



TO: Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

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

SUBJECT: Fairview Gardens Conditional Use Permit Project; 598 N. Fairview Avenue;
APN 069-090-052; Case Nos. 25-0001-CUP; 25-0003-DRB

RECOMMENDATION:

It is recommended that the Planning Commission, after considering the evidence presented during the public hearing, adopt Planning Commission Resolution 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, adopting a Notice of Exemption and approving a Conditional Use Permit for the Center for Urban Agriculture at Fairview Gardens located at 598 N. Fairview Avenue, Goleta, CA 93117; APN 069-090-052; Case Nos. 25-0001-CUP and 25-0003-DRB".

PROPERTY OWNER

Michael Ableman
Center for Urban Agricultural
598 N. Fairview Garden
Goleta, CA 93117

APPLICANT/AGENT

Heidi Jones
Meraki Land Use Consulting
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JURISDICTION

The City is the lead agency for the project under the California Environmental Quality Act (CEQA). The Planning Commission will be the final decision-maker for all the project components, unless appealed pursuant to Goleta Municipal Code (GMC), Title 17, Chapter 17.52.120, Appeals. Action by the Planning Commission may be appealed to the City Council (GMC 17.52.120(A)(4)).

BACKGROUND:

Land Use Designations and Covenant

The site is designated as Agricultural in the General Plan and has corresponding AG-5 zoning. General Plan Policy LU 7.4 outlines what the Agricultural designation allows for as follows:

LU 7.4 Permitted Uses. [GP] The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.

Figure 1 provides the location of the site and Figure 2 shows the current General Plan land use and zoning designations.

Figure 1: Project Location and Vicinity

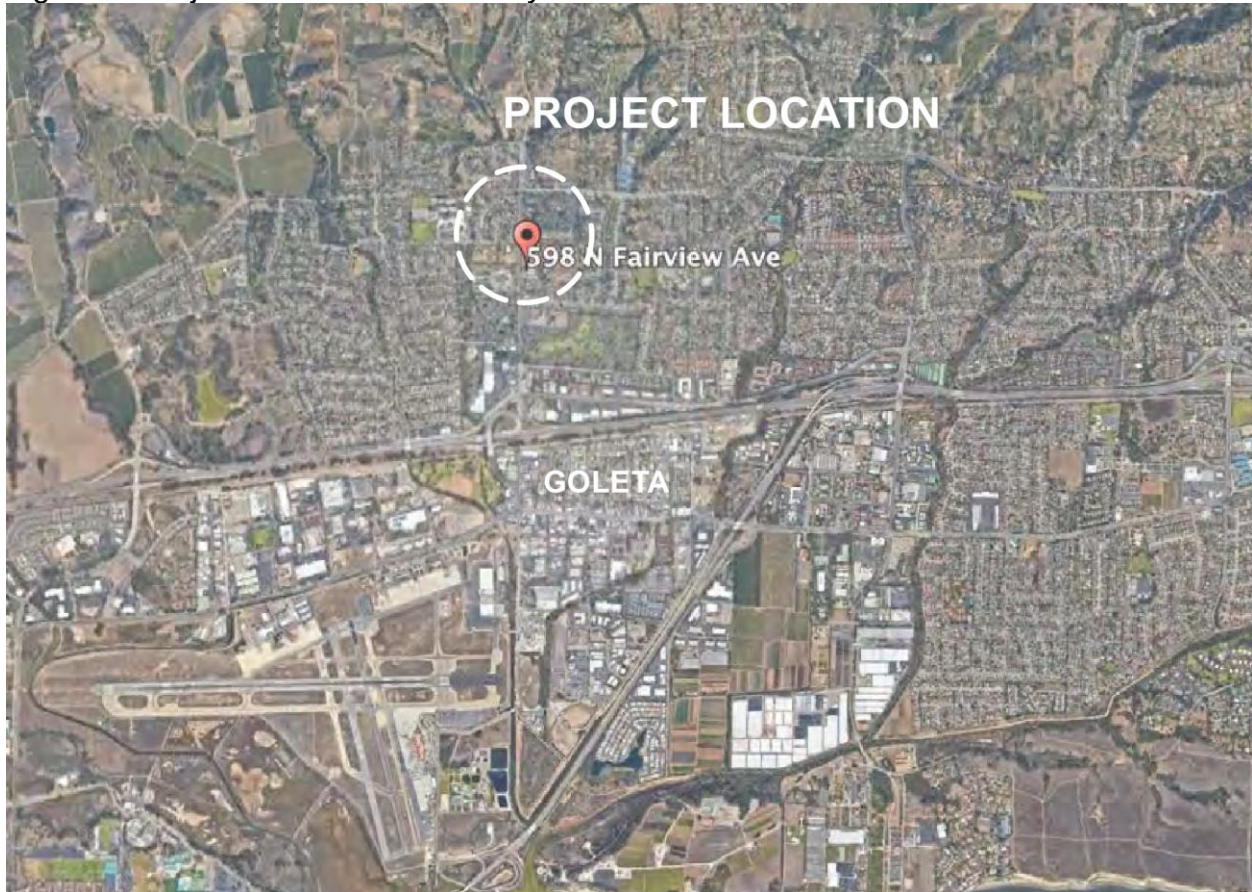
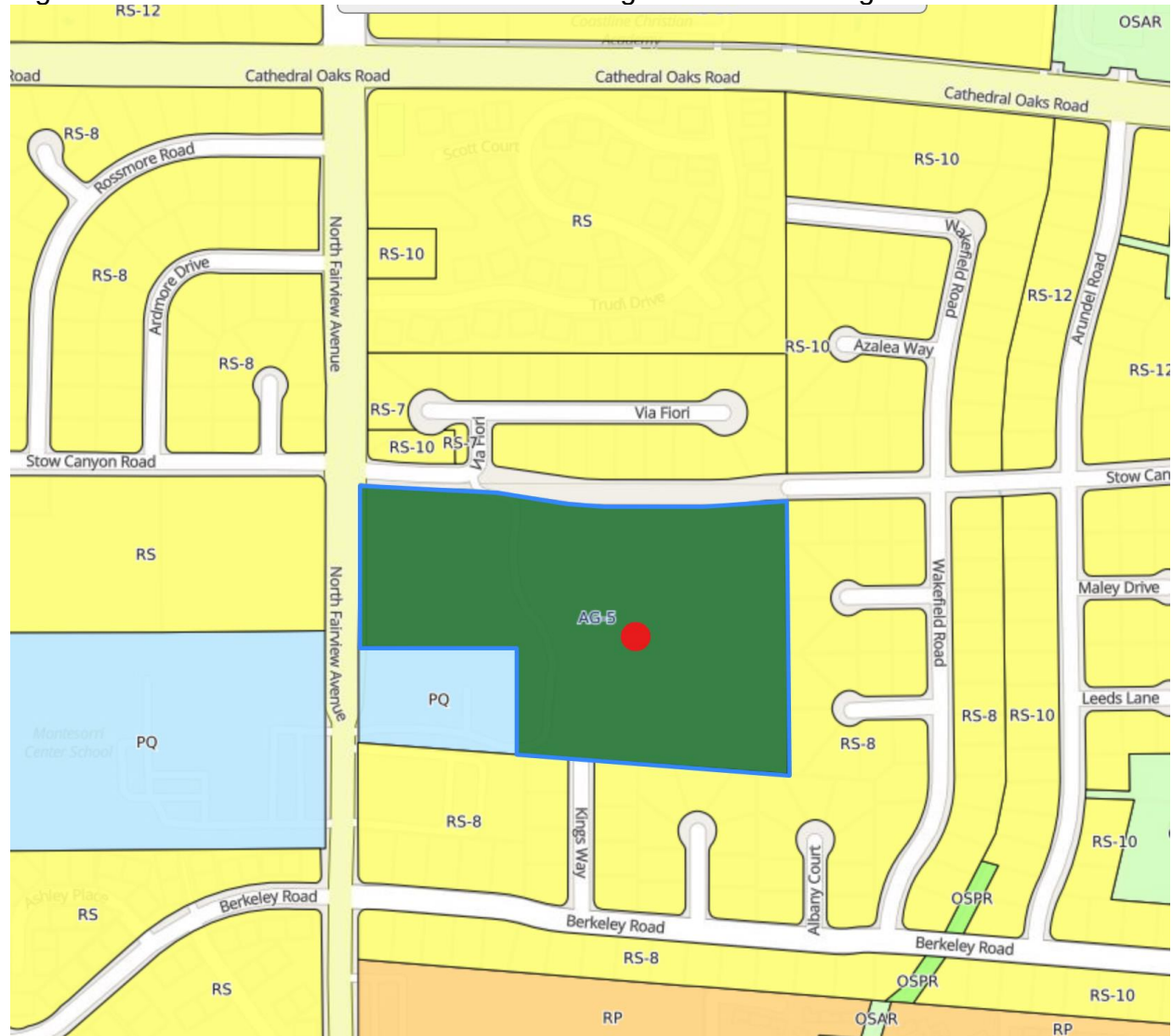


Figure 2: Current General Plan Land Use Designation and Zoning



Land Trust and Past Projects at Fairview Gardens

Since November 20, 1996, the Land Trust for Santa Barbara County (Land Trust) holds a conservation easement over the property. This conservation easement is a private easement between the Land Trust and the owners of Fairview Gardens. The City is not a party to it. Further, the Land Trust has provided a letter to Meraki Consulting indicating that the plans are consistent with the conservation easement, which is on file with the City.

