



**PLANNING COMMISSION
MEETING MINUTES
Monday, June 22, 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
Katie Maynard, Commissioner
Cary Penniman, Commissioner
Rita Serotkin, 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

A.1 Review and Approval of the Planning Commission Meeting Minutes of April 27, 2026, and June 8, 2026

Review and Approve the Planning Commission Meeting Minutes of April 27, 2026, and June 8, 2026.

Review and Approval of the Planning Commission Meeting Minutes of April 27, 2026, and June 8, 2026

MOTION: Vice Chair Serotkin/Commissioner Penniman to approve the Planning Commission Meeting Minutes of April 27, 2026, and June 8, 2026.

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

B. PUBLIC HEARING

B.1 Request for approval of a Two-Lot Parcel Map 32,072, a new community assembly facility/campus for Anthem Church with adjustments, parking lot improvements to Christ Lutheran Church campus with adjustments, and adoption of Notice of Exemption at the property located at 6595 Covington Way

It is recommended that the Planning Commission:

1. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB" and;

2. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, and 24-0030-DRB".

[Request for approval of a Two-Lot Parcel Map 32,072, a new community assembly facility campus for Anthem Church with adjustments, parking lot improvements to Christ Lutheran Church campus with adjustments](#)

[Public Comment Received](#)

Commissioner Penniman recused himself of hearing this item and exited the meeting at 6:04 P.M.

Site visit and no ex parte discussions reported by Commissioner Maynard and Chair Miller. No site visit and no ex parte discussions reported by Vice Chair Serotkin.

OPENED PUBLIC HEARING AT 6:05 P.M.

Staff Speakers:

Lisa Prasse, Current Planning Manager
Brian Hiefield, Senior Planner
Darryl Mimick, Supervising Planner

Applicant Team:

Steve Welton, SEPPS Land Use Consulting
Michael Holliday and Cutler Price, Architecture and Site Design, DMHA Architecture
Kalie Grubb and Sasha Shebalin, Landscape Architecture and ESHA Restoration, Arcadia Design
Jessica Peak, Biologist, Storrer Environmental
Scott Schell, Associated Transportation Engineers
Vern Williams and Kelley Scott, Grading, Drainage, Stormwater, and Utilities, Flowers & Associates

Staff provided an application titled "Christ Lutheran Church and Anthem Chapel Project", dated June 22, 2026 (presentation on file).

RECESS 7:31 P.M. – 7:41 P.M.

Public Speakers:

Judy Salviolo critiqued aspects of the project design. John Whalley spoke in support of the project citing health benefits. Christopher Jerde commented on ESHA and urged the Planning Commission to consider impacts to habitat. Terry Hurt spoke in opposition to the project citing parking concerns. Kerri Maxwell discussed traffic concerns about the proposed project. Sylvia King critiqued aspects of the project design and its findings. Carter Morgan critiqued the City's project approval process and spoke in opposition to the project. Wendy Morgan referenced traffic concerns in speaking against the project. Janine Dorn spoke in

support of the project citing community benefits. Rosalie Hardoin, speaking on behalf of Anthem Chapel, spoke in support of the project. Bridget Jensen, speaking on behalf of Anthem Chapel, spoke in support of the project. Cheryl Knudsen spoke in support of the project citing community benefits. Mario Quezada, speaking on behalf of Anthem Chapel, spoke in support of the project citing impacts on local families. Karyn Penniman spoke in opposition to the project. Gary Gruetzmacher spoke in support of the project. Allyson Biskner urged the Planning Commission to deny CEQA exemptions and made recommendations about the project design. Will Breman spoke in opposition to the project and urged the Planning Commission to deny approval.

CLOSED PUBLIC HEARING AT 8:50 P.M.

MOTION: Commissioner Maynard/Vice Chair Serotkin moved to, after considering evidence presented during the public hearing, Adopt Planning Commission Resolution No. 26-11, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB".

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

MOTION: Commissioner Maynard/Vice Chair Serotkin moved to, after considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, and 24-0030-DRB, with the exception that the Planning Commission does not approve the requested exemption of the one electric vehicle (EV) bike parking space at the CLC parcel, with the revision to condition #1 as noted in the staff report.

VOTE: Motion denied by the following roll call vote: Ayes: Commissioner Maynard. Noes: Chair Miller and Vice Chair

Serotkin. Absent: Commissioner Fullerton. Recusals: Commissioner Penniman.

MOTION: Chair Miller/Vice Chair Serotkin moved to direct staff to prepare revised findings for denial and continue Item B.1 "Request for approval of a Two-Lot Parcel Map 32,072, a new community assembly facility/campus for Anthem Church with adjustments, parking lot improvements to Christ Lutheran Church campus with adjustments, and adoption of Notice of Exemption at the property located at 6595 Covington Way" to date-certain Planning Commission meeting of August 10, 2026.

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

C. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning and Environmental Review Director, announced the next Planning Commission Meeting will take place on July 13, 2026.

D. PLANNING COMMISSION COMMENTS

None

E. ADJOURNMENT

ADJOURNED AT 9:26 P.M.