



**City Council
Agenda
Tuesday, August 19, 2025**

Closed Session 4:30 P.M./Regular Meeting 5:30 P.M.

City Hall, Council Chambers
130 Cremona Dr.
Goleta, CA

Members of the City Council

Mayor Paula Perotte

Mayor Pro Tempore Stuart Kasdin, District 4

Councilmember Luz Reyes-Martín, District 1

Councilmember James Kyriaco, District 2

Councilmember Jennifer Smith, District 3

Robert Nisbet, City Manager

Isaac Rosen, City Attorney

Deborah S. Lopez, City Clerk

IMPORTANT NOTICE REGARDING THE CITY COUNCIL MEETING

The City of Goleta currently provides in person participation as well as virtual participation until further notice. The public may alternatively view the meeting on Goleta Channel 19 and/or online at www.cityofgoleta.org/meetings-agendas and in the Council Chambers.

PUBLIC PARTICIPATION

Speaking at the Meeting - Submit an email to the City Clerk at cityclerkgroup@cityofgoleta.org which states the item you want to speak to and provide your name, email and phone number.

FOR CLOSED SESSION PARTICIPATION

By phone -

- Email cityclerkgroup@cityofgoleta.org to be added to the speaker list. Please state your name, your phone number and indicate which closed session item you would like to speak on.
- Dial-in 10 minutes prior to the start of the meeting (3:50 pm): Toll-Free Dial-in: (866)580-6521, Participant passcode: 72295187 then #
- Please mute your phone until you are called to speak. If you do not have a mute button, you may mute by pressing the star key followed by the number six (* 6). You can unmute by pressing the same keys (* 6). Comments from the public are limited to three (3) minutes per speaker.

INSTRUCTIONS FOR USING ZOOM

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speaker & microphone prior to joining the meeting.

TO SPEAK ON AN ITEM USING ZOOM

- The Mayor will call the item and staff will begin the staff report.
- Click on the Raise Hand icon if you would like to speak on the item.
- The City Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.
- You will repeat this process for each item you want to speak on.

PLEASE BE ADVISED THAT WHILE THE CITY WILL ENDEAVOR TO ENSURE THESE REMOTE PARTICIPATION METHODS ARE AVAILABLE, THE CITY DOES NOT GUARANTEE THAT THEY WILL BE TECHNICALLY FEASIBLE OR WORK ALL THE TIME.

FURTHER, THE CITY RESERVES THE RIGHT TO TERMINATE THESE REMOTE PARTICIPATION METHODS (SUBJECT TO BROWN ACT RESTRICTIONS) AT ANY TIME AND FOR WHATEVER REASON.

PLEASE ATTEND IN PERSON OR BY SUBMITTING YOUR COMMENT VIA EMAIL TO THE CITY CLERK TO ENSURE YOUR PUBLIC PARTICIPATION AT CITYCLERKGROUP@CITYOFGOLETA.ORG.

FOR OPEN SESSION PARTICIPATION

Join Meeting Electronically at:

https://us06web.zoom.us/webinar/register/WN_g8PIHplgTe-dEQtjCoOHHg

Join via audio:

US: +14086380968,,84838823562#,,,,*861341# or
+16694449171,,84838823562#,,,,*861341#

Or, dial: US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968

Webinar ID: 853 6514 3280

Passcode: 520658

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES:

Distribution to the City Council - Submit your comment via email to the City Clerk at: cityclerkgroup@cityofgoleta.org. Your comment will be placed into the record and distributed appropriately.

LIVE SPANISH INTERPRETATION

Live Spanish interpretation will be available. No advanced request for interpretation services required.

La traducción al español estará disponible en vivo. No es necesario solicitar la traducción al español anticipadamente

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if assistance is needed to participate in a City Council meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7505. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

TELEVISION COVERAGE:

Each regular City Council meeting is broadcast live on Goleta City TV Cox Communications Channel 19 on the 1st and 3rd Tuesdays and rebroadcast on Wednesdays and Saturdays at 10:00 a.m. and 5:00 p.m.