Between 2008 – 2021, there were multiple applications covering special events, farmstand sales, and farmworker housing (both temporary and permanent). The components of those projects that were not implemented have expired, including any entitlement to permanent farmworker housing. The purpose of Case No. 25-0001-CUP is

to create a single, unified CUP, including but not limited to approved uses, areas of development, scope of development, type of development, and operational requirements for special events at Fairview Gardens.

Airport Safety

The project site is not located within any of the Safety Zones of the Santa Barbara Airport Land Use Compatibility Plan (ALUCP) adopted January 2023. Therefore, there are no compatibility limitations imposed on the site.

Historic Preservation Commission

The Historic Preservation Commission's (HPC) review was limited to the historic farmhouse portion of the Project. A description of the adaptive reuse and rehabilitation of the farmhouse is provided in the Project Description section below.

The *Historic Resources Report for 598 North Fairview Avenue, prepared by Post/Hazeltine Associates: October 2024*, (Post/Hazeltine) included as Attachment 2 to this staff report (historic resources report) evaluated the historical significance of Fairview Gardens, including the historic farmhouse and the proposed changes to the farmhouse. The property's other built improvements, landscaping, and hardscape were not determined to be significant historic resources. The Post/Hazeltine report documents the vernacular architectural style and current condition of the farmhouse. Further, the farmhouse has been extensively altered since its construction in the 19th century.

The Post/Hazeltine report also concluded that the proposed rehabilitation of the farmhouse and construction of new facilities would not substantially impair the historic resource's integrity of location, design, materials, workmanship, feeling, or association. The historic resources report recommended that a Historic Preservation Treatment Plan for the farmhouse be prepared to guide its rehabilitation. This recommendation has been included as a condition of approval (Condition No. 62) for consideration by the Planning Commission.

The April 20, 2026 HPC agenda materials can be accessed here:

https://goleta.legistar1.com/goleta/meetings/2026/4/3249_A_Historic_Preservation_Commission_26-04-20_Agenda.pdf

Design Review Board

On June 9, 2026, the Design Review Board (DRB) conducted Preliminary level design review and, after conducting the public hearing, the DRB supported the project with recommended changes as follows:

- Study the location of staff (farmworker) housing location to determine if there are alternative locations;
- Suggested that the design of staff (farmworker) housing be revised to more closely reflect the character of the farmhouse;
- Study the site design in order to feature the farmhouse in the ways it is accessed;
- Study how to reduce the visual impact of the barn from Fairview Avenue; and
- Delineate pedestrian routes both to and within the project site.

With these comments, the DRB recommended that the Planning Commission grant Preliminary Design approval based on the findings provided as Section 4 of Attachment 1.

The June 9, 2026 agenda materials can be accessed here:

https://goleta.legistar1.com/goleta/meetings/2026/6/3265_A_Design_Review_Board_26-06-09_Agenda.pdf

On June 17, 2026, following the DRB meeting, the applicant provided a “slide deck” to respond to the DRB comments, so that it can be discussed with the Planning Commission during the July 13, 2026 hearing. The information within the “slide deck” is included in the applicant’s presentation, which is Attachment 4. In general, the slide deck responds to the following topic areas discussed at the June 9, 2026 DRB meeting:

- Pedestrian circulation
- Compost and small animal areas
- Tree removals
- Location of farmworker housing
- Farm identity, visitor arrival and farmhouse/barn location approach
- Barn massing and architecture
- Site sections for the barn
- Special events information

Permit Process

Agricultural crop cultivation, animal keeping, farmworker housing, single-unit dwellings, and accessory dwelling units are allowed outright in the AG land use and zoning designation. Agricultural support services, farmers’ stands, and special events (more than four per year) are allowable in the AG designation with approval of a Conditional Use Permit (CUP). In accordance with Section 17.59,020(A)(4) of the Goleta Municipal Code, a Development Plan is not required for the Project as the overall square footage of physical improvements meets the criteria to qualify for an exemption from a Development Plan as less than 20,000 sq. ft. is proposed. Therefore, the applicable permit process for the Project is a CUP.

PROJECT DESCRIPTION

The Center for Urban Agriculture at Fairview Gardens (Fairview Gardens) is requesting a CUP to formalize historic activities and operational uses on the 12.23-acre Fairview Gardens farm located at 598 N. Fairview Avenue. The design goal for Fairview Gardens integrates essential improvements to secure the farm’s long-term viability as an innovative community resource for organic agriculture and environmental education. The layout and structure locations are organized in a harmonious relationship with one another and the overall property. To support daily operations, the plan maximizes productive farming acreage, separates distinct uses, and provides well-designed visitor

parking and circulation for various farm and education activities. The current project includes youth and adult educational programs, farm operations, staff housing, public events, and the proposed physical development to support those uses (the Project).

The Project consists of the construction of multiple structures, including a multi-functional service barn, staff housing, a retail farmstand, and restroom facilities. The project also includes rehabilitating the existing historic farmhouse. Each of these components is described below. Please note that the *italicized* text below reflects the refinements that the applicant has made since the June 9th DRB meeting. None of these refinements affect the analysis within the proposed NOE or the Resolution.

Buildings/ Units

- Nine new residential units on site. Eight two-bedroom deed-restricted affordable worker/employee dwellings units varying in size from 855-890 sq. ft. are proposed in the northeastern portion of the site for farmworkers/employees and their families, and one market rate unit is proposed within the existing farmhouse building. No short-term rentals would be allowed in either residential unit type. Residents-only access to the eight two-bedroom dwelling units is proposed off of Stow Canyon Road (east) and will not create any through access. A gate is proposed after the required fire turnaround to prevent through traffic. *Since the DRB meeting, the applicant has shifted the location of these units about 5' further to the south.*
- Renovation and adaptive re-use of the Fairview Gardens historic farmhouse building. The farmhouse would be used as a flexible use café/patron area, teaching/staging kitchen, 1st and 2nd floor office space, and a 2nd floor studio dwelling unit.
- New 2,500 sq. ft. farmstand along Fairview Avenue.
- New multi-functional 6,500-sq. ft. barn for produce packing and processing, etc. Approximately 1,000 sq. ft. of this structure would be used as gathering space for educational programming and events. *Since the DRB meeting, the applicant has proposed to reduce the height of the barn by about 4' and reduce the grade of the pad for the barn by about 1'.*
- New 730-sq. ft. education pavilion (roofed trellis structure).
- New 370-sq. ft. restroom building. Adjacent to the restroom building, the applicant has proposed a sloped festival area of 12,800 square feet, which is located about 200' from the southern property line, 390 feet to the eastern property line, 310 feet to the northern property line, and 440 feet to the western property line.
- Proposed building materials include the following:
 - Roof/Fascia – standing seam metal roof, weathered steel dark brown color for the new buildings. Asphalt shingle for the restored farmhouse.
 - Walls – smooth plaster, galvanized corrugated metal siding, and reclaimed wood siding for the new buildings. Rehabilitated wood siding for the restored farmhouse.
 - Windows/doors – Clear anodized aluminum frames for the new buildings. Heritage wood frames for the restored farmhouse.

