

Goleta Valley Planning Advisory Committee (GVPAC)  
**Community Planning Workshop**  
*A Compilation of Notes and Records submitted by members of the GVPAC*

Saturday, July 11, 2009



**GOLETA  
COMMUNITY PLAN**

FINAL



COUNTY OF SANTA BARBARA  
RESOURCE MANAGEMENT DEPARTMENT

AUGUST 1993

Contains text amendments through October 1995



**Office of Long Range Planning  
Planning and Development Department  
County of Santa Barbara**



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## Goleta Valley Community Planning Workshop

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### *Prologue and Disclaimer:*

On July 11, 2009, County staff facilitated a community planning workshop for the Goleta Valley Planning Advisory Committee (GVPAC) to discuss with the community the goals, values, and appropriate planning tools for the updated Goleta Community Plan. Each of the seven GVPAC members facilitated one topic-based table to discuss with interested community members how and where the Eastern Goleta Valley community should be improved or enhanced over the next 10-20 years. Each GVPAC member was responsible for facilitating conversation about the topic, recording key points, ideas, and comments, and synthesizing what transpired at the workshop with his or her knowledge of the land use issues in the Eastern Goleta Valley to articulate goals for the updated Goleta Community Plan.

The GVPAC member facilitated the following table topics:

- Bonnie Freeman, Agricultural Land Use
- Kenneth Mineau, Commercial Land Use
- Kim True, Environmental Protection and Stewardship
- Kenan Ezal, Mobility, Circulation, and Parking
- Valerie Olson, Parks, Trails, and Open Spaces
- Ted Adams, Public Safety and Infrastructure
- Tom Elliott, Residential Land Use

The following documents the records composed by each GVPAC member regarding the discussions held at his or her respective workshop table and the written comments submitted to staff. Please note that these records are informational in nature and are intended as a reference document for upcoming public GVPAC meetings to refine and finalize the GVPAC recommended planning goals and tools. **These records are not verbatim accounts or minutes of the workshop; instead the records reflect the notes and summaries of the day's events and conversations and should be interpreted and used as such.**



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General Comments from GVPAC Workshop Door Activities and Community Survey

The following were recorded verbatim from written comments from community members:

Places We Like and Want to Preserve and/or Enhance	Places We Do Not Like and Want to Change and/or Improve
Ag Land!	Hollister - needs beautification from T'pike to Trestle
More Mesa	Bicycle and Pedestrian Bridge from Walnut to County Land Adjacent to More Mesa. This bridge would cross Atascadero Creek
More Mesa	Slow down traffic on Hollister
Maria Ignacio Bike Path - love it, but needs improvement	More Bike Paths and Bike Lanes
Obern Bike Path - love it, but needs improvement	Trails in our Mountains and Access to Trailheads
Open Spaces (+1)	Old Town Goleta
Ag Properties (+2)	South Turnpike (shopping carts, weeds, graffiti, ugliness)
Obern Bike Trail	Bike path along RR Tracks - need more East/West bike lanes
More Mesa (+2)	Protect Ag lands at base of mountains and create more of a green mosaic band - Park it, Fruit it! It all becomes a giant fire prevention band.
Keep MTD Ag/Open Space	
More Mesa	
Agricultural Properties and fres produce from the fields behind produce stand	
Class I bike paths	
Open Spaces	
Archaeological Resources	
More Parks	
Wide Median Strips (i.e. End of Turnpike)	



General Comments from GVPAC Workshop Door Activities and Community Survey

The following were recorded verbatim from written comments from community members:

