
Goleta Valley Planning Advisory Committee

Community Planning Workshop Records and Notes

GVPAC Member Name: *Ken Mineau*

Discussion Topic: *Commercial Land Use*

Please delineate draft goals for your land use topic:

- TBD

Please suggest planning tools, approaches, or methods for realizing the goals identified above for your land use topic.

- TBD

Please submit any additional notes, records, discussions, or other issues addressed during your topical discussions with the community.

Notes taken at Community Workshop - July 11, 2009

- **Round 1**
 - Suggested 1/2 mile diameter circle should have "stop n shop"
 - fresh vegetable stand would be better than corner market
 - they personally ride to Vons
 - they enjoy the bicycle trails in their neighborhood
 - do not like the idea of mini storage units and feel people should throw away or recycle their old belongings rather than store
 - enjoy riding along creek side bicycle paths
 - do not appreciate motorcycles along these pathway but would be open to share with scooters, especially electric
 - they thought pedestrians are compatible along the side on a dirt path
 - horses need a special trail
 - suggested a speed limit be enforce on all pathways
 - at Turnpike and Calle Real they felt a coffee shop or family restaurant like Cody's is better than fast food
 - Corner retail should be tailored to daily use



- **Round 2**

- All retail should be geared around local community to avoid trips into Santa Barbara
- should be smaller corner grocery stores
- could be rezoned to residential
- empty land should be used for infill
- allow flexibility with commercial and residential
- thought the proposed hotel was too big (3 story) and should be preserved as-is with 40 rooms maximum
- parking along Hollister like coast village road would be ok
- family owns land adjacent to U-haul and discussed their support of U-haul and the cooperation of the neighbors regarding on street parking

- **Round 3**

- felt no need to change area at Modoc and Hollister except to clean-up and paint
- very concerned about the size of the hotel proposal too big terrible
- poor location of hotel due to traffic,
 - “there must be a better place”
 - “awful”
 - “canyonization”
 - “corridors”
- But, if it were moderately priced, well designed and not too big say 2 stories it is probably ok
- No more water
- keep community preserved
- no more room for more people
- no more sewage
- We do not want anymore building, even though our children need to leave town
“this is working for us”
- Let the people out of town build
- Regarding hotels, she felt too many hotels, Canary and Mira Mar, and that the mechanics shop and lampshade shop were good uses already in place



- Not in support of mixed use or residential
- Commercial ok

- **Round 4**

- No hotels are needed in our area
- Should not house workers have employees commute maybe some kind of employee is (ok)
- All will impact traffic since public transport is so poor!
- Should encourage driving arrangements by employer such as rush hour swing shift
- There is no need to grow this community “not everyone can live where they work”
- Maybe employee housing could be targeted, such as
 - School (teachers)
 - Cottage (hospital)
 - fire/police
- Coast Village Rd was a good visual image

- **Round 5**

- Magnolia Shopping Center comments
 - like restaurant (Woody’s and Mexican Restaurant)
 - Enjoy Ralph’s
 - Eat at Subway
 - Parking arrangement is ok
- Building storage units is ok
- Density is the problem! This will take away from the “niceness” of the area, which storage units do not (not much impact)
- Hotel = bottleneck
- Coast Village road was a good idea – “an accessible village”
- Small hotel, not a “monstrosity” because of traffic
- Vons site with added residential, say like “Sunrise Village” is good
- Not against growth but “careful growth”
- No high density – this changes how I live and am concerned about my personal property and overall climate of the Santa Barbara



- **Lunch Session**

- Calle Real not good for more housing
- Density and zoning ok
- Special dispensation ok when developed
- In favor of mixed use design at 154 and Hollister site
- There needs to be a trade off to keep Ag land as is
- Refer to Piekert study regarding no expansion into Ag
- Ok increasing density at Vons to keep Ag

- **Last Session**

- Turnpike interspersed, fuller sweep of services farmers market create sense of community create outdoor meeting spaces (like at coffee shop) add parking lot trees add outdoor seating “green” the outside, currently too cold
- Modoc to 154 walking and bicycle paths would be desirable have traffic slow down encourage “facelift” Clean – up Too “Dumpy” add sidewalk with agapanthus keep it cheap!
- Turnpike at Wake Center eating place at corner Coffee House? place to meet and talk serve the neighborhood
- Patterson & 101 Fruit station is ok, but on the wrong side of the road must actually serve the community corner market or grocery
- Ok with bonus residential density
- Require bicycle parking stations at all retail
- Require stores to keep track of missing shopping carts

Workshop End

