



**PLANNING COMMISSION
MEETING MINUTES
Monday, January 12, 2026**

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

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 Maynard, Penniman, and Serotkin.

Absent: None

PUBLIC FORUM

April Reid commented on the Shelby Project and the Kenwood Village property.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of December 8, 2025

Review and Approve the Planning Commission Meeting Minutes of December 8, 2025.

Approval of the Planning Commission Meeting Minutes of December 8, 2025

MOTION: Commissioners Maynard/Penniman to Approve the Planning Commission Meeting Minutes of December 8, 2025.

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

B. CONSENT AGENDA

B.1 Planning Commission Meeting Schedule for 2026

Planning Commission Meeting Schedule for 2026

MOTION: Commissioners Maynard/Serotkin to approve the Planning Commission Meeting Schedule for 2026 with the exception of the single star Holiday conflicts, and also March 23, 2026, as proposed dates for not holding any meetings.

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

C. PUBLIC HEARING

C.1 Proposed Development Plan for the relocation and adaptive reuse of Hangar 5 and two Quonset huts, site improvements with adjustments to landscape coverage and parking lot setback and finding the Development Plan to be Exempt from the California Environmental Quality Act at 115 Castilian Drive; APN 073-150-025; Case Nos. 22-0003-DP and 23-0031-DRB

Adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City Of Goleta, California, Adopting A Notice Of

[Exemption under the California Environmental Quality Act, Granting Preliminary Design Approval, and Approving the Development Plan With Landscaping And Setback Adjustments for Relocation and Adaptive Reuse of Hangar 5 and Two Quonset Huts at 115 Castilian Drive; Case Nos. 22-0003-DP, 23-0031-DRB; APN 073-150-025.](#)

[Proposed Development Plan for the Relocation and Adaptive Reuse of Hangar 5 and Two Quonset Huts](#)

OPENED PUBLIC HEARING AT 6:09 P.M.

Site visit and no ex parte communications reported by Chair Fullerton, Vice Chair Miller, and Commissioners Penniman, Maynard, and Serotkin.

Staff Speaker:
Darry Mimick, Senior Planner

Marisol Guzman, Ryan Carew, Selena Whitney from ESA Consultants provided a PowerPoint presentation titled "Hangar 5 and Two Quonset Huts Adaptive Reuse Project" dated January 12, 2026 (presentation on file).

Scott Branch, architect, presented information on behalf of the project applicant to the Planning Commission.

Public Speakers:
Joseph Fiss, project planner, speaking on behalf of the applicant, thanked staff for their assistance on this project. Curt Dvonch commented on a specific palm tree on the project site and asked if developers had considered adding a coffee shop to the project plans.

CLOSE PUBLIC HEARING AT 6:49 P.M.

MOTION: Commissioners Penniman/ Miller to adopt Planning Commission Resolution No. 26-01, entitled "A Resolution of the Planning Commission of the City Of Goleta, California, Adopting A Notice Of Exemption under the California Environmental Quality Act, Granting Preliminary Design Approval, and Approving the Development Plan With Landscaping And Setback Adjustments for Relocation and Adaptive Reuse of Hangar 5 and Two Quonset Huts at 115 Castilian Drive; Case Nos. 22-0003-DP, 23-0031-DRB; APN 073-150-025".

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

RECESS 6:56 P.M. – 7:02 P.M.

D. PUBLIC WORKSHOP

D.1 Local Coastal Program Workshop 2

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

Local Coast Program Workshop # 2

Public Comment Received

Staff Speakers:

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

Staff provided a presentation titled "Local Coastal Program Workshop 2", dated January 12, 2026 (presentation on file).

Public Speakers:

Michael Johnson, representing Bell Canyon Recreation Center, spoke in support of coastal access that limited 24/7 costal access with support from law enforcement, and commented on low-cost accommodations.

Peter Quimby spoke in support of coastal access, raised questions regarding the staff presentation from Local Coastal Workshop #1 on December 8, 2025, and raised questions about the parking lot at the Bacara.

Virgina Gardiner encouraged the Planning Commission to receive a presentation the Coastal Commission and referenced examples of Local Coastal Programs from other jurisdictions.

Curt Dvotch spoke on the topic of lateral access and expressed his wish for the Coastal Commission to enforce lateral access in the development of Local Coastal Programs.

J. Ritterbeck raised questions about the Local Coastal Program policies, commented on transient occupancy tax revenue and the LCP's impact on the City's general fund, and urged the Planning Commission to think about the long-term implications of adopting an LCP.

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

E. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced the next Planning Commission meeting will take place on January 26, 2026.

F. PLANNING COMMISSION COMMENTS

Commissioner Maynard and Commissioner Penniman expressed their thanks to staff for the workshop and information posted on the City's website.

G. ADJOURNMENT

ADJOURNED AT 9:14 P.M.