WEB STREAMING:

Live or archived webstreaming of the City Council meetings is available at www.cityofgoleta.org/meetings-agendas

WRITTEN SUBMITTALS TO COUNCIL:

Written submittals concerning agenda items may be sent to the City Clerk email: cityclerkgroup@cityofgoleta.org; or mail: Attn: City Council and City Clerk at 130 Cremona Drive, Goleta, California 93117.

4:30 P.M. - CLOSED SESSION**CALL TO ORDER****ROLL CALL OF CITY COUNCIL****OPPORTUNITY FOR PUBLIC TO ADDRESS CLOSED SESSION MATTERS****RECESS TO CLOSED SESSION****CLOSED SESSION**

Pursuant to the provisions of Government Code Section 54956.9 (a), the City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matters:

Property: APN: 079-210-059 (Portion)Public Road Right-of-Way along 7925 Hollister Avenue, Goleta

Agency Negotiator: Robert Nisbet, City Manager

Negotiating Party: Bill Medel, Sandpiper Golf Trust LLC

Under Negotiations: Price and Terms

Property: APN: 069-090-056

Agency Negotiator: Robert Nisbet, City Manager

Negotiating Party: Michael Ableman, Executive Director, Center for Urban Agriculture at Fairview Gardens

Under Negotiations: Price and Terms

5:30 P.M. - REGULAR AGENDA**CALL TO ORDER AND PLEDGE OF ALLEGIANCE****ROLL CALL OF CITY COUNCIL****INTRODUCTION OF SPANISH INTERPRETERS/INTRODUCCIÓN DE INTÉRPRETES DE ESPAÑOL****REPORT FROM CLOSED SESSION: SPECIAL CITY COUNCIL MEETING JULY 28, 2025 AND AUGUST 19, 2025****PUBLIC FORUM**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Council on any item not on the posted agenda. The Council may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

AMENDMENTS OR ADJUSTMENTS TO AGENDA**CITY MANAGER/STAFF REPORT****A. CONSENT CALENDAR****A.1 [25-308](#) Acceptance of the June 2025 Check Register**

Recommendation: Accept the check register for the month of June 2025.

Staff: Luke Rioux, Finance Director
Ryan Schwarz, Accountant

A.2 [25-320](#) Adoption of a Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487, 6489 Calle Real; Case No., 24-0007-ORD

Recommendation: Conduct the second reading and adopt Ordinance No. 25-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Adopting an Ordinance Amendment to Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP) and Adopting the Notice of Exemption on a 3.56-acre site located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case No. 24-0007-ORD”.

Staff: Peter T. Imhof, Planning and Environmental Review Director
Mary Chang, Supervising Planner
Christina McGuire, Associate Planner

A.3 [25-325](#) Measure A Project Cooperative Agreement – Cycle 6 Funding

Recommendation: A. Approve and authorize the City Manager to enter into a Project Cooperative Agreement with Santa Barbara County Association of Governments (SBCAG) for the San Jose Creek Multipurpose Path Project awarded to the City of Goleta in Cycle 6 of the Measure A South Coast Bicycle and Pedestrian Program; and

B. Authorize a budget appropriation in the amount of \$600,000 as identified in Table 3 of the fiscal impacts section of the staff report.

Staff: Luz “Nina” Buelna, Public Works Director
Teresa Lopes, Senior Project Engineer

A.4 [25-329](#) Award of Professional Services Agreement to Kitchell/CEM, Inc. for Construction Management, Inspection, and Testing Services for the Goleta Community Center ADA Improvements Project (CIP No. 9121)

Recommendation: Authorize the City Manager to execute a Professional Services Agreement with Kitchell/CEM, Inc. for the provision of construction management, inspection, and testing services for the Goleta Community Center Americans with Disabilities Act Improvements Project, in a time-and-materials, not-to-exceed amount of \$562,240 and for a term ending December 31, 2027.

Staff: Matthew R. Fore, General Services Director

A.5 [25-341](#) Agreement with Rincon Consultants for Shelby Project Environmental Review

Recommendation:

- A. Adopt Resolution No. 25-__ entitled “A Resolution of the City Council of the City of Goleta, California, Authorizing the Execution of an Agreement Between the City of Goleta and Rincon Consultants for Shelby Project Environmental Review”; and
- B. Authorize a budget appropriation of \$330,000, with \$215,600 being appropriated from the Housing-In-Lieu Fund Balance and \$114,400 from the General Fund Unassigned Fund Balance as described in the fiscal impact section of the report.