<b>Written Comments from Community Workshop and Survey</b>
<p><i>1. The basic issue is density. The amount of residences that we build will determine how many people. The more people, the lower the quality of life. We have limited resources: Water, Land, Air, etc. Keep our density low. Do not increase it. (Submitted at Workshop)</i></p>
<p><i>2. The number one need in the Goleta Valley, as for other parts of Santa Barbara County, is low cost housing for people that must commute long distances to work in our area. There is lots of room for this housing in the undeveloped and agricultural areas.</i></p> <p><i>Agriculture on small plots scattered among housing areas makes little sense. It is not economical for the farmers and the homes are not surrounded by greenery. The farm planting is largely hidden in white blight greenhouses or behind hedges or ugly fences.</i></p> <p><i>The attempt to transform auto transportation to public buses is bound to fail in thinly populated areas like Goleta Valley. Primarily public transportation will only work in high density high rise apartment populations. We do not live in London.</i></p> <p><i>Getting a reasonable fraction of the public out of autos and onto bicycles has the additional problem of safety. The paths must be separated from the auto traffic speeding by at 65 mph. And the destinations of the riders cannot be miles apart. The automobile is a wonderful way to get from A to B, home, work, to school, to shops, and recreation. (Submitted with Paper Survey)</i></p>



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## Agricultural Land Use

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Bonnie Freeman*

**Discussion Topic:** *Agricultural Land Use*

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***Please delineate draft goals for your land use topic:***

- Reduce restrictions in the planning codes. Work with Public Works to get better access for farmers to get their tractors in and out of urban “pocket” farming plots.
- Assure that we have long term access to locally grown and sold food (Lane, Givens, Fairview)
- Assure that the community continues to have access to San Marcos Wholesale Gardens for our native plants, ornamentals and succulents.
- Any prime soil agricultural areas be saved. All physical qualities of the land must be valued.
- Preservation of viable, usable agricultural land
- Possible conversion of agricultural land to open spaces, parks, community gardens.

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

- On-site housing for employees made easier.
- Re-write land use planning to ensure that there's long range protection for agricultural lands.
- Promote urban gardens, community gardens
- Provide larger buffer zones
- Write a code that ensures new home buyers who purchase near agriculture know that they will be living with certain agricultural conditions that come with buying near farm or production fields. So that farming is protected from home buyers who suddenly decide they don't like some of the farm conditions after they've bought.
- County needs a MASTER EGV PLAN and stick to it instead of dealing with each property as separate development proposals are submitted.
- New creative zoning to keep green but maintain qualities for community (community gardens, open space)



- Work with urban forestry programs to combine with growing foods on their property, local food source.
- Zoning changes to allow more gardens and include other families that might be outside the immediate area.
- Acquire or lease existing private lands where public can perhaps invest in a County-run program of growing foods for trading in their community. Grants, private funds, etc.
- Tighter regulations for development under or near utilities (electro-magnetic)
- Lots should be sold individually rather than large developer (county splits up, not developer) enabling the property buyer the opportunity to build a custom home to their own specification rather than cookie-cutter developer.

**TOOLS:**

- Most did not relate to protection program, agricultural planned development, transfer of dev. rights or purchase of development rights as they said where's the money coming from, but they did like land trusts, Conservation easements and mostly new and unique land use/zoning designations to help farmers either keep their operations or convert to open space, mixed use with heavy input from community.

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

General Comment There were some participants, in the beginning, who expressed a sincere concern that agricultural land was in imminent danger of development and wanted to express a strong opposition to any loss of agricultural land in the Goleta Valley. An open discussion was held for the first half of our time to express these sentiments. I then directed them to the map overlay where I had marked up the main routes to the key urban agricultural sites and had them refer to the smaller map I had which listed acreage and zoning. I detailed the stats on each of these sites and gave an update as to their current status. This led to more open discussion and we then moved on to our focus questions. In the end, I felt it was productive to let community members get things off their chest, and for me to explain the GVPAC's mission, before we began in earnest. Tish Gainey, who was introduced as a member of the original Visioning Committee, sat in on our second session and made a terrific contribution to the table. I hope that she and other members of the public who attended the workshop were encouraged to attend some of our upcoming GVPAC meetings.

**Combined Comments:**

*Which agricultural areas are valued in the Eastern Goleta Valley?*

- **MTD** valued but under-utilized. Difficult to comprehend what the site can be used for, gives a false impression that a transit station will be built there. There is already a traffic problem on San Antonio Rd and it can only be worsened,



already very congested. By the end of each session, some were open to the idea of MTD being developed as medium density (similar to Forte Ranch project) entry-level and other housing while leaving open space for a park, with some additional light commercial that would benefit the community and parking and/or a bicycle station. This came about due to learning that Forte Ranch homeowners were open to this idea.

