



**PLANNING COMMISSION
MEETING MINUTES
Monday, June 09, 2025**

6:00 PM
City Hall
130 Cremona Drive
Goleta, California

Members of the Planning Commission

*Jennifer Smith, Chair
Katie Maynard, Vice Chair
Jason Chapman, Commissioner
Jennifer Fullerton, Commissioner
Anne Miller, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Nicholas A. Norman, Planning
Commission 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, Commissioner Maynard,
Commissioner Penniman.

Absent: Commissioner Serotkin.

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Peter T. Imhof, Planning and Environmental Review Director, requested that Item C.1, "General Plan Conformance Finding for the Capital Improvement Program FY 2025-2026", be heard first. The Planning Commission approved the adjustment to the agenda.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of April 28, 2025

Review and Approve the Planning Commission Meeting Minutes of April 28, 2025.

Approval of the Planning Commission Meeting Minutes of April 28, 2025

MOTION: Commissioners Penniman/Maynard to Approve Planning Commission Meeting Minutes of April 28, 2025.

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

B. PUBLIC HEARING

B.1 Proposed General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487, 6489 Calle Real Case Nos. 24-0005-GPA, 24-0007-ORD

1. Open a public hearing to take verbal and written testimony; and
2. After considering the evidence presented during the public hearing, adopt Resolution No. 25- entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council 1) Approve a General Plan Amendment from Office and Industrial (I-OI) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP); and 3) Adopt a Notice of Exemption of the General Plan Amendment and Ordinance at the 3.56-acre subject property located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case Nos. 24-0005-GPA, 24-0007-ORD."

Proposed General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 6483, 6485, 6487, 6489 Calle Real Case Nos. 24-0005-GPA, 24-0007-ORD

Staff Speakers:

Mary Chang, Supervising Planner, and Christina McGuire, Associate Planner, provided a presentation titled, "Amendment to the City's General

Plan and Zoning Maps for 6483, 6485, 6487, 6489 Calle Real (APN 077-160-055); Case No. 24-0004-GPA and 24-0007-ORD,” dated June 9, 2025 (presentation on file).

OPENED PUBLIC HEARING AT 6:23 P.M.

Steve Fort, Sepps Land Use Consulting, and Peter Goodell, Director of Commercial Property for Towbes Group, answered questions from the Planning Commission on behalf of the project applicant.

Public Speakers:
None

CLOSED PUBLIC HEARING AT 6:42 P.M.

MOTION: Vice Chair Miller/Commissioner Penniman to adopt Resolution No. 25-06 entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council 1) Approve a General Plan Amendment from Office and Industrial (I-OI) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from Office and Institutional (I-OI) to Business Park (I-BP); and 3) Adopt a Notice of Exemption of the General Plan Amendment and Ordinance at the 3.56-acre subject property located at 6483, 6485, 6487, 6489 Calle Real known as APN 077-160-055; Case Nos. 24-0005-GPA, 24-0007-ORD”.

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

B.2 Consideration of General Plan and Title 17 (Zoning) Amendments to Implement State Law Requirements and Determination that the Amendments are Exempt from the California Environmental Quality Act Adopt Planning Commission Resolution No. 25- , entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the General Plan / Coastal Land Use Plan and Title 17 of the Goleta Municipal Code to Implement State Law Requirements and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case Nos. 24-0003-GPA and 25-0001-ORD)."

Consideration of General Plan and Title 17 (Zoning) Amendments to Implement State Law Requirements and Determination that the Amendments are Exempt from the California En

Staff Speakers:

Anne Wells, Advance Planning Manager, Andy Newkirk, Supervising Senior Planner, Cam Audras, Assistant Planner and Perry Banner, DeNovo Planning, provided a presentation titled, "General Plan Amendments for State Law Requirements," dated June 9, 2025 (presentation on file).

OPENED PUBLIC HEARING AT 7:14 P.M.

Public Speakers:

None

CLOSED PUBLIC HEARING AT 7:23 P.M.

MOTION: Commissioner Maynard/Commissioner Penniman to Adopt Planning Commission Resolution No. 25-07, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt Amendments to the General Plan / Coastal Land Use Plan and Title 17 of the Goleta Municipal Code to Implement State Law Requirements and Determine the Amendments to be Exempt from the California Environmental Quality Act (Case Nos. 24-0003-GPA and 25-0001-ORD)."

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

C. DISCUSSION/ACTION ITEM

C.1 General Plan Conformance Finding for the Capital Improvement Program FY 2025-2026

Adopt Resolution No. 25-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2025-2026 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code and Finding the Determination to be Exempt from the California Environmental Quality Act."

General Plan Conformance Finding for the Capital Improvement Program FY 2025-2026

Staff Speakers:

Anne Wells, Advance Planning Manager, Teresa Lopes, Public Works Senior Project Manager, and Molly Cunningham, Assistant Planner,. provided a presentation titled, "General Plan Conformance Finding for the Capital Improvement Program Projects FY 2025-2026," dated June 9, 2025 (presentation on file).

Public Speakers:

None

MOTION: Commissioners Maynard/Penniman to Adopt Resolution No. 25-08, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2025-2026 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code and Finding the Determination to be Exempt from the California Environmental Quality Act."

