



**PLANNING COMMISSION
MEETING MINUTES
Monday, April 25, 2022**

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

Members of the Planning Commission

*Jennifer Fullerton, Chair
Jennifer Smith, Vice Chair
Elrawd MacLearn, Commissioner
Katie Maynard, Commissioner
Sam Ramirez, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Linda Gregory, Recording Clerk*

This Virtual Meeting is held pursuant to AB361.
The meeting will be Virtual because meeting in person would present
Imminent risks to the health or safety of attendees.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Fullerton at 6:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fullerton, Vice Chair Smith, Commissioner MacLearn,
Commissioner Maynard, Commissioner Ramirez
Absent: None

Staff Present: Peter Imhof, Director of Planning and Environmental Review; Lisa Prasse, Current Planning Manager; Mary Chang, Supervising Senior Planner; Alisha Winterswyk, BB&K; Nicole West and Holly Harris, Rincon Consultants;

JoAnne Plummer, Parks and Recreation Manager; Travis Lee, Associate Planner; Winnie Cai, Assistant City Attorney; and Linda Gregory Recording Clerk.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Meeting Minutes of Monday, March 28, 2022.

Approve the Planning Commission Meeting Minutes of Monday, March 28, 2022.

[Approve the Planning Commission Meeting Minutes of Monday, March 28, 2022.](#)

MOTION: Commissioner Ramirez/Vice Chair Smith to approve the Planning Commission Meeting Minutes of Monday, March 28, 2022, as submitted.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Fullerton, Vice Chair Smith, Commissioner MacLearn, Commissioner Maynard, and Commissioner Ramirez.

B. PUBLIC HEARING

B.1 Continued Review of Heritage Ridge Residential Apartment Project of a General Plan Amendment to remove an Environmental Sensitive Habitat Area designation; Vesting Tentative Map that consolidates 13 lots into 4 lots; a Development Plan for 332 units (104 affordable units and 228 market rate) on a 17.36 gross acre site located on the northside of Camino Vista Drive between Calle Koral and Aero Camino; and Certification of an EIR and adoption of CEQA Findings, a Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations under CEQA. Case Nos. 14-049-GPA-VTM-DP-DRB; APNs 073-060-031 to -043.

Staff recommends that the Planning Commission: Hold the public hearing continued from March 28, 2022 and provide questions to staff.

[Staff Report - Heritage Ridge](#)

[Applicant Presentation - Heritage Ridge 4.25.22](#)

[Public Comment](#)

[3-28-22 Public Comment](#)

[2-28-22 Public Comment](#)

Ex-parte conversations: Commissioner MacLearn reported speaking with Tim Kihm, TK Consulting. Commissioner Maynard reported an additional meeting with the applicant team and reported she watched the recording of the Santa Barbara Community Action Network meeting on Heritage Ridge. Commissioner Ramirez reported one additional meeting with the applicant team and representatives from the Environmental Defense Center. Vice Chair Smith reported one additional meeting with the applicant. Chair Fullerton reported no new ex-parte communications.

Staff Speakers:

Mary Chang, Supervising Senior Planner

Lisa Prasse, Current Planning Manager

Alisha Winterswyk, BB&K

JoAnne Plummer, Parks and Recreation Manager

Holly Harris, Consultant, Rincon Consultants

Nicole West, Consultant, Rincon Consultants

The staff report was presented by Mary Chang, Supervising Senior Planner, including a PowerPoint presentation entitled, "Planning Commission Hearing, April 25, 2022".

The applicant's presentation was made by speakers Tim Kihm, owner, TK Consulting; Jaren Nuzman, project manager with TK Consulting; Kimberly True, project landscape architect with True Nature; Mark de la Garza, project biologist with Watershed Environmental, Inc.; and Bob Havlicek, Executive Director of the County of Santa Barbara Housing Authority.

Staff and the applicant responded to questions from the Planning Commissioners.

Recess held from 8:02 to 8:14 p.m.

Staff and the applicant responded to questions from the Planning Commissioners.

Chair Fullerton opened the public hearing for public comment at 8:25 p.m.

Public Speakers:

Lori Gaskin, representing Santa Barbara Audubon Society

Rachel Kondor, Staff Attorney, Environmental Defense Center

Brian Trautwein, Senior Analyst, Environmental Defense Center

Chuck Flacks, consultant with Goleta focusing on homelessness

Natalie Rossi

Jonathan Duran, representing the Southwest Regional Council of Carpenters Local 805 (SWRCC)

Barbara Lopez, representing Barbareno Band of Chumash Indians

Jason Chapman

Mary O’Gorman, representing Citizens Planning Association

Catherine Mullin, on behalf of the Sierra Club Santa Barbara Group

BLBorovay

Anthony Ventura, carpenter, member of SWRCC

Eddie Harris, on behalf of the Urban Creeks Council

Suzanne Grimmesey with the County of Santa Barbara Department of Behavioral Wellness

Pedro Morales, carpenter, member of SWRCC

George Relles

Staff responded to questions from the Planning Commissioners.

Peter Imhof, Director of Planning and Environmental Review, stated that this item will return with a staff report and recommendation at a future meeting.

B.2 Proposed Development Agreement for Fairview Business Associates/Torridon420, 430, & 490 S Fairview Avenue, APNs 071-130-057, -062, -061Case No. 21-0002-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. 22-___entitled "A Resolution of the Planning Commission of the City of Goleta recommending to the City Council Approval of a Development Agreement setting the term of the final Design Review Board approval of 25 future parking spaces to the term of the Development Agreement and

dedicating a public parking easement at 420, 430, & 490 S. Fairview Avenue, Case No. 21-0002-ORD."

[Staff Report - FBA Torridon Development Agreement](#)

[Applicant Presentation - Fairview Business Associates Torridon](#)

Ex-parte conversations: None reported.

Staff Speaker:
Travis Lee, Associate Planner

The staff report was presented by Travis Lee, Associate Planner, including a PowerPoint presentation entitled, "Fairview Business Associates/Torridon Development Agreement, 21-0002-ORD".

The applicant, Fairview Business Associates (FBA), property owner, was represented by agent Eva Turenchalk.

Chair Fullerton opened the public hearing for public comment at 9:22 p.m.

No speakers.

Chair Fullerton closed the public hearing at 9:23 p.m.

The Planning Commission considered the evidence presented during the public hearing and provided input which is recorded in the video of the meeting.

MOTION: Commissioner Maynard/Commissioner Ramirez to adopt Resolution No. 22-17 entitled "A Resolution of the Planning Commission of the City of Goleta recommending to the City Council Approval of a Development Agreement setting the term of the final Design Review Board approval of 25 future parking spaces to the term of the Development Agreement and dedicating a public parking easement at 420, 430, & 490 S. Fairview Avenue, Case No. 21-0002-ORD".

VOTE: Motion approved by the following roll call vote: Ayes: Chair Fullerton, Vice Chair Smith, Commissioner MacLearn, Commissioner Maynard, and Commissioner Ramirez. Noes: None.

C. DIRECTOR REPORT

Peter Imhof, Director of Planning and Environmental Review, reported on updates and upcoming events: the State Lands Commission will meet in the Goleta Council Chambers on April 26, 2022, noting that Item 59 on the agenda considers certification of the EIR for the decommissioning of the PRC 421 wells; and the City's Draft Housing Element will be released in advance of the May 9th and May 23rd 2022 Planning Commission meetings.

D. PLANNING COMMISSION COMMENTS

None.

E. ADJOURNMENT

Adjournment at 9:25 p.m.

Note: The video of the meeting is available on the City's website at <http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>