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# Goleta Valley Planning Advisory Committee

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## **APPROVED MEETING MINUTES**

**April 22, 2009 at 6:00PM**

**Santa Barbara County Planning Commission Hearing Room**

**Meeting Called to Order:** By Chair Valerie Olson at 6:04PM

### **1. Roll Call**

**GVPAC Members Present:** Adams, Elliott (dep. 8:10PM), Ezal, Freeman, Mineau, Olson, True

**GVPAC Members Absent:** None

**County Staff Present:**

Derek Johnson, Deputy Director, Office of Long Range Planning

David Lackie, Supervising Planner, Office of Long Range Planning

Erika Leachman, Planner, Office of Long Range Planning

### **2. Public Comment:**

**Ann Crosby** discussed the impacts of increased residential density and population outside cities, which provide a majority of employment opportunities, as a financial and service burden on the County in both the short and long terms. Specifically, Ms. Crosby discussed the County's RHNA housing allocation from SBCAG and the determination that the jurisdictions that generate employment opportunities must provide adequate housing opportunities to balance initial and continuous costs.

### **3. Minutes of April 7<sup>th</sup>, 2009 GVPAC Meeting:**

Amendments: None

**ACTION:** Adams moved, seconded by Ezal, and carried by a vote of 7-0 to approve the April 7<sup>th</sup>, 2009 GVPAC Meeting Minutes, with no amendments.

Yea: Adams, Elliott, Ezal, Freeman, Mineau, Olson, True

Nay: None

Absent: None

### **4. GVPAC Report on Recent Activities:**

GVPAC member Elliott announced interest in local activities, including a \$35,000 grant for play structure at Tucker's Grove, potential solutions for Goleta Beach Sand Stabilization, and "The Knoll" development plan for 12 houses near N. Patterson Ave (Site 12 from the Neighborhood Council process).



GVPAC member Freeman reported that the City of Goleta is raising the building height limit in certain commercial zones, and that Frontline on PBS aired a segment on watershed planning issues called "Poisoned Waters".

GVPAC Chair Olson expressed interest in an improved system of pending projects notification for interested parties in the community.

#### **5. Tentative Long Term Scheduling:**

The GVPAC discussed the upcoming public workshop tentatively scheduled for Saturday, July 11, 2009 and the community survey to be released in May 2009. In preparation, staff requested that the GVPAC submit any specific questions or requests for data/information in advance of the workshop and the release of the survey. The GVPAC will receive information packets for the workshop in advance and will choose to a topical table to facilitate. GVPAC member Ezal requested that staff develop the topics for the GVPAC to review before Meeting #14.

#### **6. Presentation:**

Presentation covered commercial/industrial land use in the Goleta Valley under the County Comprehensive Plan, including existing and potential retail and non-retail commercial sq ft in the Eastern Goleta Valley. Staff displayed a series of maps and data tables, focusing primarily on the commercial nodes of the Goleta Valley to describe the existing character, function, and form of the commercial development and project the demand for new types of commercial in the future. Staff also presented a series of planning tools and approaches as available options for the Goleta Community Plan update., including:

- Form-based code in specific areas, such as the Upper State St. corridor, and Commercial design guidelines,

- Specific plans for small areas or neighborhoods or key site planning,

- Development standards for different scales of commercial land use, Mixed-Use Zoning/Overlay,

- Landscape and streetscape improvements,

- Goleta Growth Management Ordinance (GGMO),

- Jobs/housing balance and economic analysis tools, and

- New commercial land use designations to serve neighborhoods north of Hwy 101 while reducing vehicle miles traveled (VMTs).

GVPAC discussion focused on opportunities to generate neighborhood serving commercial activity, such as cafes, small retail, and neighborhood grocery, to be walkable, accessible, and a balanced mix of land uses, including effectively designated and designed nodes of commercial, open space, parks, and residences based on the current uses. The GVPAC identified the Turnpike Shopping Center and surrounding areas as a hub for



many uses and expressed interest in improving the neighborhood to serve the community better both in form and services.

The GVPAC acknowledged potential to create a new community identity through land use, place-making, and gateway recognition in the Goleta Community Plan through installation of streetscape and roadway improvements, underground and off-street parking, form-based code, new public facilities at Calle Real Campus, plazas and outdoor seating areas, and small neighborhood planning to consider and plan a mix of land uses.

In the rural area, the GVPAC discussed exploring commercial opportunities in EDRNs to reduce trips on Hwy 154 for services, but acknowledged the financial difficulties for potential business owners.

The GVPAC considered the economic climate that could deter investment in improvements and discussed the potential for incentives and collaboration with commercial property owners to realize goals for commercial land use in the updated community plan.

**Public Comment:**

**Ann Crosby** suggested that the County and the GVPAC not rely on developers to implement the goals for commercial development, streetscape improvements, and other facilities development in the Eastern Goleta Valley, and that the community could look to its own resources for help with implementation, including:

Goleta Beautiful: plantings, streetscape maintenance, grants for water use and installations;

Community gardens and edible landscaping in public areas;

Businesses working with community, like Fairview Gardens or Christmas Tree Farm;

San Marco High School frontage improvements and community gardens, student gardeners and apprenticeships in public improvements;

Guerilla gardening to improve easements and/or vacant properties.



**7. Adjournment**

Next GVPAC Meeting (#14) will be held on Tuesday, May 5<sup>th</sup>, 2009 at 6:00 in the Planning Commission Hearing Room

**ACTION:** Adams moved, seconded by True, and carried by a vote of 6-0 to adjourn until GVPAC Meeting #14.

Yea: Adams, Ezal, Freeman, Mineau, Olson, True

Nay: None

Absent: Elliott

**Meeting Adjourned at 9:01PM**

Signed Valerie F. Olson Date 20 May 2009  
GVPAC Chair Olson

