



**PLANNING COMMISSION
MEETING MINUTES
Monday, February 09, 2026**

6:00 P.M.
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 T. Imhof, Secretary
Winnie Cai, Assistant City Attorney
David Cutaia,
Senior Deputy City Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

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

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of January 26, 2026

Review and Approve the Planning Commission Meeting Minutes of January 26, 2026.

Approval of the Planning Commission Meeting Minutes of January 26, 2026

MOTION: Commissioners Maynard/Penniman to approve the Planning Commission Meeting Minutes of January 26, 2026.

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

B. DISCUSSION/ACTION ITEM

B.1 General Plan / Coastal Land Use Plan 2025 Progress Report and Finding the Report is Exempt Under the California Environmental Quality Act

Adopt Resolution No. 26- , entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan / Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act".

General Plan Coastal Land Use Plan 2025 Progress Report and Finding the Report is Exempt Under the California Environmental Quality Act

2026 2-9 PC Errata with Summary Table

OPENED PUBLIC HEARING AT 6:04 P.M.

Staff Speakers:
Andy Newkirk, Supervising Planner
Molly Cunningham, Assistant Planner

Staff provided a presentation titled "General Plan/Coastal Land Use Plan 2025 Progress Report and Finding the Report is Exempt Under the California Environmental Quality Act," dated February 9, 2026 (presentation on file).

Public Speakers:
None.

CLOSED PUBLIC HEARING AT 6:19 P.M.

- MOTION:** Commissioners Maynard/Penniman to adopt Resolution No. 26-03, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of the General Plan/Coastal Land Use Plan 2025 Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development and Finding the Report to be Exempt from the California Environmental Quality Act" as amended to include errata to Attachment 1, Exhibit A.
- VOTE:** Motion approved by the following roll-call vote: Ayes: Vice Chair Miller, Commissioners Maynard and Penniman, Noes: None, Absent: Chair Fullerton and Commissioner Serotkin.

C. PUBLIC WORKSHOP

C.1 Local Coastal Program Workshop 4

[Receive a presentation, allow public comments, and provide feedback on the City's Local Coastal Program.](#)

[Local Coastal Program Workshop 4](#)

Staff Speakers:

Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Planner
Cam Audras, Assistant Planner
Molly Cunningham, Assistant Planner
Rachel Hollander, RRM Design Group
Luz "Nina" Buelna, Public Works Director
Teresa Lopes, Principal Civil Engineer

Staff provided a presentation titled "Local Coastal Program Workshop 4", dated February 9, 2026 (presentation on file).

Public Speakers:

Virginia Gardner requested the Planning Commission consider creating a coastal access management program to address parking and transportation issues as they relate to the Local Coastal Program plan.

Michael Johnson expressed concerns about the prohibition of no new grading during certain months, stating that it could result in construction delays. Mr. Johnson suggested considering 500 yards cutoff.

J. Ritterbeck, agent for Bell Canyon Recreation owners of the Ellwood Onshore Facility (EOF), expressed concerns on the impact the proposed plan revisions may have on the abandonment, decommissioning, and redevelopment work occurring at the EOF site.

The Planning Commission received the presentation, asking questions and providing comments and direction to staff.

D. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, thanked the Commissioners and City Staff for their work and participation in the past four Local Coastal Program (LCP) workshops. Mr. Imhof reported that with the feedback provided over the last four workshops no additional LCP workshops are planned at this time.

Mr. Imhof announced that the next regularly scheduled Planning Commission meeting will take place on February 23, 2026. Additionally, a Special Planning Commission Meeting has been scheduled for March 2, 2026, where the Shelby Residential Project will be heard. He encouraged Commissioners to review the project's draft Environmental Impact Report (EIR), published in November 2025, in anticipation of the March 2, special meeting.

Mr. Imhof concluded his comments, announcing the upcoming League of Cities Planning Commissions Academy to be held March 11-13, 2026, in Anaheim, CA. He informed the Commissioners that budget funds have been allocated for Commissioner attendance should they choose to attend and notify Staff by the February 17th reservation deadline.

E. PLANNING COMMISSION COMMENTS

Commissioner Maynard spoke in support of the League of Cities Planning Commission Academy and encouraged the other Commissioners to attend.

F. ADJOURNMENT

ADJOURNED AT 8:09 P.M.