- **SAN MARCOS/LANE FARMS:** This is prime farm land and should be preserved. Prevent re-zoning forever on this land. Patti Close: Food Security demands that we should save ALL AG LAND. If there's a disaster, we are isolated and cut off from food supply. Can't get trucks in or out if stranded. Previous plans to develop with density and affordability at this site did not fly with homeowners in the area, owners backed down. Subsidized housing does not work! It was explained about the Montessori buy-out as a conditional use project and they were unaware of that condition and felt that the Lane Family should not have been allowed to sell off prime agricultural land. Could the new owners (developers) lease out land to farming if school issues are not resolved? That should be encouraged.
- **SOUTH PATTERSON** Even if this owner moves to Santa Maria in 10 years and there's no one in his family to continue, the land should be saved as agriculture until someone is found to continue growing there. At this point the owner, Ron Caird, came into the room and addressed our table explaining the situations he is confronted with as a businessman and grower trying to contend with all the regulations and restrictions in an urban environment. He stated that portions of the property are in a flood zone and another portion is in flight path, and didn't think housing would be able to be developed there anyway, but he wanted more flexibility to rezone. The conversations then switched to how they could fix certain elements in planning to make it easier for him to stay in business at this site. Most at the table were unaware of the difficulties of the small farmer (those who lease land off of Ron Caird's property) to grow produce in pocket fashion, and the difficulty of moving tractors and suppliers not being available to them. This started an interesting conversation whereby I asked them what they would do to encourage businesses and suppliers to come back to the Goleta Valley and some indicated that if we offered more land to more farmers then businesses would follow. Others said that viable land should not be rezoned but portions of land could be bought for public use, open space, parks. Money to come from? At one point Ron Caird was eager to explain the situation that happened when Peter Jordano came before the County Planning to propose a rezone to purchase 3 acres of Por La Mar for light commercial. Margaret O'Connell earlier had said that Peter Jordano changed his mind and has purchased property in the Goleta light commercial zoning area nearby. Ron Caird said this was not necessarily accurate, that when Peter Jordano could not get that portion of Por La Mar via the County, the City of Goleta "gifted" him property at the end of Ekwil. I don't know the details, I'm just reporting what was said to the best of my recollection.



*Which agricultural areas are underutilized and/or not valued as agriculture in the Eastern Goleta Valley?*

- MTD is underutilized.
- Tatum property is underutilized
- Low value commercial areas should be identified and possibly converted to agriculture use.



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## Commercial Land Use

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*TBD*



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## Environmental Protection and Stewardship

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Kimberly True*

**Discussion Topic:** *Environmental  
Protection and  
Stewardship*

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***Please delineate draft goals for your land use topic:***

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

#### **GCP Key Goal Revision Suggestions:**

- To provide protection for natural resources, natural processes, and landforms relating to topography, hydrology (waterways, creeks, wetlands, etc.), and biologically sensitive habitats.
- To ensure that air quality planning is consistent with land use and transportation planning.
- To ensure that land use planning conforms to noise element.
- To ensure that land use planning considers water quality and supply.
- To ensure that land use and transportation planning consider climate change and carbon emission reduction.

#### **Air Quality and Greenhouse Gasses**

##### ***Draft goals:***

- Establish policies to ensure clean air (from GVC 20/20).
- Improve regional air quality by promoting planning and programs that result in the reduction of airborne pollutants measured within the county South Coast.
- Buffer emission sources (such as freeways) and sensitive land uses (such as schools or children's athletic fields).
- Reduce the volume of vehicle-generated pollutants.
- Reduce local greenhouse gas emissions.
- Establish policies to meet and exceed state and federal air quality and greenhouse gas emission standards.



