of the Design Review Board Preliminary and Final Design Approval for the Church of Jesus Christ of Latter-Day Saints Parking Lot Lighting based on the findings of Section 17.58.080; and 2) adopting the Notice of Exemption on a 3.31-acre site located at 478 Cambridge Drive known as APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP" (Attachment 1).

Appeal of Design Review Board (DRB) Preliminary and Final Approval for Parking Lot Lighting at the Church of Jesus Christ of Latter-day Saints; 478 Cambridge Drive; APN 069-560-031; Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP

Public Comment Received

Ex Parte Disclosures:

No ex parte discussions reported by Commissioner Maynard, Commissioner Penniman, Vice Chair Miller, and Chair Fullerton.

Staff Speakers: Mary Chang, Supervising Planner, and Christina McGuire, Associate Planner, provided a presentation titled, "Appeal of Design Review Board (DRB) Approval for Parking Lot Lighting at the Church of Jesus Christ of Latter-day Saints; 478 Cambridge Drive, Case Nos. 24-0032-DRB, 24-0052-ZC, 24-0003-APP, 24-0004-APP," dated April 14, 2025 (presentation on file).

OPENED PUBLIC HEARING AT 6:02 P.M.

Public Speakers:

Derrin Watson, Morgan Garner, Alex Simms, Scott Branch spoke in support of the proposed lighting project. William Savage spoke in opposition to the proposed lighting project.

Marc Chytilo, Attorney at Law, presented an appeal on behalf of the first appellant, Kalia Roark.

Geoff Jones, second appellant, presented an appeal.

Eric Andreson, Facilities Manager for Church of Jesus Christ of Latter-day Saints, and Pedro Lopez, Excel Construction, presented a rebuttal on behalf of the applicant.

Marc Chytilo, Attorney at Law, presented surrebuttals on behalf of appellants Kalia Roark and Geoff Jones. Eric Andreson, Facilities Manager for Church of Jesus Christ of Latter-day Saints, and Pedro Lopez, Excel Construction, presented a surrebuttal on behalf of the permittee.

All Public Comment Received Posted Online: Jennifer Cox, Jessie Alstatt, Craig and Maggie Steward, Terre Lapman, Jim Dannehower, Stephanie Turner, Allyson Mann, Alexis Dorny, Marc Chytilo, Chantel Hallerman, Kristi Fletcher, Lyndsi Stock, Austin and Afton Green, Julene Watson, Janice Tate, Carrie Jones, Kalia Rork, Hope Sanchez.

CLOSED PUBLIC HEARING AT 7:59 PM

MOTION: Commissioners Maynard/Penniman to accept the appeals of Kalia Rork and Geoff Jones of the Design Review Board's preliminary and final design approval for the Church of Jesus Christ of Latter-day Saints Parking Lot Lighting based on the findings of Section 17.68.080.

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

MOTION: Commissioners Maynard/Penniman to deny the lighting project at the Church of Jesus Christ of Latter-day Saints parking lot based on the findings of Section 17.58.080 and recommend that the project be reviewed again by the

Design Review Board with updated photometric studies and more context on lumens.

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

C. DISCUSSION/ACTION ITEM

C.1 25-164 Safety, Open Space, and Environmental Justice General Plan Amendments to Satisfy State Law Requirements

Receive a presentation and provide feedback on draft Safety, Open Space, and Environmental Justice-related General Plan Amendments to satisfy State law requirements.

Safety, Open Space, and Environmental Justice General Plan Amendments to Satisfy State Law Requirements

Public Comment Received

Staff Speakers:
Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Cam Audras, Assistant Planner
Perry Banner, DeNovo Planning

Staff provided a presentation titled, "Feedback on General Plan Amendments for State Law Requirements," dated April 14, 2025 (presentation on file).

Public Speakers:
None

All Public Comment Received Posted Online: Natalie Cope Phillips.

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

D. PLANNING COMMISSION COMMENTS

Peter Imhof, Planning and Environmental Review Director, announced the upcoming Earth Day event on April 19, 2025, starting at 9:00 A.M. in Evergreen Park. Mr. Imhof also announced an early release report for the Sywest Industrial

Building Project will be on the agenda for the Planning Commission meeting of April 28, 2025.

E. ADJOURNMENT

ADJOURNED AT 9:28 P.M.