



**Planning Commission  
Agenda  
Monday, March 10, 2025**

6:00 P.M.  
City Hall, Council Chambers  
130 Cremona Dr. Goleta, CA

**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*

**IMPORTANT NOTICE REGARDING THE PLANNING COMMISSION 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](http://www.cityofgoleta.org/meetings-agendas) and in the Council Chambers.

**PUBLIC PARTICIPATION**

Speaking at the Meeting - Submit an email to [PERmeetings@cityofgoleta.org](mailto:PERmeetings@cityofgoleta.org) which states the item you want to speak to and provide your name, email and phone number.

**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 Chair 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 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.

**JOIN MEETING ELECTRONICALLY AT:**

Join Meeting Electronically at:

[https://us06web.zoom.us/webinar/register/WN\\_YVfAlqL8Qw6WQs7h5QkuIA](https://us06web.zoom.us/webinar/register/WN_YVfAlqL8Qw6WQs7h5QkuIA)

One tap mobile:

+14086380968,,81389259648#,,,,\*499822# US (San Jose)

+16694449171,,81389259648#,,,,\*499822# US

Or dial: For higher quality, dial a number based on your current location.

+1 408 638 0968 US (San Jose) or +1 669 444 9171 US or +1 669 900 6833 US (San Jose) or +1 253 205 0468 US or +1 253 215 8782 US (Tacoma) or +1 346 248 7799 US (Houston) or +1 719 359 4580 US or +1 564 217 2000 US or +1 646 876 9923 US (New York) or +1 646 931 3860 US or +1 689 278 1000 US or +1 301 715 8592 US (Washington DC) or +1 305 224 1968 US or +1 309 205 3325 US or +1 312 626 6799 US (Chicago) or +1 360 209 5623 US or +1 386 347 5053 US or +1 507 473 4847 US

Webinar ID: 813 8925 9648

Passcode: 499822

International numbers available: <https://us06web.zoom.us/j/81389259648>

**ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES:**

In order to be disseminated to the Planning Commission for consideration during the Commission meeting, written comments should be submitted to [PERmeetings@cityofgoleta.org](mailto:PERmeetings@cityofgoleta.org) no later than Monday at noon prior to the Planning Commission meeting. Material received after this time may not be reviewed by the Planning Commission prior to the meeting.

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**AMERICANS WITH DISABILITIES ACT:**

In compliance with the ADA, if assistance is needed to participate in a Planning Commission meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7505 or via email [cityclerkgroup@cityofgoleta.org](mailto:cityclerkgroup@cityofgoleta.org). 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 Planning Commission meeting is broadcast live on Goleta City TV Cox Communications Channel 19 on the on the 2nd and 4th Mondays and rebroadcast on Sundays and Tuesdays at 9:00 a.m. and 5:00 p.m.

**WEB STREAMING:**

Live or archived webstreaming of the Planning Commission meetings is available at [www.cityofgoleta.org/meetings-agendas](http://www.cityofgoleta.org/meetings-agendas)

**WRITTEN SUBMITTALS TO THE PLANNING COMMISSION:**

Written submittals concerning agenda items may be emailed to [PERmeetings@cityofgoleta.org](mailto:PERmeetings@cityofgoleta.org); or mail: Attn: Planning Commission at 130 Cremona Drive, Goleta, California 93117.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE****ROLL CALL OF PLANNING COMMISSION****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 Commission on any item not on the posted agenda. The Commission 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****A. PUBLIC HEARING**

- A.1 [25-110](#) **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**

**Recommendation:** 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."

**Staff:** Luz "Nina" Buelna, Public Works Director  
Teresa Lopes, Senior Project Engineer

**Estimated Time:** 15 minutes

**B. DISCUSSION/ACTION ITEM****B.1 [25-107](#) Short-Term Vacation Rental and Underused Housing Stock (Implementation of Housing Element Subprograms HE 1.7 and 1.8)**

**Recommendation:** 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.

**Staff:** Peter Imhof, Planning and Environmental Review Director  
Anne Wells, Advance Planning Manager  
Andy Newkirk, Supervising Planner  
Molly Cunningham, Assistant Planner

**Estimated Time:** 60 minutes

**B.2 [25-108](#) Housing Priority for Goleta Residents and Employees (Implementation of Housing Element Subprogram HE 2.2(a))**

**Recommendation:** 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.

**Staff:** Peter Imhof, Planning and Environmental Review Director  
Anne Wells, Advance Planning Manager  
Andy Newkirk, Supervising Planner  
Molly Cunningham, Assistant Planner

**Estimated Time:** 60 minutes

**B.3 [25-109](#) Affordable Housing Design (Implementation of Housing Element Subprogram HE 2.4(g))**

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

**Staff:** Peter Imhof, Planning and Environmental Review Director  
Anne Wells, Advance Planning Manager  
Andy Newkirk, Supervising Planner  
Molly Cunningham, Assistant Planner

**Estimated Time:** 60 minutes

**C. PLANNING DIRECTOR'S COMMENTS**

**D. PLANNING COMMISSION COMMENTS**

**E. ADJOURNMENT**