***Planning tools, approaches, or methods for realizing the goals identified above:***

- Urban Forestry plan, with emphasis on street tree species and placement to filter air at traffic corridors and shade roadways (canopy trees). Goals of a plan should include keeping ambient air temperatures lower to reduce the rate of photochemical smog production.
- Require shade trees in parking lots (1 tree / every four to six spaces, on end islands; require planters to be 6' min. wide to support larger trees) to reduce urban heat island effect. Trees should not conflict with location of solar collection.
- Coordinate air quality planning with the Santa Barbara Air Quality Control District, State, and Federal standards.
- Consider potential air pollution impacts from land uses that may emit pollution when locating air pollution sources and residential and other pollution-sensitive land uses (schools or active parks) in the vicinity of air pollution sources (which may include freeways, farm operations using herbicides or regularly disturbing soil, or shopping centers that attract numerous vehicles per day).
- Consider regional traffic patterns (i.e. from UCSB to Ventura) and support regional traffic reduction strategies such as clean air busses, Metrolink or commuter rail, or local land-use policies to locate more local affordable housing and reduce commuter volume through the planning area.
- Plant trees with finely cut, divided leaves or needles between pollution corridors and surrounding land uses to absorb pollutants and filter air. Require vegetated buffers in landscape plans for developments adjacent to polluting land uses or transportation corridors where applicable (urban forestry program).
- Strategically implement land-use designations such as local neighborhood commercial or mixed-use to reduce daily vehicle trips and emissions.
- Promote solar charging stations for electric vehicles (EV) in existing or new residential and commercial areas by (a) creating a stream-lined permit processing and application review with low fees for roof-top solar and EV charging electrical permits and (b) encouraging developers to install solar EV charging station(s) by reducing fees, streamlining applications, or other incentives. Actively pursue Federal or State grant money to retrofit existing parking lots to install solar EV charging stations.
- Prepare policies that promote efficient management and use of energy resources in order to minimize greenhouse gas emissions.
- Promote safe, shaded, well-maintained bike routes to and pedestrian routes to promote walking and biking and reduce local automobile trips and emissions.
- Promote solar, wind, and other alternative energy sources to reduce carbon emissions.
- Require new multi-family, mixed use, commercial or office/light industrial development and redevelopment projects to provide easily accessible, safe bike



## Table Topic: Environmental Protection and Stewardship

parking, in-project bike and pedestrian routes, and pedestrian routes to and from the project with good connectivity to surrounding bike and pedestrian ways.

- Support Air Pollution Control District and State of California efforts to control marine shipping emissions in the Santa Barbara channel.

### Noise

#### ***Draft goals:***

- Reduce noise impacts from traffic sources.

#### ***Planning tools, approaches, or methods for realizing the goals identified above:***

- Lower traffic volumes by reducing the number peak trips, promoting safe and well-maintained bike paths, and implementing an urban forestry program that provides street trees to shade sidewalks to promote walking.
- Buffer freeways with setbacks and trees.
- Site neighborhood commercial and mixed use land use designations or land uses that are not sensitive to noise along transportation corridors to buffer residences from traffic noise.

### Watershed Health and Stormwater Management (Flooding and Drainage)

#### ***Draft goals:***

- Preserve and improve the health of our watersheds; ridgeline to shore. Factors that reflect watershed health include: water supply and quality, condition of creek banks, flood management, and the diversity of habitat, plants, and animals. (from GVC 20/20).
- Ensure an adequate water supply for current and future needs (from GVC 20/20).
- Restore and enhance riparian habitats.
- Improve water quality in suburban area creeks.
- Promote water conservation.
- Promote movement towards natural hydrologic runoff curves to ensure stable creek banks, reduce flooding, and improve watershed health.

#### ***Planning tools, approaches, or methods for realizing the goals identified above:***

- Implement a watershed study to identify percentage of permeable versus impermeable area to evaluate watershed health, determine the most important areas for groundwater recharge, evaluate groundwater pollution levels, and identify chronic flood areas. The watershed study should be used to identify key



## Table Topic: Environmental Protection and Stewardship

areas to preserve as open space for watershed health and where best to direct future development, target water quality projects, and habitat restoration efforts.