Historic Farmhouse

A summary of the farmhouse rehabilitation includes:

- Installation of a new foundation. The foundation would be sheathed in wood boards matching the existing skirting in design and materials.
- Repairing of the farmhouse's exterior walls and roof assembly. Replacement materials, including siding and trim work, will match the originals in material, dimension, profile, and appearance.
- Repairing the farmhouse's existing fenestration, including windows that have been covered over. A three-part window on the east elevation's first floor and a double sash window on the south elevation would be replaced with multi-light French doors to improve accessibility.
- Repairing the west elevation's brick fireplace. The chimney would be dismantled and rebuilt to meet current Code requirements. If feasible, the existing bricks would be reused as a veneer.
- Modifying the south elevation's non-historic porch by installing a raised deck, steps, and new porch posts. The porch draws its inspiration from the house's vernacular-type architecture.
- Raising the porch to be level with the front door. The existing porch postdates the period of significance (c. 1930), and the original porch was very likely level with the entry door.
- Adding a freestanding shade structure supported by wood posts with a retractable fabric canopy on the north side of the farmhouse. The canopy would be retracted except during public events.

The restored historic farmhouse will be a multi-purpose building, with the following program/functions/areas:

- Flexible Use Café - Patron Area: 590-sq. ft. seating area that doubles for use for youth and adult educational programs. While the café will be available to the public, the primary audience for the café is people already on-site attending programs.
- Teaching/Staging Kitchen: 218 sq. ft. of support space for the café and culinary educational program.
- 1st & 2nd Floor Office Space: 688 sq. ft. consisting of a reception area, three (3) offices, and two (2) restroom space.
- 2nd Floor Studio Dwelling Unit: A 337-sq. ft. studio to provide for flexible staff housing needs.

Farm Operations

- Keeping of 100 chickens and 26 goats, and sheep per Section 17.41.060 (Animal Keeping). Small animals, as defined in Section 17.41.060(B)(3) (e.g., bees, chickens, ducks, rabbits, etc.), will be located within a 25-foot by 80-foot fenced enclosure adjacent to the *shared property line with the Library, about 170' east of feet from Fairview Avenue and about 25' north of the northeastern portion of the Library building.*
- *The compost area has been placed adjacent to the farm vehicle parking area north and west of the barn and is about 115' to the south of the western segment of Stow Canyon Road.*

- Farm operations will include 24 (minimum) to 34 (maximum) staff members depending on the season and ongoing farming activities Monday – Saturday.
- Farming operations will include a mixture of flowers/herbs, row crops, and orchards. While no formal landscaping is proposed, there will be a demonstration garden surrounding the farmhouse that will model high density food production growing methods and systems as alternatives to lawns and other traditional home landscaping.

Parking and Circulation

- Provision of 46 vehicular parking spaces scattered throughout the site as follows:
 - Nine (9) parking spaces adjacent to the Farmstand.
 - Eight (8) parking spaces adjacent to the farmworker housing units.
 - Twenty-five (25) parking spaces adjacent to the multi-functional barn.
 - Four (4) parking spaces for farm support vehicles adjacent to the multi-functional barn.
- Provision of twenty-four (24) bicycle parking spaces, including 8 adjacent to the farmworker housing site.
- Provision of one (1) bus/van drop-off space adjacent to the multi-functional barn.
- Use of off-site parking locations for special events and festivals that exceed the on-site parking capacity. The off-site parking areas are proposed at First Church of Christ, Scientist (58 parking spaces), Good Shepherd Lutheran Church (81 parking spaces), and Goleta Union School District (58 parking spaces), and Fairview Gardens has secured Memorandums of Understanding with each of these entities.
- To optimize site circulation, the Project utilizes a combination of a turnaround at the south end of the onsite drive-aisle and shared access with the adjacent First Church of Christ, Scientist (Christian Science) Church. The shared access would connect directly to the Christian Science Church parking lot across the eastern edge of the Goleta Library property via an easement, if granted by the City Council, subject to Condition No. 60 in Exhibit E of Attachment 1. The proposed easement location is adjacent to the pedestrian connection that exists between the Christian Science church parking lot and the Library parking lot, as shown on the Preliminary Grading Plan (page 23 of Exhibit B of Attachment 1). The easement to the Library is not affected. No direct vehicular access to the Goleta Library parking lot is proposed.

Lighting and Landscaping

- As shown on Sheet A1.6, the exterior lighting will consist of forty-six (46) 32-inch-tall pathway lights; three (3) 14-foot-tall pole lights located in the farmstand parking lot, and 45 shielded, building-mounted downlights that are dark sky-compliant.
- A photometric plan has not been provided to date.
- It should be noted that the farm visitor parking area near the proposed multi-functional barn does not include pole lights and only proposes the use of 32-inch-tall pathway lights for illumination. There has not been any information provided regarding lighting for special events proposed to occur after sunset.
- One (1) Coast live oak (*Quercus agrifolia*) will be removed as part of the project, and one (1) will be encroached upon by over 20% of its critical root zone. The

project proposes four (4) 36" box nursery-grown Coast live oaks to replace the two affected trees. The farm's primary identity remains an active landscape of crops and orchards. The site design prioritizes the preservation of specimen trees.

- A formal landscaping plan has not been provided to date. However, it should be noted that Condition Nos. 63 and 65 (a)(c) require landscape screening along the entirety of the northern property line to screen the Project from the residences to the north. The landscaping type/materials, quantity, and location will be reviewed and approved by the DRB at a future meeting for Final Design Approval.
- Site grading is minimized to ensure the finished topography suits both the natural terrain and ongoing agricultural activities.

Events

- Three types/levels of programs and events are proposed to occur on site. All programs and events are to be community events open to the public for community benefit. These programs and events will be ancillary uses to support the organization's educational mission, the conservation easement, and help ensure the farm's success, which supports the preservation of agriculture in the region. The programs and events and associated areas where these uses will occur will not be available for private or corporate rental and there are no weddings proposed. *The anticipated attendance is a "rolling" estimate.*
 - **Programs/Workshops - Children:** These include field trips, spring break and summer camp programs, and after school programs. The time period for these programs is between 9 am – 5:30 pm all year long. Attendance at these programs is estimated to range from 25 – 100 people. Some of the programs would occur between 3-5 per week and others would be once a year (spring break camp).
 - **Programs/Workshops – Adults:** These programs include a culinary workshop and farming and gardening workshops. The time period for these is 9 am – 9 pm, would involve a maximum of 100 people, and would occur 20 times per month.
 - **Events:** These include fundraising events, farm-to-table meals, seasonal events, open house, lectures, etc. These events are sited internal to the farm, away from residential neighbors, and are not available as a rental operation or for corporate events. The estimated attendance is between 250-750 attendees and between 4-8 such events could occur per year, excluding the farm-to-table meals. The farm-to-table meals are planned to occur 2 times per month. These events would occur in the evenings during the week and during the day on weekends. The use of amplified and unamplified music, and the spoken word *may be used for some* events with sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers, such as walls or hay bales. *The speakers for events will be oriented towards Fairview Avenue. Further, not all events will have amplified sound such as lectures, fundraisers, open houses, and farm field days.*
 - **Festivals:** Five (5) festivals are planned with an estimated rolling attendance of between 800-1500 visitors in total, spread out over the festival day. These events would occur on Saturdays between 10 am – 9

pm and Sundays between 1 pm – 9 pm. The use of amplified and unamplified music, and the spoken word is proposed for these events, with sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers, such as walls or hay bales. As shared above, the location of larger events such as festivals is in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

DISCUSSION

Agricultural operations have existed on the site since the late 1800s. The site has been a continuously operated farm for one hundred and twenty-five years. Fairview Gardens was one of the earliest models of organic agriculture in the country, growing a diverse range of fruits, vegetables, and pulses (dry edible seeds of legumes), and providing public programs, tours, and educational events for nearly fifty years. The Project will support the continued use of the site for agricultural and educational purposes. As referenced above, there are numerous components associated with the Project. The purpose of the application is to consolidate all the farm's uses into a single, unified CUP that describes all approved uses, areas of development, scope of development, type of development, and operational requirements for special events.

The proposed new building construction will occur based on the following philosophy:

- **Multi-Functional Barn:** Centrally located to optimize farm operations and produce storage while accommodating community education and event opportunities without imposing on neighbors.
- **Historic Farmhouse:** Rehabilitated as a vital educational and administrative hub directly adjacent to the teaching gardens.
- **Retail Farmstand/Market:** Located near the existing farmstand/market footprint, providing a convenient, active face to the Goleta community off Fairview Avenue.
- **Staff Housing:** Provides eight two-bedroom farmworker units in a modular, single-story configuration. The site design places this quiet residential use away from public-facing farm areas. Porches and active spaces face inward behind landscape buffers, maintaining a substantial distance from neighbors (100'+) to maximize privacy, while factory-built construction minimizes site disturbance.

The educational programs and events proposed by the Project are intended to promote organic and sustainable agriculture through community interaction and education and directly support the farming uses, ensuring the long-term viability of the farm.