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

D. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced the Planning Commission meeting scheduled for June 28, 2025, has been cancelled due to no pending agenda items, and that the next meeting will likely take place on July 14, 2025. Mr. Imhof also announced that minute sets would be forthcoming on future Planning Commission administrative agendas.

E. PLANNING COMMISSION COMMENTS

None

F. ADJOURNMENT

ADJOURNED AT 7:28 P.M.



**PLANNING COMMISSION
MEETING MINUTES
Monday, August 25, 2025**

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
Deborah S. Lopez, 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

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of October 14, 2024, March 10, 2025, and April 14, 2025.

Review and Approve the Planning Commission Meeting Minutes of October 14, 2024, March 10, 2025, and April 14, 2025.

Approval of the Planning Commission Meeting Minutes of October 14, 2024, March 10, 2025, and April 14, 2025

MOTION: Vice Chair Miller/Commissioner Maynard to Approve the Planning Commission Meeting Minutes of October 14, 2024.

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

MOTION: Commissioner Maynard/Vice Chair Miller to Approve the Planning Commission Meeting Minutes of March 10, 2025.

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

MOTION: Vice Chair Miller/Commissioner Penniman to Approve the Planning Commission Meeting Minutes April 14, 2025.

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

B. PUBLIC HEARING

B.1 Proposed Development Plan Amendment, Conditional Use Permit Amendment, and Addendum to Final Mitigated Negative Declaration for the Goleta Energy Storage Site Located at 6864 Cortona Drive; Case Nos. 24-0008-DP and 24-0003-CUP; APN 073-140-031

It is recommended that the Planning Commission:

1. Adopt Planning Commission Resolution No. 25-_____ entitled "A Resolution of the Planning Commission of the City Of Goleta, California, Making Findings Pursuant to CEQA Guidelines Section 15162, Adopting the Addendum to the Goleta Energy Storage Project Final Mitigated Negative Declaration, and

Approving the Amended Conditional Use Permit and the Amended Development Plan to Add Battery Storage Augmentation Units at the Goleta Energy Storage Site Located at 6864 Cortona Drive; APN: 073-140-031; Case Nos. 24-0008-DP, 24-0003-CUP"

Proposed Development Plan Amendment, Conditional Use Permit Amendment, and Addendum to Final Mitigated Negative Declaration for the Goleta Energy Storage¹

Public Comment Received

No site visit and no ex parte discussions reported by Commissioner Serotkin and Chair Fullerton.

Site visit and ex parte discussions reported by Commissioner Maynard, Vice Chair Miller, Commissioner Penniman who met with the applicant to tour the site on August 14, 2025.

Staff Speakers:

Lisa Prasse, Current Planning Manager

Marisol Guzman, Environmental Science Associates

Savannah Battista, Environmental Science Associates

Selena Whitney, Project Manager

OPENED PUBLIC HEARING AT 6:07 P.M.

Staff provided a presentation titled, "Goleta Energy Storage Augmentation Units Case Nos. 24-0008-DP and 24-0003 CUP", dated August 25, 2025 (presentation on file).

Laurel Fisher Perez with SEPPS Land Use Consulting, and Toby Butterfield with Gridstor, provided comments and answered questions from the Planning Commission about the battery storage augmentation units.

Public Speakers:

Bill Woodbridge spoke in support of the proposed energy storage project, and advocated for the establishment of more sites like this in the City. Craig Lewis, founder executive of Clean Coalition, spoke in support of the proposed project and made recommendations to the Planning Commission. Ben Schwartz with Clean Coalition spoke in support of the project and staff recommendations.

CLOSED PUBLIC HEARING AT 7:14 P.M.

MOTION: Commissioner Maynard/Vice Chair Miller to Adopt Planning Commission Resolution No. 25-09 entitled "A Resolution of the Planning Commission of the City Of Goleta, California, Making Findings Pursuant to CEQA Guidelines Section 15162, Adopting the Addendum to the Goleta Energy Storage Project Final Mitigated Negative Declaration, and Approving the Amended Conditional Use Permit and the Amended Development Plan to Add Battery Storage Augmentation Units at the Goleta Energy Storage Site Located at 6864 Cortona Drive; APN: 073-140-031; Case Nos. 24-0008-DP, 24-0003-CUP, with one modification, that condition 1.C be amended from "30 days" maximum to "60 days" maximum, allowing for a maximum of 60 days of construction during each of the phases.

VOTE: Ayes: Chair Fullerton, Vice Chair Miller, Commissioners Maynard, Penniman, and Serotkin. Noes: None. Absent: None.

C. PLANNING COMMISSION COMMENTS

None

D. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced that Planning Commission meeting scheduled for September 8, 2025, has been cancelled. Mr. Imhof also noted that the September 22, 2025, meeting is pending cancellation due to no agenda items. Mr. Imhof announced that staff will be presenting "Local Coastal Program" draft policy workshops for the Planning Commission's consideration in November 2025 as a meeting alternative due to the Veteran's Day holiday on November 11, 2025.

E. ADJOURNMENT

ADJOURNED AT 7:23 P.M.