



**PLANNING COMMISSION
MEETING MINUTES
Monday, July 13, 2026**

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

Members of the Planning Commission

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

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Deborah Lopez, City Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

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

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

A.1 Review and Approval of the Planning Commission Meeting Minutes of June 22, 2026

Review and Approve the Planning Commission Meeting Minutes of June 22, 2026.

Review and Approval of the Planning Commission Meeting Minutes of June 22, 2026

MOTION: Vice Chair Serotkin/Commissioner Maynard to Review and Approve the Planning Commission Meeting Minutes of June 22, 2026.

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

B. PUBLIC HEARING

B.1 Fairview Gardens Conditional Use Permit Project; 598 N. Fairview Avenue; APN 069-090-052; Case Nos. 25-0001-CUP; 25-0003-DRB

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".

Staff Report and Resolution

Notice of Exemption, Project Plans, General Plan Consistency, Zoning Consistency, Conditions of Approval, and Agency Letters

Historic Resources Report

Staff Presentation

Applicant's Presentation

Public Comment Received

Staff Speakers:

Brian Hiefield, Senior Planner, provided a presentation to the Planning Commission titled "Fairview Gardens Conditional Use Permit," dated July 13, 2026 (presentation on file).

Applicant Team:

Heidi Jones, Meraki Land Use Consulting
Michael Ableman, Executive Director of the Center for Urban Agriculture at Fairview Gardens
Adam Sharkey, Blackbird Architects
Scott Shell, Associated Transportation Engineers

The applicant team provided a presentation to the Planning Commission titled "Center for Urban Agriculture at Fairview Gardens," dated July 13, 2026 (presentation on file).

OPENED THE PUBLIC HEARING AT 6:03 P.M.

Public Speakers:

Eric Onnen, Lee Chiacos, Donna Massello-Chiacos, Eric Cardenas, Mark Simonitsett, Mark Weinsoff, Robin Hutchinson, Tony Vallejo, Gerri French, Nancy Weiss, Glenn Russell, Janice Knight, Roger Aceves, Phil McKenna, Rachel Couch and Stephen Sherrill spoke in support to staff recommendation.

Daniel Huthsing, Steve Nelson, Ronald Cortez, Janet Walker, Linda Cobb, Larry Cobb, and Christopher Cobb spoke in opposition to staff recommendation.

Jeff Gill and Greg Wittmann, Protect the Soil Now raised concerns for the proposed project

Suzy Dalh and Josh Schultz ceded their speaking time to Greg Wittman.

RECESS 8:15 P.M. - 8:25 P.M.

The Planning Commission provided direction to staff.

MOTION: Commissioners Maynard/Penniman to continue this item.
VOTE: Motion approved by the following roll call vote: Ayes: Chair Miller, Vice Chair Serotkin, Commissioners Maynard, Fullerton and Penniman. Noes: None.

C. PLANNING DIRECTOR'S COMMENTS

Lisa Prasse, Current Planning Manager, reported that the public review period for the Local Coastal Program (LCP) is now open. The LCP policies, new LCP element, and implementing zoning regulations are available on the City's website. Comments may be submitted to lcp@cityofgoleta.gov. Following the public review period, staff will review comments, prepare revisions as appropriate, hold hearings before the City decisionmakers, and ultimately submit the LCP to the California Coastal Commission for certification. Ms. Prasse also announced that the July 27, 2026 Planning Commission meeting has been cancelled and that an Anthem Chapel item will be discussed at the August 10, 2026 meeting.

D. PLANNING COMMISSION COMMENTS

Commissioner Penniman posed questions regarding the Local Coastal Program.

E. ADJOURNMENT

ADJOURNED AT 9:16 P.M.