The following section discusses the merits of each aspect of the Project.

Utilities and Access

The Goleta Water District, Goleta Sanitary District, and Santa Barbara County Fire Department have all reviewed the project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Fairview Avenue and both segments of Stow Canyon Road, and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this project as documented in the Traffic, Parking and VMT Study prepared by Associated Transportation Engineers, dated December 20, 2024.

General Plan and Zoning Consistency

As demonstrated in the Zoning Consistency Analysis, which is attached to the Resolution (Exhibit D), the project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active Code compliance cases on the project site.

The proposed project is consistent with the purpose and intent of the Agricultural designation in the General Plan. A review of the policies in the General Plan indicates that the project as proposed is consistent with the intent and development standards contained in the General Plan.

Exhibit C to Attachment 1 contains the project General Plan Consistency Analysis. Exhibit D to Attachment 1 contains the project Zoning Consistency Analysis.

Transportation

The Project would not result in any significant impacts related to traffic based on a Phase I Traffic, Parking and Vehicle Miles Traveled (VMT) Study prepared by Associated Transportation Engineers, dated December 20, 2024, which evaluated Project-generated traffic, roadway operations, intersection operations, parking demand, and VMT impacts associated with the proposed Project. The VMT study is incorporated by reference and is on file with the City.

Consistent with the recommendations in the OPR Technical Advisory, Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Together, the retail component of the Project is less than the 10,000 sq. ft. screening criteria adopted by the City, the farm operations are located in an area where the VMT impacts are presumed to be less than significant, based on the City's screening map for work-based projects, and the residential component would generate 22 ADT, which is less than the small project screening criteria of 110 trips per day. Overall, the Project would therefore have a less-than-significant VMT impact.

Any event-related traffic concerns are mitigated by events being limited to weekends or after weekday peak hours to avoid traffic impacts with incentives for carpooling, cycling, and public transit. Accordingly, the Project would not result in significant traffic impacts.

The intersection operations policies and standards outlined in the City's Transportation Element of the General Plan were used to evaluate the project's consistency with the

City's General Plan (Policies TE 4.1-4.3). As outlined in the Transportation Element, these policies state that the traffic standard is to maintain level of service (LOS) C or better on major arterials, minor arterials, collector roadways, and at intersections. Existing (LOS) for the study area intersections on weekdays was obtained from recent traffic and circulation studies completed in the area. The analysis determined that the project would not result in the intersection LOS degrading below LOS C. The project would therefore be consistent with the City's intersection standards.

Parking

The Project includes operational measures for larger events, including parking attendants, directional signage, sequenced parking operations, shuttle circulation, and pedestrian management measures intended to maintain safe and efficient circulation. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 9.3 and TE 9.5, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns. Pedestrian connectivity between offsite lots and the farm is protected through routing to the Berkeley Road/Fairview Avenue crosswalk, reinforced by "Use Crosswalk" signage and attendant guidance. For larger events of up to 1,500-guests, a CHP officer is stationed at Stow Canyon Road/Fairview Avenue intersection to guide pedestrians safely. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 10.5, TE 11.4, and TE 12.1, the Project includes measures intended to improve pedestrian and bicycle access and maintain safe and functional circulation during farm operations and events. The Project includes 24 onsite bicycle parking spaces, one bus/van drop-off space, and promotes alternative transportation opportunities associated with farm operations and community events. Event operations include directional signage, traffic control measures, pedestrian routing, and coordinated parking operations intended to maintain safe access and minimize conflicts between vehicles and pedestrians.

Noise

Consistent with Noise Element Policies NE 1.4 and NE 1.5, approval of the Project would not result in significant noise impacts. An acoustical analysis report prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum, dated December 18, 2024, prepared for the Project evaluated the proposed events and operational activities and confirmed that Project noise levels would not exceed 65 dBA Ldn/CNEL exterior

noise limits in the City's Noise Element and would comply with applicable City noise standards.

Existing ambient sound levels measured in the surrounding area ranged from 46 to 67 dBA. Ambient sound was measured utilizing the Community Noise Equivalent Level (CNEL). CNEL is a weighted energy-average noise level metric taken over a 24-hour period with a 5 dBA penalty applied to noise levels between 7 P.M. and 10 P.M. and a 10 dBA penalty applied to noise levels between 10 P.M. and 7 A.M.

Sound levels for the proposed programs and events range from 26 to 43 dBA with sound attenuation measures in place.

The following operational measures for programs and events will be implemented based on the acoustical analysis in order to achieve noise levels of 60 dBA at the property lines:

- Event noise sources would not be placed within a 20-foot setback at any property line.
- Sound sources measuring 95 dBA at 10 feet are not permitted or proposed. However, amplified sound sources at up to 85 dBA at 10 feet would be permitted with the utilization of sound attenuation measures, including setbacks, speaker orientation, and physical barriers such as permanent/temporary walls or hay bales 6 feet high or at least as high at the top of the loudspeakers. Barriers will extend laterally beyond the sides of the sound source and as close as possible behind the sound source. Sound attenuation measures will be located between the nearest sensitive receptors and the sound source, and as close to the sound source as possible.
- Fairview Gardens will utilize commercially available self-management tools to measure and control sound levels during events. All sound measurement devices will be calibrated in order to ensure that the device/meter is reporting accurate sound levels. Project conditions of approval have been included that require this type of monitoring and adjustments as needed.
- Children's programs/workshops shall occur between the hours of 9 A.M. and 5:30 P.M., 3-5 times a week and during school breaks.
- Adult programs/workshops shall occur between the hours of 9 A.M. and 9 P.M. up to 20 times per month.
- Events with up to 750 attendees, including those with amplified music and/or voice, would occur in the evenings during the week, ending no later than 9 P.M., and during daytime hours on the weekends, ending no later than 7 P.M. up to 8 times per year, except farm-to-table events that would occur 2 times per month. Sound attenuation measures include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales.

- Festival events, including those with amplified music and/or voice, shall only occur between the hours of 10 A.M and 9 P.M. on Saturdays, and between the hours of 1 P.M. and 9 P.M. on Sundays. Sound attenuation measures include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales. The location of Festivals would be in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

The acoustical analysis also concluded that event scheduling limits and buffer areas may be utilized to ensure compatibility with surrounding residential uses and avoid substantial noise impacts to nearby properties. Based on the report, the special events management, and the conditions of approval, the Project can be found consistent with the noise policies.

Events

The educational programs and special events proposed by the Project are intended to promote organic and sustainable agriculture through community interaction and education and directly support the farming uses and expand the farm's role in agricultural preservation and education. The proposed Project protects and promotes the farm's agricultural, natural, open space, and ecological value, and provides additional community involvement through the additional infrastructure for education and events. The Project includes operational measures for larger events including parking attendants, directional signage, sequenced parking operations, shuttle circulation, pedestrian management measures, restricted hours of operation, and sound attenuation measures intended to maintain safe and efficient programs and events with reduced potential for nuisances to the surrounding neighborhoods. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025, and acoustical analysis by 45dB Acoustics, dated August 19, 2021, and subsequent addendum, dated December 18, 2024)

Housing

Consistent with Housing Element Policy HE 2.2, Linkage of Housing and Jobs, the proposed Project includes eight affordable farmworker housing units restricted to workers employed on site and their families. No short-term rentals would be allowed onsite. This component directly satisfies the intent of HE 2.2 by providing actual affordable housing for the agricultural workforce rather than paying an in-lieu fee.

Preliminary Design Approval

The purpose of design review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. The building designs employ a cohesive mix of materials, colors, and balanced compositions on all sides of every structure. All outdoor mechanical and electrical equipment is integrated into the

design and screened from public view. On June 9, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval with several design conditions/items to be considered as described in the Background section above and outlined in Condition No. 65.

Questions for Planning Commission Consideration

As Planning Commission deliberates the merits and scope of the Project, staff suggests consideration of the following questions:

1. As noted above, a preliminary landscape plan is not part of Exhibit B. Should the applicant provide a preliminary landscape plan before Planning Commission grants Preliminary Design Review in order to make findings G and H of Section 4 of the proposed Resolution or can the findings be made without the landscaping plan and therefore this item be deferred until the DRB Final Review as outlined in Condition No. 65?
2. As noted above, the lighting plan in the center of the farm is limited to bollard lights and building-mounted lights and no photometric plan has been provided. Should be applicant provide the photometric plan before the Planning Commission grants Preliminary Design Approval in order to make Finding I of Section 4 in the proposed Resolution or can the findings be made without the photometric plan and therefore this item be deferred until the DRB Final Review as outlined in Condition No. 65? Please note that Condition No. 51 limits all site lighting including for events to only those approved by the CUP.
3. Is the siting of the farmworker housing complex appropriate?
4. Are the number, size and timing of programs and events appropriate for the site or should there be a reduction in the number and size of events and/or the hours scaled back for the outdoor events?
5. Should the applicant submit a formal revised Project Description with the accompanying plans consisting of more than just the slide deck of information that was provided to staff on June 17, 2026 for Planning Commission consideration?

