PLANNING COMMISSION
MEETING MINUTES
Monday, April 27, 2026

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

Members of the Planning Commission

Anne Miller, Chair
Rita Serotkin Vice Chair
Jenniffer Fullteron, Commissioner
Katie Maynard, Commissioner
Cary Penniman, Commissioner

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present:	Chair Miller, Vice Chair Serotkin, Commissioners Fullerton, Maynard, and Penniman.
Absent:	None.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of March 9, 2026

Review and Approve the Planning Commission Meeting Minutes of March 9, 2026.

Approval of the Planning Commission Meeting Minutes of March 9, 2026

MOTION: Vice Chair Serotkin/Commissioner Fullerton to approve the Planning Commission Meeting Minutes of March 9, 2026, as amended.

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

B. PUBLIC HEARING

B.1 Sandpiper Golf Course Renovation and New Clubhouse Project with height and setback adjustments and Final EIR located at 7925 Hollister Avenue, APN 079-210-059; Case Nos. 22-0001-CDPH (in concept); 22-0009-DP-CUP; and 22-0032-DRB

1. Adopt Resolution 26-____ entitled "A Resolution of the Planning Commission of the City of Goleta, recommending that the City Council of the City of Goleta, California: 1) Adopt environmental findings pursuant to the California Environmental Quality Act, 2) Certify the Sandpiper Golf Course Renovation and New Clubhouse Project Final Environmental Impact Report (SCH No. 2024120923), 3) Adopt the Mitigation Monitoring and Reporting Program, and 4) Approve Alternative 4 (Extended Bicycle Path) Development Plan and Conditional Use Permit for the Sandpiper Golf Course Renovation and New Clubhouse Project at 7925 Hollister Avenue Goleta; APN 079-210-059; Case Nos. 22-0001-CDPH (in concept); 22-DP-CUP; and 22-0032-DRB.
2. Adopt Resolution 26-___ entitled "A Resolution of the Planning Commission of the City Of Goleta, California recommending that the City Council of the City of Goleta, California approve the Alternative 4: Extended Bicycle Path Development Plan for the Sandpiper Golf Course Renovation and New Clubhouse Project with height and setback adjustments and deny the Original Project proposal for the Sandpiper Golf Course Renovation and New Clubhouse Project at 7925 Hollister Avenue Goleta; APN 079-210-059; Case Nos. 22-0001-CDPH (in concept); 22-DP-CUP; and 22-0032-DRB.

Sandpiper Golf Course Renovation and New Clubhouse Project and Final EIR

Project Plans (Part One)

Project Plans (Part Two) and Conditions of Approval

Presentation

Public Comment Received

Errata Sheet

Chair Miller recused herself from hearing this item and exited the meeting at 6:06 P.M.

Site visit and no ex parte discussions reported by Commissioner Fullerton, Commissioner Maynard, Commissioner Penniman, and Vice Chair Serotkin.

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

Staff Speakers:
Lisa Prasse, Current Planning Manager
Mary Chang, Supervising Planner
Teresa Lopes, Principal Civil Engineer
Mark Schleich, Contract Engineer
Steve Rodriguez, Contract Planner

Staff provided a presentation titled "Sandpiper Golf Course Renovation and New Clubhouse Project," dated April 27, 2026 (presentation on file).

Public Speakers:
Robert Miller, J. Ritterbeck, Bell Canyon Recreation, spoke in support of staff recommendation.

Carolyn Grenier spoke to the dangers of pedestrians and bicyclists alike.

CLOSED THE PUBLIC HEARING AT 7:41 P.M.

MOTION: Commissioners Maynard/Fullerton to adopt Resolution 26-08 entitled "A Resolution of the Planning Commission of the City of Goleta, recommending that the City Council of the City of Goleta, California: 1) Adopt environmental findings pursuant to the California Environmental Quality Act, 2) Certify the Sandpiper Golf Course Renovation and New Clubhouse Project Final Environmental Impact Report (SCH No. 2024120923), 3) Adopt the Mitigation Monitoring and Reporting Program, and 4) Approve Alternative 4

(Extended Bicycle Path) Development Plan and Conditional Use Permit for the Sandpiper Golf Course Renovation and New Clubhouse Project at 7925 Hollister Avenue Goleta; APN 079-210-059; Case Nos. 22-0001-CDPH (in concept); 22-DP-CUP; and 22-0032-DRB as amended.

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

MOTION: Commissioners Penniman/Fullerton to adopt Resolution 26-09 entitled "A Resolution of the Planning Commission of the City Of Goleta, California recommending that the City Council of the City of Goleta, California approve the Alternative 4: Extended Bicycle Path Development Plan for the Sandpiper Golf Course Renovation and New Clubhouse Project with height and setback proposals for the Sandpiper Golf Course Renovation and New Clubhouse Project at 7925 Hollister Avenue Goleta; APN 079-210-059; Case Nos. 22-0001-CDPH (in concept); 22-DP-CUP; and 22-0032-DRB as amended by the planning staff errata as well as by the requirement that the landscape plan reflect trees that will not block views in compliance with visual resources 1.1.

VOTE: Motion approved by the following roll call vote: Ayes: Vice Chair Serotkin, Commissioners Fullerton, and Penniman. Noes: Commissioner Maynard. Recusals: Chair Miller.

C. PLANNING DIRECTOR'S COMMENTS

None

D. PLANNING COMMISSION COMMENTS

None

E. ADJOURNMENT

ADJOURNED AT 7:53 P.M.

PLANNING COMMISSION
MEETING MINUTES
Monday, June 08, 2026

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

Members of the Planning Commission

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

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

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

B. DISCUSSION/ACTION ITEM

B.1 Capital Improvement Program FY 2026-2027 Finding of Conformity with the General Plan

Adopt Resolution No. 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2026-2027 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code and that such Finding is Exempt from the California Environmental Quality Act."

Capital Improvement Program FY 2026-2027 Finding of Conformity with the General Plan

Staff Speakers:
Anne Wells, Advance Planning Manager
Autumn Glaeser, Assistant Public Works Director
Molly Cunningham, Assistant Planner

Staff provided a presentation titled "Capital Improvement Program FY 2026-2027 Finding of Conformity with the General Plan", dated June 8, 2026 (presentation on file).

Public Speakers:
None

MOTION: Commissioner Penniman/Vice Chair Serotkin to approve the consent calendar Adopt Resolution No. 26-10, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2026-2027 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code and that such Finding is Exempt from the California Environmental Quality Act", adding the Errata.

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

C. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning and Environmental Review Director, stated the next Planning Commission meeting will take place on Monday, June 22, 2026, which will feature the Anthem Chapel Church project. Mr. Imhof reported attending Team Austria's soccer practice at UC Santa Barbara's Harder Stadium on Friday, June 5, 2026, announced upcoming World Cup matches, and a Fourth of July celebration at Stow House from 11:00 AM to 4:00 P.M. hosted by Goleta Valley Historical Society, plus a Fourth of July Drone Show at Dos Pueblos High School starting at 6:00 P.M.

D. PLANNING COMMISSION COMMENTS

None

E. ADJOURNMENT

ADJOUNRED AT 6:29 P.M.