- Reduce stormwater runoff volumes and restore urban watersheds closer to pre-development hydrologic patterns through use of Low Impact Development Standards such as permeable paving, disconnected downspouts, rain gardens, detention basins, constructed wetlands, rainwater capture, ample urban tree canopy, green roofs, etc.
- Install and maintain oil and grease filters or CDS units (trash, oil and grease collectors) at major stormdrain outfalls to creeks.
- Remove concrete channels where possible (especially Atascadero Creek), widen creek channels and create varied topography to establish a high diversity in vegetation and habitat, create areas to absorb and infiltrate stormwater and reduce neighborhood flooding, and slow the velocity of urban creeks to reduce stream channel damage.
- Incorporate passive walking trails and active bicycle routes in creek channel restoration efforts.
- Increase efforts to remove invasive plants from riparian corridors, especially *Arundo donax*, Giant Reed.
- Include first flush stormwater or dry-season flow runoff water filtration in streetscape design.
- Implement a residential downspout disconnect and rainwater barrel distribution program (See Jefferson, Sawtelle, or Mar Vista communities of Los Angeles for precedents).
- Promote or require water conservation strategies, including drought-tolerant landscape design standards for new construction and remodels, lawn conversion incentives, water re-use/recycling, and efficient plumbing fixture standards.
- Require new development directly adjacent to GWD recycled water lines to install dual plumbing to use recycled water for toilets and landscape irrigation.
- Promote Project Clean Water bioswale and constructed wetland projects in the planning area to clean urban runoff from existing neighborhoods.
- Incorporate water quality landscaping elements such as bioswales and rain gardens in a watershed-wide urban forestry and streetscape plan.
- Implement or support a community 'Adopt-A-Creek' program to maintain riparian corridors and other ecologically sensitive open spaces with recreational uses.

### Ecological and Biological Resources

#### **Draft goals:**

- Preserve and improve biological resources and biological diversity.



## Table Topic: Environmental Protection and Stewardship

- Improve ecological function of creek habitats, including fish passage, wildlife corridors (connectivity), and bird nesting.
- Plan for natural processes such as fire and flooding, and designate land use and zoning accordingly. Sea level rise due to climate change should be considered.

### ***Planning tools, approaches, or methods for realizing the goals identified above:***

- Use Environmentally Sensitive Habitat (ESH) designations and buffers to reduce impacts on biologically sensitive areas.
- Reduce or eliminate night-time light glare or light pollution into riparian or other sensitive habitat areas.
- Establish wide riparian buffers and identify important areas for habitat restoration (currently covered in GCP-strengthen policies).
- Incorporate trails and open space in ESH areas that include interpretive and educational opportunities.
- Maintain adequate buffer between high fire areas and residential neighborhoods by maintaining foothill agricultural areas, including citrus and avocado ranches.
- Recognize the natural cycles of fire in our steep, south-facing Chaparral and Coastal Sage Scrub habitats and implement planning policies to (a) identify high fire hazard areas (b) plan for fire personnel access routes and road closures (c) require fire-safe construction techniques for remodels and new construction and (d) create an easy to use landscape Fuel Modification Standards plan with zone delineations, zone requirements, and lists of preferred and restricted plant materials. Coordinate efforts with Santa Barbara County Fire.
- Maintain low population density in areas north of Cathedral Oaks Road / Foothill Road in the urban/wildland interface.
- Partner with local Land Trusts or other organizations to establish conservation easements in parcels with ESH overlays.
- Maintain existing habitat areas by removing invasive weeds and planting native plants to exclude exotic weeds.
- Clarify and better define the Oak Tree Preservation guidelines to define size of trees requiring mitigation if removed or impacted, mitigation ratios, and excluding oaks planted as ornamental landscape species from mitigation requirements to promote their use in ornamental landscapes. Consider additional rare species to be included in tree protection standards.

## **Green Building**

### ***Draft goals:***

- Incorporate Green Building Techniques and renewable energy production into our community.