Conclusion

Staff finds that all the components of the Project, as conditioned, meet the applicable General Plan and zoning standards and criteria, such that the approval findings of the CUP can be made, for the reasons outlined above and stated in the attached Resolution (Attachments 1). The findings of fact to support approval are outlined therein.

Lastly, conditions of approval have been included in Exhibit E regarding noise (Condition Numbers 55-56), event operations/lighting (Condition Numbers 50-52), event parking/easement (Condition Numbers 44 and 60), animal keeping (Condition Number

53), visual landscape barrier (Condition Number 63) and agricultural employee housing (49 and 61).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

The Notice of Exemption for the project and all supporting technical analysis can be found in the CEQA Review section of the City of Goleta's website using the following link:

<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review>

Moreover, none of the State CEQA Guidelines Section 15300.2's exceptions to the Class 32 exemption apply to the project.

Consistent with the requirements of the Class 32 requirements above and pursuant to CEQA Guidelines §15300.2, *Exceptions to the Exemption*, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines §15332.

PUBLIC NOTICE

On July 2, 2026, the Planning Commission hearing notice was published in the Santa Barbara Independent and mailed to property owners and tenants within 500 feet of the site. The project site was posted with signage on April 3, 2026, for the April 20, 2026 HPC meeting, updated on May 25, 2026, for the June 9, 2026 DRB meeting, and updated by June 26, 2026, for the July 13, 2026 Planning Commission meeting.

Prior to April 3, 2026, the applicant installed story poles on the site for the proposed barn structure, which is the only new building on the property proposed to exceed 20' in height, thus requiring story poles pursuant to noticing requirements. Shortly thereafter, Southern California Edison (SCE) directed Fairview Gardens to immediately remove the story poles as the location was directly under power lines and the story poles and guidewires posed an imminent safety hazard. After taking pictures, which were presented to the DRB,

Fairview Gardens complied with the directive from SCE. Therefore, the applicant has substantially complied with the applicable noticing requirement regarding the story poles.

OPTIONS

If the Planning Commission takes other than the recommended actions, possible options include:

1. Continue for additional information or revision to the Project or conditions of approval, particularly responding to some or all of the questions outlined in the report; or
2. Direct staff to prepare revised findings and continue the item to a date certain for action consistent with PC direction.

LEGAL REVIEW BY: Winnie Cai, Assistant City Attorney

APPROVED BY: Peter, Imhof, PER Director

ATTACHMENTS:

1. Resolution of the Planning Commission of the City of Goleta, California Adopting a Notice of Exemption and Approving Center For Urban Agriculture at Fairview Gardens Conditional Use Permit located at 598 N. Fairview Avenue, Goleta Ca 93117; APN 069-090-052; Case Nos. 25-0001-CUP and 25-0003-DRB.
 - Exhibit A – Notice of Exemption
 - Exhibit B – Plans
 - Exhibit C – General Plan Consistency Analysis
 - Exhibit D – Zoning Consistency Analysis
 - Exhibit E – Conditions of Approval
2. Post/Hazeltine Report
3. Staff Presentation
4. Applicant's Presentation

Attachment 1

Planning Commission Resolution

RESOLUTION 26 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA ADOPTING A NOTICE OF EXEMPTION AND APPROVING A CONDITIONAL USE PERMIT FOR THE CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS LOCATED AT 598 N. FAIRVIEW AVENUE, GOLETA, CA 93117; APN 069-090-052; CASE NOS. 25-0001-CUP AND 25-0003-DRB

WHEREAS, the property is located at 598 N. Fairview Avenue in the Inland area of the City of Goleta and has an Agricultural (AG) General Plan/Coastal Land Use Plan Land Use and AG -5 Zoning designation; and

WHEREAS, the Property was in private ownership until 1997. Ownership of the property transferred to The Center for Urban Agriculture at Fairview Gardens (Fairview Gardens), a non-profit organization in 1997; and

WHEREAS, the property is owned by Center for Urban Agriculture at Fairview Gardens (Fairview Gardens); and

WHEREAS, on January 16, 2025, Heidi Jones of Meraki Consulting on behalf of Fairview Gardens applied for Conditional Use Permit Case No. 25-0001-CUP at Fairview Gardens, which was deemed complete on July 30, 2025 (Project); and

WHEREAS, between 2008 – 2021, there were multiple applications covering special events, farmstand sales, and farm labor camp; and

WHEREAS the purpose of Case No. 25-0001-CUP is to create a single unified CUP including but not limited to approved uses, areas of development, scope of development, type of development, and hours for special events at Fairview Gardens; and

WHEREAS, as of November 20, 1996, the Land Trust for Santa Barbara County (Land Trust) holds a conservation easement over the property. On December 10, 2024, the Land Trust provided a letter to Meraki Consulting indicating that the plans are consistent with the conservation easement, a copy of which is on file with the City; and

WHEREAS, it has been determined that the Project meets the criteria for use of a Categorical Exemption, specifically Section 15332 of CEQA Guidelines, and a Notice of Exemption is recommended for adoption. The NOE has been

available for public review since June 3, 2026, when the Design Review Board Agenda was posted; and

WHEREAS, on April 20, 2026, the Historic Preservation Commission reviewed the proposed renovation and adaptive reuse plans for the Farmhouse building located on the property and recommended approval of the changes; and

WHEREAS, on June 9, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval with several design conditions/items to be considered as outlined in Condition No. 65; and

WHEREAS, on July 13, 2026, the Planning Commission held a duly noticed public hearing on the merits of the Project including the environmental determination, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, including staff reports, Notice of Exemption and oral and written testimony from interested persons;

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The Planning Commission finds as follows:

- A. The property consists of total 12.23 gross acres with a development area of 3.41 acres. Exhibit C to this Resolution contains the Project General Plan Consistency Analysis.
- B. The property was in private ownership until 1997. Ownership of the property transferred to The Center for Urban Agriculture at Fairview Gardens (Fairview Gardens), a non-profit organization in 1997.
- C. The property has a General Plan designation of Agriculture and is zoned Agricultural 5 acre minimum (AG-5). Agricultural crop cultivation, animal keeping, farmworker housing, single-unit dwellings, and accessory dwelling units are allowable in the AG designation. Agricultural support services, farmers' stands, and special events (more than four per year) are allowable in the AG designation with approval of a Conditional Use Permit.

- D. The property is developed with approximately 7,666 sq. ft. of structures, including the historic farmhouse, farmstand, sheds, animal shelters, six (6) yurts (intended as temporary farm worker housing), and miscellaneous agricultural related support components (composter, pergolas, etc.). Approximately 5,649 sq. ft. of these existing structures will be removed and replaced.
- E. The Project proposes a total of 18,070 sq. ft. of new development and includes a new service barn, nine farm employee housing units (1 within the existing farmhouse, and 8 new units), a rebuilt farmstand, structural improvements and small addition to the historic farmhouse, a restroom structure, an educational pavilion, support structures and outdoor gathering spaces. The net new building area is 12,421 sq. ft. Additionally, animal keeping would occur along with various special events ranging from field trips for school-aged children, farm-to-table meals, and festivals throughout the year as outlined in Exhibit E to this Resolution.
- F. As part of the CUP request, Fairview Gardens has requested an easement across the eastern portion of the City's Library property to access the First Church of Christ, Scientist parking lot. Consideration by the City Council is outlined in Condition No. 60.
- G. For events under 195 attendees, parking would be accommodated on Fairview Gardens and at the adjacent First Church of Christ, Scientist (Christian Scientist) parking lot. Fairview Gardens has an agreement with the Christian Scientist church for such use.
- H. For larger events that could generate over 195 attendees, Fairview Gardens has agreements with Goleta Union School District, Goleta Valley Junior High School, Good Shepherd Lutheran Church, and Restoration Church to use these nearby off-site parking locations for special events.
- I. In accordance with Section 17.59,020(A)(4) of the Goleta Municipal Code, a Development Plan is not required as the overall square footage of physical improvements meets the criteria to qualify for an exemption from a Development Plan, as less than 20,000 sq. ft. is proposed.
- J. The irregularly shaped property has an undulating slope with a north-south ridge where the existing historic farmhouse is located.
- K. The property has adequate ingress and egress from Fairview Avenue, and Stow Canyon, that meets Fire Department requirements.

