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# Goleta Valley Planning Advisory Committee

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## ***APPROVED MEETING MINUTES***

***May 20, 2009 at 6:00PM***

***Santa Barbara County Planning Commission Hearing Room***

**Meeting Called to Order:** By Chair Valerie Olson at 6:01PM

### **1. Roll Call**

**GVPAC Members Present:** Adams, Elliott, 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

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

**Shelly Cobb** inquired into which types of meeting notification have been used to advertise the GVPAC meetings.

**Mary Whalen** stated that having GVPAC meetings outside the Eastern Goleta Valley is counter productive and that newspaper ads are important to get interested parties involved and worth the cost.

**Patty Close** expressed concern that encroachment of the built environment into farmland operations will make it more difficult for farmers to continue viable agricultural operations.

### **3. Overview of County Citizens' Access Portal:**

Linda Liu provided brief overview of system changes to the County's Citizens' Access Portal, which allows citizens to look up current planning cases in geographic areas. Former system allowed search by zip code; new system allows search by many parameters. GVPAC suggested changes to system to allow for addresses to be searched and queried.

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

GVPAC member Elliott announced interest in local activities, including

The Haskell's Landing Project approval, including 101 units on 14 acres and 20% affordable units, and its impacts on traffic along Hollister Ave, and

The Santa Ynez Valley Community Plan (SYVCP) news article detailing the project and its environmental impact report, including



the community's disapproval of affordable housing the Santa Ynez planning area.

**5. Minutes of May 5<sup>th</sup>, 2009 GVPAC Meeting:**

Amendments: Revised text from "track houses" to "tract houses". Additional detail provided describing extended exchange between GVPAC, staff, and public comments.

**ACTION:** True moved, seconded by Freeman, and carried by a vote of 7-0 to approve the April 7<sup>th</sup>, 2009 GVPAC Meeting Minutes, as amended.

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

Nay: None

Absent: None

**6. Tentative Long Term Scheduling:**

The upcoming public workshop is officially scheduled for Saturday, July 11, 2009 at the Vieja Valley School Multi-Use Room, 434 Nogal Dr, Santa Barbara, CA 93110 beginning at 9:00AM and continuing throughout the day.

Noticing for the workshop submitted in newspapers, on television, in emails, as flyers and mailers, and on the County's website.

The GVPAC volunteered for the topical tables at the workshop as follows:

Kim True, Environmental Protection and Stewardship

Tom Elliott, Residential Land Use

Valerie Olson, Parks, Trails, and Open Spaces

Bonnie Freeman, Agricultural Land Use

Kenan Ezal, Mobility, Circulation, and Parking

Kenneth Mineau, Commercial Land Use

Ted Adams, Public Safety and Infrastructure

**Public Comment:**

**Shelly Cobb** expressed concern regarding whether there would be enough chairs/space for everyone who attends the workshop and whether the facilitator will be able to record the discussions adequately.

**Ann Crosby** requested the focus questions for the workshop be straight-forward and devoid of technical planning jargon.

**Patty Close** expressed concern that those who have a financial interest in land use planning would dominate the attendance at the workshop over the average citizen.



## 7. Presentation:

Presentation covered cumulative projects and impacts to consider into the future of the land use planning in the Goleta Valley including long range plans from the City of Santa Barbara, City of Goleta, and UCSB. Staff explained the County's approach to assessing the impacts of cumulative projects as a tiered system to categorize and understand how the activities in neighboring jurisdictions interplay and affect the planning activities in the County. Extensive discussion regarding the fiscal and environmental impacts of the UCSB LRDP ensued.

Presentation also included analysis of the key site approach used in the 1993 Goleta Community Plan for large undeveloped parcels compared to the small-area or neighborhood approach to design entire neighborhoods, nodes, or corridors. Staff recommended the use of small-area plans for core areas of the Eastern Goleta Valley based on the discussions of the GVPAC and the community, including the Turnpike Shopping Center Neighborhood, the Upper State St/Hollister Commercial Corridor, and the Calle Real/Turnpike Neighborhood inclusive of County Campus. Each small area plan could be tailored with specific planning tools and approaches to address the unique needs and conditions of the neighborhood.

GVPAC approved of staff's recommendation and suggested inclusion of the Magnolia Shopping Center neighborhood and possibly combining nodes into one neighborhood to incorporate multiple properties. The GVPAC also discussed how the planning process must address the entire plan area, while including neighborhood sections for the identified small-areas, to address the mountainous areas, Hope Ranch, and other areas that do not have neighborhood-based land use issues to address in the updated community plan. The GVPAC clarified that a form-based code and/or small-area plans provide a vision and a path for a specific neighborhood to guide any future changes to an area, including architecture, building form, scale, etc. The GVPAC also clarified that the neighborhood plan does not mean every property included would be developed; rather, the plan would incorporate and discriminate land uses as part of an overall vision for cohesive neighborhoods.

### Public Comment:

**Ann Crosby** suggested that the County and the GVPAC should clearly state what should happen to address the cumulative impacts of UCSB growth to ensure the neighborhood character of the Goleta Valley is preserved with consideration of the GVC 20/20 document. Ms. Crosby also suggested the Turnpike Shopping Center be addressed without considering the adjacent properties, including the Santa Barbara School District property, San Marcos Farms, and Lane Farms, and that the Calle Real area be limited to the commercial areas as focused planning sites.

**Patty Close** suggested the questions be phrased so people can understand planning and that if an area is valued and liked by the



community, planning is not needed to change the area if the 1993 Goleta Community Plan addresses the land use for the area adequately.

**Mary Whalen** expressed concern that nodes mean zoning districts that would be incompatible with surround land uses, that overlays can change potential use of the land, and that commercial land use may be appropriate in areas serving Hope Ranch and the foothills to avoid increased traffic to reach existing commercial areas.

**Shelly Cobb** expressed concern that the wide range of topic, including planning issues and specific neighborhoods, will be confusing to workshop participants.

### 8. Adjournment

Next GVPAC Meeting (#16) will be held on Tuesday, June 2<sup>nd</sup>, 2009 at 6:00 in the Planning Commission Hearing Room

**ACTION:** Elliott moved, seconded by Ezal, and carried by a vote of 7-0 to adjourn until GVPAC Meeting #16.

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

Nay: None

Absent: None

**Meeting Adjourned at 8:50PM**

Signed                     *Salvrie F. Olson*                     Date 2 June 2009  
GVPAC Chair Olson