***Planning tools, approaches, or methods for realizing the goals identified above:***

- Create a set of Green Design Guidelines to incorporate into the Eastern Goleta Valley Residential Design Guidelines. Areas to address include high R-value insulation to retain winter heat and repel summer solar gain, green roofs, solar panels and wind, water conservation in plumbing fixtures and landscape irrigation, low-e UV dual-paned glass windows, sustainable building materials, efficient HVAC systems, etc.
- Create a set of Green Design Guidelines for all new and redeveloped commercial, office, and industrial buildings. Create a sliding incentive schedule to encourage new development to incorporate green elements.
- Require dual plumbing for greywater re-use in landscape for new development, and promote for remodels.
- Consider solar access for solar panels, passive solar heating and cooling in landscape plans.
- Promote residential rooftop solar with fast-track permit processing and lower permit fees for solar-only applicants.
- Promote clean energy production such as solar or wind on all new construction, either at the time of construction or engineering structures for future solar panel or small wind turbine installation.
- Collaborate with the California Net Zero Collaboration, Clinton Climate Initiative, and Community Environmental Council's Fossil Free by '33 and other similar programs to generate or incorporate ideas to reduce local energy use, create more energy efficient buildings, identify retrofit financing, and implement programs to reduce carbon emissions in the built environment.

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

1. Adopt an integrated, holistic approach to habitat, biology, flooding, fire, bikeways, street trees, climate change, air quality, etc., that includes identifying funding sources. The ideal approach would be a 'Green Infrastructure Plan' that identifies important areas of the watersheds to preserve net permeability, enhance water infiltration and groundwater recharge, limit public danger to natural hazards such as flood and fire, and enhance riparian corridors to function as biological corridors, greenways (bike & pedestrian ways), and allow natural processes to occur (flooding and natural water filtration through either constructed or natural wetlands). Street trees were identified as a critical part of reducing urban heat island effect. Use of native trees is preferable as they can enhance biological diversity in suburban areas and require less or no supplemental irrigation upon establishment. An urban forestry program that includes natural areas within the planning area is an integrated approach. Streets could be retrofitted to drain the inside lanes towards a center planter to filter roadway runoff and provide water



## Table Topic: Environmental Protection and Stewardship

- for median island trees. Goleta Beautiful has expressed interest in preparing an Urban Forestry Plan for the eastern valley with grant money (no cost to the County).
2. Management and maintenance of existing natural resources is important. Many comments were received that current maintenance along bike paths and along/in creeks (invasive species removal) is insufficient. A combination of an Assessment District and/or community 'Adopt a Creek' program was repeatedly discussed. Emphasis on community involvement for labor to reduce costs was a common theme. Community work also can foster a sense of 'ownership' and involvement, and could engage youth groups for community service. Many participants were concerned about increasing costs in today's budget and economic climate, but all pointed to the need for improved maintenance and aesthetics. Public/private partnerships such as working with Goleta Beautiful to coordinate work days or target projects on County bikeways, parks, and riparian corridors were discussed. S.B. Bicycle Coalition and Goleta Beautiful are potential community partners for community involvement in creek/trail maintenance. Audubon Society was mentioned as a potential partner for habitat restoration planning and organizing volunteers for planting.
  3. Creeks need to be mapped and ESHA buffers clearly delineated on all planning maps for Hope Ranch. Creeks and drainages were absent from planning maps and exhibits at the workshop, although the Goleta community Plan Environmentally Sensitive Habitat/Riparian Corridor Overlay map printed from the GVPAC online mapping website does delineate some ESH areas within Hope Ranch. Issues raised to address within Hope Ranch at the riparian corridors include ESH buffers, urban runoff, construction impacts, and equestrian waste (Nitrate or nutrient addition, pathogens and impact and water quality).
  4. Remove concrete channels from creeks, namely Atascadero Creek, was a common comment. An option involves widening the natural channel to reduce runoff velocity and provide area for storm/flood water, vegetating creek banks and upland areas to improve water quality, groundwater infiltration, and habitat. Funding sources could come from air quality, water quality, and habitat quality funding sources if a multi-objective planning approach was implemented (see comment 1 on Green Infrastructure Plan). Fish passage was also mentioned by several participants; two major barriers to fish movements from the beach to foothills were identified on the planning map.
  5. Improve the visual character of Hollister Avenue, lower Turnpike Ave., etc. with landscape. Lack of maintenance results in weedy parkways and exposed walls that promote graffiti. Native trees, shrubs, groundcovers could be established with recycled water trucks, not requiring long-term irrigation. Some participants requested clinging vines on the walls to improve aesthetic quality and deter graffiti. Participants offered to provide labor to plant, and many pointed to the Goleta Beautiful project at the Girl's Inc. facility as a model for community participation in street landscape beautification projects. The lower part of Turnpike Road was identified as an area where the road pavement could be reduced to create a separate bike lane, connecting the regional bike path and the two adjacent neighborhoods to San Marcos High School. A center island could



