



**PLANNING COMMISSION
MEETING MINUTES
Monday, January 26, 2026**

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

Members of the Planning Commission

*Jennifer Fullerton, Chair
Anne Miller, Vice Chair
Katie Maynard, Commissioner
Cary Penniman, Commissioner
Rita Serotkin, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Nick Norman, Deputy City Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fullerton, Vice Chair Miller, Commissioners Maynard,
Penniman, and Serotkin.
Absent: None.

PUBLIC FORUM

April Reid expressed concerns regarding potential development at the Kenwood Village property compared to the Shelby residential project, citing traffic safety, emergency vehicle access, and wildlife impacts.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of January 12, 2026

Review and Approve the Planning Commission Meeting Minutes of January 12, 2026.

Approval of the Planning Commission Meeting Minutes of January 12, 2026

MOTION: Commissioner Maynard/Vice Chair Miller to approve the Planning Commission Meeting Minutes of January 12, 2026.

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

B. PUBLIC HEARING

B.1 General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 421, 425, & 445 Pine Avenue Case Nos. 25-0007-GPA, 25-0004-ORD

It is recommended that the Planning Commission:

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. 26-_____ 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 General Commercial (C-G) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from General Commercial (CG) to Business Park (BP); and 3) Adopt a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment and Ordinance for the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as APN 071-130-048; Case Nos. 25-0007-GPA, 25-0004-ORD."

General Plan Amendment and Zoning Map Ordinance Amendment for Property Located at 421, 425, & 445 Pine Avenue Case Nos. 25-0007-GPA, 25-0004-ORD

Chair Fullerton, Vice Chair Miller, and Commissioners Maynard, Penniman, and Serotkin reported no ex parte discussions.

OPENED PUBLIC HEARING AT 6:07 P.M.

Staff Speakers:

Travis Lee, Associate Planner

Public Speakers:

Steve Fort with SEPPS Land Use Consulting, joined by David Beaver, property owner, and Greg Bartholomew, business partner, spoke in support of the staff presentation and recommended action.

CLOSED PUBLIC HEARING AT 6:16 P.M.

MOTION: Chair Fullerton/Commissioner Penniman to adopt Resolution No. 26-02 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 General Commercial (C-G) to Business Park (I-BP); 2) Adopt an Ordinance Amendment to the Zoning Map from General Commercial (CG) to Business Park (BP); and 3) Adopt a Notice of Exemption under the California Environmental Quality Act for the General Plan Amendment and Ordinance for the 3.4-acre subject property located at 421, 425, & 445 Pine Avenue known as APN 071-130-048; Case Nos. 25-0007-GPA, 25-0004-ORD."

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

RECESS 6:19 P.M. to 6:24 P.M.

[C.1 Local Coastal Program Workshop 3](#)

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

[Local Coastal Program Workshop 3](#)

Staff Speakers:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Planner

Molly Cunningham, Assistant Planner

Cam Audras, Assistant Planner

Rachel Holander, RRM Design Group

Staff provided a presentation titled "Local Coast Program Workshop 3," dated January 26, 2026 (presentation on file).

Public Speakers:

Vivian Leilani Shay expressed support for use of best available science and consideration of groundwater flooding, bluff retreat rates, floodplain analysis, and development life expectancy as a part of the drafting of the Local Coastal Program's Safety (Coastal Hazards) policies.

The Planning Commission received the presentation and provided comments to staff.

D. PLANNING DIRECTOR'S COMMENTS

Peter T. Imhof, Planning and Environmental Review Director, announced City event, Coffee and Community, to be held at 9:00 A.M. on Saturday January 31, 2026, at the Goleta Valley Library temporary location (6500 Hollister Ave., Goleta, CA). Mr. Imhof also announced that the next Planning Commission meeting will be held on February 9, 2026, at which the next Local Coastal Program workshop (Local Coastal Program Workshop 4) will take place, along with a staff presentation on the general plan and annual progress report.

E. PLANNING COMMISSION COMMENTS

None.

F. ADJOURNMENT

ADJOURNED AT 9:29 P.M.