- L. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings

- A. The City has determined that the Project is exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14 California Code of Regulations. Specifically, the Project is exempt based on §15332 (*Infill Development Projects*). The Project is exempt primarily due to its consistency with the existing General Plan land use designation and zoning, applicable to the property and its location is surrounded by substantially developed sites on all sides. The existing parcel will be served by all required utilities, public services, and roadways. The new development conforms to the policies of the City of Goleta General Plan and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The Project site has no potential value as a habitat area for endangered, rare, or threatened species, given the site has been previously graded and used for agricultural activities for over 100 years within the urban context.

Although the Fairview Gardens parcel is approximately 12.23 acres in size, the proposed development footprint associated with the Project is limited to approximately 3.41 acres consisting of previously disturbed operational areas. The Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural uses. Consistent with *Protect Tustin Ranch v. City of Tustin* (2021) 70 Cal. App. 5th 951, the relevant consideration under CEQA Guidelines section 15332 is the footprint of the development project rather than the gross parcel size. Therefore, the Fairview Gardens Project site is less than five acres and satisfies the second requirement of section 15332. Further, none of the exceptions to the exemptions are applicable to the Project or site. The specific analysis relating to why the Project is categorically exempt from CEQA is outlined in the Notice of Exemption provided as Exhibit A to this Resolution.

- B. The Notice of Exemption has been available for public review since June 3, 2026, when the June 9, 2026 Design Review Board agenda was published. The Planning Commission reviewed the record of the proceedings and considered all information presented at or before all public hearings in accordance with CEQA Guidelines §15034.

- C. Pursuant to CEQA Guidelines §15034, the Categorical Exemption reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Exemption prepared for the Project. The Exemption is an accurate and complete statement of the potential environmental impacts of the Project. The Exemption was prepared under the direction of the City of Goleta Planning and Environmental Review Department and reflects its independent judgment and analysis of the environmental impacts.
-

SECTION 3. Common Findings

The Planning Commission makes the following findings pursuant to Section 17.52.070 of the Goleta Municipal Code regarding the Common Findings:

- A. There are adequate infrastructure and public services available to serve the proposed development including water and sewer service, existing or planned transportation facilities, fire and pole protection, schools, parks, and legal access to the lot.*

There are adequate public services to serve the property. The Goleta Water District, Goleta Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Fairview Avenue and both segments of Stow Canyon Road and the adjacent roadways have sufficient capacity to accommodate the anticipated typical amount of traffic to be generated by this Project as documented in the Traffic, Parking and VMT Study prepared by Associated Transportation Engineers, dated December 20, 2024 and November 21, 2025.

- B. The proposed project conforms to the applicable regulations of this Title and zoning violation enforcement on the subject premise has been resolved as permitted by law.*

As demonstrated in the Zoning Consistency Analysis, which is attached to this Resolution as Exhibit D, the Project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active Code compliance cases on the Project site.

- C. The proposed development is located on a legally created lot.*

The parcel is a legal lot and is described as follows:

A portion of Lots 1, 2 and 3 in the County of Santa Barbara, State of California, as shown on the "Plat of the Partition of the B.A. Hicks Estate of Goleta, Santa Barbara County, California, dated September 20, 1898, Geo. S. Collins, Surveyor," filed in the Office of the County Recorder of the County of Santa Barbara, October 5, 1898 in [Book 1, Page 75](#) of Maps and Surveys, and described by metes and bounds as follows:

Beginning at the Southeast corner of the tract of land described in the deed from Ephraim Britton to Beverly A. Hicks, dated January 17, 1874, and recorded in [Book "L", Page 638](#) of Deeds, records of said County, and running thence North 0 degrees, 30 minutes West, along the East line of said tract, 10.07 chains;

thence North 89 degrees and 30 minutes West 15.26 chains to the West line of said tract;

thence South 0 degrees and 30 minutes West, along said West line 8.96 chains to the Southwest corner of said tract;

thence South 85 degrees and 45 minutes East 15.25 chains to the point of beginning.

EXCEPTING THEREFROM those portions thereof described in deed to the County of Santa Barbara recorded June 4, 1969 as Instrument No. 15429 in [Book 2273, Page 640 of Official Records](#).

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

The City has determined that the Project is exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14 California Code of Regulations. Specifically, the Project is exempt based on §15332 (*Infill Development Projects*). The Project is exempt primarily due to its consistency with the existing General Plan land use designation and zoning, applicable to the property and its location is surrounded by substantially developed sites on all sides. The existing parcel will be served by all required utilities, public services, and roadways. The new development conforms to the policies of the City of Goleta General Plan and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The Project site has no potential value as a habitat area for endangered, rare, or threatened species, given the site has been previously graded and used for agricultural activities for over 100 years within the urban context.

Although the Fairview Gardens parcel is approximately 12.23 acres in size, the proposed development footprint associated with the Project is limited to approximately 3.41 acres consisting of previously disturbed operational areas. The Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural uses. Consistent with *Protect Tustin Ranch v. City of Tustin* (2021) 70 Cal. App. 5th 951, the relevant consideration under CEQA Guidelines section 15332 is the footprint of the development project rather than the gross parcel size. Therefore, the Fairview Gardens Project site is less than five acres and satisfies the second requirement of section 15332. Further, none of the

exceptions to the exemptions are applicable to the Project or site. The specific analysis relating to why the Project is categorically exempt from CEQA is outlined in the Notice of Exemption provided as Exhibit A to this Resolution.

SECTION 4. Design Review Findings

The Planning Commission makes the following findings pursuant to Section 17.58.080 of the Goleta Municipal Code to grant Preliminary Design Approval as recommended by the Design Review Board:

- A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The proposed site improvements for Fairview Gardens will not affect the size, bulk and scale of the neighborhood. Structure sizes and locations are appropriate for the site and surrounding neighborhood given the size of the site (12.23 acres) and the placement of the proposed improvements as outlined in the Zoning Consistency table provided as in Exhibit D to this Resolution. The housing units are less than 900 sq. ft. in area which is much smaller than the nearby residential units and the resulting lot coverage based on the project will be approximately four (4) percent. The project is consistent with all applicable development regulations for the Agriculture zone district, including structure height, and setbacks.

All structures are below the required 35-foot structure height for the AG zone district development regulations and all structures exceed the required 20-foot setbacks (10 feet for parking spaces). The tallest building proposed is the multi-functional barn at 30 feet tall, which is setback over 270 feet from Fairview Avenue and over 180 feet from Stow Canyon Road. The proposed individual farmworker housing units are a maximum of 13 feet tall, which are setback over 35 feet from the northern property line and over 175 feet from the eastern property line. The proposed farmstand is 17 feet tall and setback 24 feet from Fairview Avenue and 20 feet from Stow Canyon Road. Finally, the existing farmhouse will remain in place, rehabilitated and restored for adaptive reuse preserving it as an integral part of farm operations. For all the reasons outlined above, the project is consistent with this finding.

- B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The building footprints have been appropriately sized for a 12.23-acre lot to allow for generous open areas, while maximizing space for agricultural purposes. The layout and structure locations are organized in a harmonious relationship with one another and the overall property. To support daily operations, the plan maximizes productive farming acreage, separates distinct uses, and provides well-designed visitor parking and circulation for various farm and education activities.

The multi-functional barn is centrally located to optimize farm operations and produce storage while accommodating community education and event opportunities. The multi-functional barn is adjacent to the farmhouse, which will be rehabilitated for adaptive reuse as an educational and administrative hub. The farmstand will be located near the footprint of the existing farmstand with easy access to Fairview Avenue. The farmworker housing is located away from the public-facing farm areas. Porches and active spaces face inward behind landscape buffers, maintaining a substantial distance from neighbors to maximize privacy, while factory-built construction minimizes site disturbance. Therefore, the project is consistent with this finding.

- C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The design of the proposed buildings draws inspiration from the agricultural heritage of the Goleta Valley and this site particularly, which has been an agricultural site since the late 1800s. The scale is not out of proportion to what might have been found on this site in the past, including the existing farmhouse, and is not out of proportion to the surrounding ranch style homes and public uses. The tallest building, the 30-foot-tall multi-functional barn, is centrally located on the site with large setbacks on all sides. For comparison, the adjacent library is of similar height at approximately 28 feet tall. While the adjacent ranch style homes are typically approximately 15 feet to 20 feet tall, the generous setbacks proposed offset the additional height for the multi-functional barn. All the other proposed structures (farmworker housing, farmstand, etc.) are similar in height to the surrounding neighborhood. Therefore, the project is consistent with this finding.