**PLANNING COMMISSION
MEETING MINUTES
Monday, March 02, 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 residential development project, expressing concerns related to flooding and a sufficient total number of new housing units. Cynthia Hofmann expressed fire safety concerns related to the Shelby residential development project.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. PUBLIC HEARING

A.1 Shelby Single Family Residential project for 56 Single Family units and 3 open space lots with a Final Environmental Impact Report at 7400 Cathedral Oaks Road. APN: 077-530-019; Case No. 05-154-VTM-DP-DRB

It is recommended that the Planning Commission:

1. Conduct a public hearing;
2. Adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, recommending that City Council: 1) adopt environmental findings pursuant to the California Environmental Quality Act, 2) certify the Shelby Residential Project Final Environmental Impact Report (SCH #2012081019), 3) adopt the mitigation monitoring and reporting program, 4) adopt a statement of overriding considerations, and 5) approve the project";
3. Adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California recommending approval of the Vesting Tentative Map to create 56 residential lots and 3 open space lots For the Shelby Residential Project located at 7400 Cathedral Oaks Road; APN 077-530-019; Case No. 05-154- VTM"; and
4. Adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California recommending approval of the Development Plan for 56 residential lots and 3 open space lots and associated improvements for the Shelby Residential Project located at 7400 Cathedral Oaks Road; APN 077-530-019; Case No. 05-154-DP-DRB".

Shelby Single Family Residential Project Part 1

Shelby Single Family Residential Project Part 2

Powerpoint Presentation

Public Comment Received

No ex parte communication reported by Commissioners Maynard, Penniman, Serotkin, Vice Chair Miller, and Chair Fullerton.

OPENED THE PUBLIC HEARING at 6:07 P.M.

Staff Speakers:

Darryl Mimick, Supervising Planner, and Lisa Prasse, Current Planning Manager, provided a presentation titled "Shelby Residential Project", dated March 2, 2026 (presentation on file).

Ginger Andersen, Senior Land Use Project Manager, Brownstein, Hyatt, Farber, Schreck

Beth Collins, Shareholder, Brownstein, Hyatt, Farber, Schreck,

Mark Lloyd, President, L & P Consultants

Ryan Mills, Principal Designer, DMHA Architecture

RECESS 7:53 P.M. – 8:00 P.M.

Public Speakers:

Allyson Biskner expressed concern regarding the streamside protection buffer along El Encanto Creek and raised questions about the amount of affordable housing units within the proposed Shelby residential development project.

April Reid spoke in favor of the architectural designs, made recommendations about building on Cathedral Oaks, spoke in support of wildlife corridors, and encouraged the Planning Commission to consider approving more than 56 housing units at the project site, and expressed a wish that the Shelby project would negate development at Kenwood Village.

Dustin Hoiseth, on behalf of Santa Barbara South Coast Chamber of Commerce, spoke in support of the project.

Jim Terzian expressed concerns about fire danger and made recommendations to Planning Commission regarding project modifications including adjustments to the streamside protection area setback.

Cynthia Hoffman referred to the project area as a high-risk fire zone and spoke in opposition to the project.

All Public Comment Received Posted Online: Maggie Friedlander, Lawrence E. Hunt, Richard Angulo, Alfred Smith, and Dustin Hoiseth.

CLOSED PUBLIC HEARING AT 8:34PM.

MOTION: Vice Chair Miller/Commissioner Serotkin to adopt Planning Commission Resolution No. 26-04, entitled "A Resolution of the Planning Commission of the City of Goleta, recommending that City Council: 1) adopt environmental findings pursuant to the California Environmental Quality Act, 2) certify the Shelby Residential Project Final Environmental Impact Report (SCH #2012081019), 3) adopt the mitigation monitoring and reporting program, 4) adopt a statement of overriding considerations, and 5) approve the project".

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

MOTION: Vice Chair Miller/Commissioner Serotkin to adopt Planning Commission Resolution No. 26-05, entitled "A Resolution of the Planning Commission of the City of Goleta, California recommending approval of the Vesting Tentative Map to create 56 residential lots and 3 open space lots For the Shelby Residential Project located at 7400 Cathedral Oaks Road; APN 077-530-019; Case No. 05-154- VTM".

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

MOTION: Chair Fullerton/Commissioner Maynard to adopt Planning Commission Resolution No. 26-06, entitled "A Resolution of the Planning Commission of the City of Goleta, California recommending approval of the Development Plan for 56 residential lots and 3 open space lots and associated improvements for the Shelby Residential Project located at 7400 Cathedral Oaks Road; APN 077-530-019; Case No. 05-154-DP-DRB".

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

B. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced the next Planning Commission meeting will take place on Monday March 9, 2026, at 6:00 P.M.

C. PLANNING COMMISSION COMMENTS

None.

D. ADJOURNMENT

ADJOURNED AT 8:37 P.M.