Staff:

Winnie Cai, Assistant City Attorney

B. PRESENTATION

B.1 [25-311](#) Housing Authority of Santa Barbara County Presentation on Current Activities and Projects

Recommendation:

Receive a presentation from the Housing Authority of Santa Barbara County (HASBARCO) on the current status of their activities and projects in the City of Goleta and the County of Santa Barbara.

Staff:

Jaime A. Valdez, Assistant City Manager
Blake Markum, Management Analyst

Estimated Time:

30 minutes

C. PUBLIC HEARING

C.1 [25-303](#) Consideration of Initiation of a General Plan Amendment for 421, 425, & 445 Pine Avenue (APN 071-130-048) Case No. 24-0006-GPA

Recommendation:

Adopt Resolution No. 25-___, entitled “A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of an Applicant-Requested General Plan Amendment to Change the Land Use Designation of 421, 425, & 445 Pine Avenue (APN 071-130-048) from General Commercial (C-G) to Business Park (I-BP) and Finding that the Initiation of a General Plan Amendment is Exempt from the California Environmental Quality Act (CASE NO. 24-0006-GPA).”

Staff:

Mary Chang, Supervising Planner
Travis Lee, Associate Planner

Estimated Time:

30 minutes

C.2 [25-297](#) General Plan and Title 17 (Zoning) Amendments to Satisfy State Law Requirements and Determination that the Amendments are Exempt from the California Environmental Quality Act

Recommendation:

- A. Adopt Resolution No. 25-___, entitled “A Resolution of the City Council of the City of Goleta, California, Amending the General Plan / Coastal Land Use Plan to Implement State Law Requirements and Determining the Amendments to be Exempt from the California Environmental Quality Act (Case No. 24-0003-GPA).”
- B. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 25-___, entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Implement General Plan Amendments to Ensure Consistency with State Planning Law and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case No. 25-0001-ORD).”

Staff:

Peter T. Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Cam Audras, Assistant Planner

Estimated Time:

30 minutes

D. DISCUSSION/ACTION ITEM

D.1 [25-327](#) Adoption of Density Bonus Guidelines

Recommendation:

Adopt Resolution No. 25-___, entitled, “A Resolution of the City Council of the City of Goleta, California, Adopting the City of Goleta Density Bonus Guidelines and Finding that Adoption of the Guidelines is Exempt from the California Environmental Quality Act.”

Staff:

Peter T. Imhof, Planning and Environmental Review Director
Lucy Graham, Senior Housing Analyst

Estimated Time:

30 minutes

D.2 [25-334](#) Review of the Design for the Goleta Valley Library ADA, Safety, and Building Improvement Project (CIP No. 9130) and Authorization to Advertise Construction Bid

- Recommendation:**
- A. Receive a presentation on the proposed design for the Goleta Valley Library ADA, Safety, and Building Improvements Project; and
 - B. Authorize Staff to advertise a notice inviting construction bids for the Goleta Valley Library ADA, Safety, and Building Improvements Project.

Staff: Matthew R. Fore, General Services Director

Estimated Time: 20 minutes

D.3 [25-328](#) Consideration of a Draft City Public Art Policy and Options for Future Updates to the Policy

- Recommendation:**
- A. Receive a report on the draft Public Art Policy;
 - B. Review draft Resolution No. 25-__ entitled "A Resolution of the City Council of the City of Goleta, California, Adopting a City Public Art Policy;" and
 - C. Provide input, feedback, and policy direction for potential updates to the draft Public Art Policy.

Staff: Jaime Valdez, Assistant City Manager
 Blake Markum, Management Analyst

Estimated Time: 30 minutes

E. COUNCIL COMMENTS/ STANDING COMMITTEE REPORTS

- Human Services Standing Committee Meeting 07/24/2025
- Public Safety & Emergency Preparedness Standing Committee Meeting 08/07/2025
- Homelessness Issues Standing Committee Meeting 08/12/2025

F. CITY ATTORNEY REPORT