- D. There is harmony of material, color, and composition on all sides of structures.*

The proposed project will use high quality design and materials that are complimentary to the agrarian architecture of Fairview Gardens, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley and this site. The choice of materials and color selection grounds the proposed buildings within their agrarian context. Building designs employ a cohesive mix of materials, colors, and balanced compositions on all sides of every structure. Therefore, the project is consistent with this finding.

- E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

All outdoor mechanical and electrical equipment associated with the project is screened from public view and well-integrated into the architecture of the buildings. Therefore, the project is consistent with this finding.

- F. The site grading is minimized, and the finished topography will be appropriate for the site.*

Site grading is minimized to ensure the finished topography suits both the natural terrain and ongoing agricultural activities. Earthwork quantities will be balanced onsite with approximately 2,700 cubic yards of cut and 2,700 cubic yards of fill needed for grading. Therefore, the project is consistent with this finding.

- G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

The farm's primary identity is and will remain as an active urban farm of crops and orchards. The site design prioritizes the preservation of specimen trees. Farming operations will include a mixture of flowers/herbs, row crops, and orchards, consistent with farming operations of the past. While no formal landscaping is proposed, there will be a demonstration garden surrounding the farmhouse that will model high density food production growing methods and systems as alternatives to lawns and other traditional home landscaping. The project proposes four (4) new 36" box nursery grown Coast Live Oaks to replace two Coast Live Oaks that will be affected by the construction of the project. Therefore, the project is consistent with this finding.

- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

The four (4) new Coast Live Oaks proposed along the northern property line will improve the visual aesthetic of the existing site, especially as viewed from the north. Only one (1) tree is proposed for removal, and one (1) will be encroached upon by over 20% of its critical root zone. The remaining specimen trees on site will be preserved. The preservation of existing specimen trees on the site will continue to complement the agricultural setting of the site. Therefore, the project is consistent with this finding.

- I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

Exterior lighting will consist of minimal low pathway lighting and shielded building-mounted downlights that are dark-sky compliant. The lighting is appropriate in size and restrained in location. Therefore, the project is consistent with this finding.

- J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off-site.*

The closest existing residential development to the new proposed buildings is approximately 40 feet away to the north. A typical residential setback is usually no more than 25 feet at the most (rear yard setback). As such, the privacy of the neighbors will not be affected with the addition of the new buildings. No public viewsheds will be impaired by the proposed project given the placement of the new buildings, the tallest of which (30 feet tall) will be setback approximately 270 feet from Fairview Avenue and approximately 180 feet from Stow Canyon Road and will be in keeping with the height limitation of the Zoning Code. The rest of the proposed buildings will be at most 17 feet tall. The project has been purposefully sited to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed setbacks are large enough that neighboring solar access will not be affected. Therefore, the project is consistent with this finding.

- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).*

The project is not subject to any additional design standards adopted by the City Council, except for the rehabilitation of the existing farmhouse, which must be consistent with the City of Goleta Historic Preservation Ordinance, and the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The restoration and reuse of the farmhouse would not impair the designated historic resource as described in the Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024, and incorporated by reference. The proposed work to the farmhouse would adaptively reuse the building and extend the functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance as stated in Section 6 of this Resolution. Therefore, the project is consistent with this finding.

SECTION 5. Conditional Use Permit Findings

The Planning Commission makes the following findings pursuant to Section 17.57.050 of the Goleta Municipal Code for the Conditional Use Permit: .

A. The use as proposed is consistent with the General Plan.

The Project is consistent with the General Plan. Exhibit C to this Resolution contains the Project General Plan Consistency Analysis.

B. The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.

Fairview Gardens has been in agricultural usage for well over 120 years (pre-1900) and the adjacent residential uses post-date the farm use on the property by at least 60 years (adjacent homes to the east and south are approximately 1960s era, and homes to the north are 1990s era). Further, Fairview Gardens is designated for agricultural uses in the General Plan and by the zoning and the adjacent residences were constructed and have been occupied with full knowledge of the adjacent working farm. The proposed agricultural uses and farmworker housing are uses and activities expected to be present at a working farm and are no more injurious to the

health, safety, and general welfare than from uses allowed by the Agricultural designations. In terms of the special events, the applicant has prepared event traffic management and acoustic plans which are intended to minimize the impacts to the adjacent residential uses. With implementation of the plans and conditions of approval regarding these activities, this finding can be made.

- C. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

The 12.23-acre site is adequate in size, shape, location and physical characteristics to accommodate the continued farm activities including the provision of farmworker housing, farmstand, barn, and planned special event activities etc. The majority of the site (approximately 75%) will be in either agricultural production or house farm animals. The primary location for the special events will occur in the area that is the “hub” of the farm in the center of the site where the farm headquarters and farmhouse has existed. Additionally, the Property Owner has made arrangements with off-site facilities to use their parking areas for overflow parking when events that warrant additional parking beyond the amount provided on-site. The applicant has provided an event traffic management plan and conditions of approval have been imposed that will minimize impacts on the neighbors.

- D. Any significant environmental impacts are mitigated to the maximum extent feasible.*

The environmental impacts associated with this Project have been analyzed with the proposed Class 32 exemption as discussed in Section 2 above. As the criteria for a Class 32 exemption has been met, no additional environmental analysis is warranted. No mitigation measures are necessary, and all applicable conditions of approval have been incorporated.

SECTION 6. Alterations to a Historic Resource (Fairview Gardens Farmhouse) Findings

The Planning Commission makes the following findings of Section 17.33.080(D)(2)(b) in regards to the Secretary of Interior Standards as recommended by the Historic Preservation Commission:

- A. *The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council;*

This finding is not applicable as no design standards or guidelines have been adopted by the City Council at this time.

- B. *In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Based on the evaluation of the project included in the *Historic Resources Report for 598 North Fairview Avenue, prepared by Post/Hazeltine Associated: October 2024 (historic resources report)*, the Project is consistent with the Secretary of Interior's Standards as follows:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Goleta Valley, including the Fairview Gardens property, was a prosperous agricultural community during the period of significance (1874 – c. 1930). The main crops of the Goleta Valley were row crops, and orchard crops, including plums and lemon trees. The property was in private ownership until 1997. Ownership of the property transferred to The Center for Urban Agriculture at Fairview Gardens, a non-profit organization. Fairview Gardens is considered by some to be the oldest organic farm in southern California. Further The property will continue to operate by a non-profit organization focused on sustainable agriculture; this use is consistent with the property's original function as an agricultural property with a residential component. The rehabilitation and repair of the farmhouse will allow the building to serve the public while preserving almost all its surviving design features and materials. Since the farmhouse will continue to be associated with the onsite farming use, the adaptive reuse and rehabilitation can be found consistent with Standard 1.

Regarding the remaining CUP project components, the layout of the proposed improvements is informal, which is consistent with the layout of the farm during the period of significance (1874 – c. 1930) when it featured a large outbuilding and a well house near the farmhouse. The outbuilding and well are nonexistent.

Removal of the non-historic outbuildings including the yurts and various sheds and service buildings would enhance the setting of the farmhouse. Therefore, their proposed removal meets Standard 1.

The proposed new construction employs simple rectangular forms, gable and shed roofs, reductive architectural detailing and corrugated metal siding inspired by early to mid-20th Century farm building, which will form an appropriate setting for the historic farmhouse. The incorporation of staff housing (not the 2nd floor dwelling proposed within the farmhouse) is supportable because it will be located at the northeast corner of the property and the planting of orchards at the north end of the property will minimize view of the new construction from the historic farmhouse and will not be visible from public vistas such as North Fairview Avenue. Therefore, the Project, which will not impair the historic resource or its setting, meets Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The Project would retain the farmhouse's historic footprint with no additional proposed square footage. Loss of historic design features are confined to a double sash window on the south elevation's first floor and a triple window on the east elevation. While these alterations will remove some historic materials, the farmhouse's remaining historic windows and the front door will be rehabilitated, which provides sufficient examples of these elements to convey their character and type. Therefore, the proposed alterations to the farmhouse meet Standard 2.

Removing buildings and structures postdating the period of significance (1874 - c.1930) would not impair the property's ability to convey its historic associations, appearance, or the setting of the farmhouse. Therefore, this aspect of the Project meets Standard 2.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Project does not propose adding conjectural features or architectural or decorative elements from other historic properties. Therefore, the Project meets Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

None of the buildings, structures, landscaping, or hardscape features, postdating the period of significance (1874 -c. 1930), have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the Project.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Loss of historic building fabric is limited to two sets of windows on the farmhouse. These include a double sash window on the south elevation and a triple window on the east elevation as mentioned previously. After their removal the windows would be stored onsite. While the loss of these windows would remove historic building fabric, sufficient examples of the original windows would remain in-situ to convey the historic character of these architectural features. Therefore, the proposed alterations to the farmhouse meet Standard 5.

Removing non-historic buildings and structures postdating the period of significance (1874 -c.1930) would not impair the property's ability to convey its historic appearance or the setting of the farmhouse. Therefore, this aspect of the Project is farmhouse meets Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project proposes repairs to the farmhouse. These include repairing the existing fenestration, siding, and trim work. A new foundation and roof and framing repairs will also be undertaken. To ensure the repairs meet Standard 6, guidance outlined in the Secretary of the Interior's Preservation Briefs (preservation briefs) shall be implemented in consultation with City of Goleta Planning Staff and a City of Goleta-approved historian. A detailed description of the preservation briefs can be found in the historic resources report included as Attachment C to this staff report.

If historic fabric is too deteriorated to repair, it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance

under the guidance of a City-approved architectural historian following the guidance outlined in the preservation briefs. Because the applicant proposes to repair historic fabric and to limit replacements to those materials that are too deteriorated to repair following the guidance in the preservation briefs, the Project would meet Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Currently, the Project does not propose the cleaning or treating of specific elements of the historic building. If such treatments are required, the guidance outlined in the preservation briefs shall be implemented under the guidance of a City of Goleta-approved historian. If this guidance is implemented, the proposed Project meets Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The historic farmhouse and surrounding farm environs are not considered archaeological resources; therefore, this standard does not apply to the Project. As a precaution for the Fairview Gardens site overall, any ground-disturbing activities in native soils will be required to have both an archeologist and a Native American monitor present.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This proposed foundation work would meet Standard 9, provided the visible portion of the new foundation is clad in wood slats to match the existing wood slat cladding of the house's raised foundation.

The remodeled porch on the south elevation would feature a 27-foot by 12-foot raised wood deck, steps, new porch posts, and a new shed roof. The existing porch is likely a replacement based on construction methods used. The original wood porch would likely have been raised with steps leading up to a wood porch deck and the front door. If original materials survive, they are likely limited to the porch's beadboard ceiling. The proposed porch

design is appropriate because its materials and detailing emulate the materials and design details of a late nineteenth or early twentieth century porch. This alteration would meet Standard 9, provided the detailing of the porch posts emulates motifs common to late 19th and early 20th-century porch posts, which include moldings at the base and top of the posts.

The replacement of a double sash window on the south elevation with a double French door would remove a window that dates to the period of significance (1874 - c. 1930). The doors are proposed to provide a more accessible entry to the farmhouse while preserving the historic front door and its sidelights. The window proposed for replacement would be stored onsite. The design of the proposed French doors is supportable because they are wood, employ a similar glazing pattern as the house's historic windows with three lights across, do not employ sidelights, and have a paneled element at the bottom of the doors to emulate early 20th century French doors. Therefore, these alterations meet Standard 9.

The existing nine-foot, six-inch by 23-foot non-historic porch at the north end of the east elevation would be rebuilt, capped by a low-pitched shed roof and three wood posts. The porch shelters a raised deck. The design of the porch and its materials are consistent in scale, design, and materials with the existing farmhouse. An existing triple window located south of the first-floor door would be replaced with double multi-light French doors accessing the interior of the farmhouse. The triple window would be stored onsite. The existing non-historic glazed door at the north end of the east elevation would be replaced. Provided the new door is a paneled wood type, either glazed in its upper register or solid, these alterations meet Standard 9.

The windows proposed for removal are located on the east elevation that has undergone several alterations, including the addition of a porch and the replacement of a door. Removing the triple window, which is not visually prominent because it is located on a side elevation, would not substantially impair the farmhouse's integrity of design, materials, or workmanship because the majority of the building's remaining historic fenestration would be restored. Therefore, these proposed alterations meet Standard 9.

The area around Fairview Gardens is comprised of single-family suburban style development on the north, south and east sides of the property. During the period of significance (1874 - c. 1930) the acreage was devoted to orchards and some row crops with the original access driveway extending off the south end of the property. Currently, Fairview Garden's open space

is comprised of agricultural land, partially bordered by shrubs and trees, all of which postdate the period of significance (1874 - c. 1930). While the acreage no longer retains its integrity of design due to the loss of the orchards and original network of roadways, it does contribute to the setting of the farmhouse.

The construction of the multi-functional service building (barn), learning pavilion, restroom building, farmstand, staff housing, propagation building, equipment storage area, compost facility, small animal enclosure and other improvements would not remove or alter historic landscape features. The layout and placement of the proposed buildings, structures, and hardscape features, which would be located on either side of the main driveway and at the northeast corner of the property is informal and irregular with modest scale and massing, much like the layout of ranch and farm outbuildings characterizing late nineteenth and early 20th century farms in the Goleta Valley. While the barn is at a larger scale than the other proposed buildings, its placement and size is comparable to a large barn once located to the north of the farmhouse. The new buildings' architecture and materials, with their simple reductive detailing, gable and shed roofs, simple forms, corrugated metal, and wood siding draw inspiration from Goleta's surviving late nineteenth through mid-20th century ranch and farm buildings. While new construction is inspired by these earlier architectural forms, it is sufficiently differentiated to create a clear differentiation between the farmhouse and the proposed improvements. Therefore, the proposed Project will not impair the farmhouse's integrity of design, materials, workmanship, feeling or association and meets Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed improvements, including the rehabilitation of the farmhouse, the new barn, learning pavilion, restroom building, farmstand, staff housing, propagation building, equipment storage area, compost facility, small animal enclosure and other improvements could be removed in the future without impairing the farmhouse or its setting. Therefore, the proposed Project meets Standard 10.

C. There is sufficient evidence, including evidence provided by the applicant, that denial of the proposed alteration would cause an immediate hardship because of conditions unique to the specific property.

As depicted by photos in the historic resources report, the building is deteriorating. Rehabilitation activities proposed by the project include, but are not limited to repairing the existing fenestration, siding, and trim work. A new foundation and roof and framing repairs will also be undertaken. The chimney requires complete replacement with a new foundation, flue, and brickwork. If feasible, existing bricks will be incorporated into the new chimney. The proposed rehabilitation activities would also be conducted in a manner that preserves the historical significance of the building. If historic fabric is too deteriorated to repair it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance under the guidance of a City-approved architectural historian following the guidance outlined in the Secretary of the Interior Preservation Briefs described in the historic resources report. Further delays in conducting the proposed rehabilitation could have the potential to result in accelerated building decay, which could have the potential to jeopardize the ability to restore the building in an economical manner.

SECTION 7. *Actions.* The Planning Commission takes the following action:

- A. Adopt the Notice of Exemption provided as Exhibit A to this Resolution and direct staff to have the Notice of Exemption filed within five (5) business days;
- B. Approve the Conditional Use Permit, and Preliminary Design level elements (provided as Exhibit B) based on the findings contained in Sections 1-6, the General Plan Consistency Analysis (Exhibit C), and the Zoning Consistency Analysis (Exhibit D), subject to conditions of approval provided as Exhibit E to this Resolution.

SECTION 8. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. *Limitations.* The Planning Commission analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's

lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. *Summaries of Information.* All summaries of information in the findings, which precedes this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 12. The City Clerk is directed to mail a copy of this Resolution to Michael Abelman of Fairview Gardens, 598 N. Fairview Avenue, Goleta CA 93117, and, to any other person requesting a copy.

SECTION 13. This Resolution will become effective immediately after adoption.

SECTION 14. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2026.

ANNE MILLER
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 26- __ was duly adopted by
the Planning Commission of the City of Goleta at a regular meeting held on the
__ day of ____, 2026 by the following roll call vote of the Planning
Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

Attachments:

Exhibit A – Notice of Exemption
Exhibit B – Conditional Use Permit Plans
Exhibit C - General Plan Consistency Analysis
Exhibit D – Zoning Consistency Analysis
Exhibit E – CUP Conditions of Approval

Planning Commission Resolution No. 26- ____