## Table Topic: Environmental Protection and Stewardship

- be planted with native trees to create a shaded street and paths for pedestrians and cyclists, and increase student safety between the residential neighborhoods and high school. One suggestion included planting fruit trees as part of the streetscape.
6. Provide community garden space in the Eastern Goleta Valley as part of park space. Pilgrim Terrace run by the City of Santa Barbara Parks Department may be a good model.
  7. Water conservation is important. Water conservation should be promoted throughout the planning area, for both existing and future developments (including existing single-family residences). Approaches discussed were water and landscape standards, incentives, tiered water rates, requiring dual plumbing for new construction and promoting greywater use in existing residences (washing machine), county sponsored rainwater collection barrels, and 'food not lawns' programs (supply local food by eliminating unused lawns). Regional self-sufficiency for water resources is important. Water conservation standards for new development and remodels should be adopted and implemented.
  8. Green design standards should be implemented to balance the natural and built environment.
  9. Retain the environmental and community character – How we grow matters. Balance housing and traffic, property owner's rights and development, reduce cars and density.
  10. Fuel management in the foothills on county roads, parks, and flood control district areas is needed. Keep the agricultural buffer in the foothills between the chaparral and residential areas. Extend Goleta Mountainous Zone to San Marcos Foothills. Balance fuel management and fire buffers with habitat. Architectural and landscape standards for high fire areas in the foothills. Limit density in high fire areas.
  11. Improving air quality by reducing vehicle use was discussed. Ideas included coast trail and rails to trails programs to reduce auto emissions, redevelopment incentives for mixed use development, especially at the upper state area where density and walkability makes more sense, and creating regional activity nodes. SB 375 may provide funding sources for this type of redevelopment or bike transit expansion. Noise levels will be reduced with lower traffic volume. Electric shuttles or cable cars for north/south, east/west access. More frequent and faster bus schedules could improve ridership. Create safer bike lanes and improve public education regarding bicycle laws.
  12. Sustainability and carrying capacity should be considered. County should use incentives to promote more re-use and recycling. Contracts with trash providers should allow reduced size, more sizes, sliding fees and frequency options for garbage collection and increased frequency of recycling collection. More people leads to more strain on resources, increases in trash generation, water use, etc. Limits to growth based on carrying capacity were discussed.



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## Mobility, Circulation, and Parking

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Kenan Ezal*

**Discussion Topic:** *Mobility, Circulation,  
Parking*

***Please delineate draft goals for your land use topic:***

- Create new Class I bike paths that children can safely use to get to and from local schools.
- Improve and upgrade existing Class II and III bike paths. Improve safety and access of existing bike paths.
- Increase number of Class I and II bike paths in Northern Eastern Goleta Valley (EGV)
- Improve bicycle paths and related signage on or near the 154/State Street intersection. Consider an underpass in the same area.
- Increase number and frequency of North-South bus routes with special focus on connecting residential neighborhoods with commercial nodes.
- Enable neighborhood Electric Vehicles (EVs) to use main transportation corridors such as Hollister, Cathedral Oaks, and Calle Real.
- Add charging stations at commercial nodes.
- Widen the Hollister/State Street corridor from Modoc to 154. Add sidewalks and an improved bicycle path.
- Improve Hollister streetscape from Turnpike to 154. (But don't limit access to businesses).
- Create a form-based code for the State Street/Hollister corridor.
- Improve the safety of pedestrians and bicyclists in residential neighborhoods, and especially "safe routes to schools."
- Add bicycle storage areas near bus stops.
- Create a "Bike Share" program.
- Change the Highway Commercial zoning near the Turnpike/Calle Real intersection to something more appropriate for local use.
- Add sidewalks along Calle Real and Cathedral Oaks.
- Reduce Turnpike south of Hollister to two lanes, improve bike path.



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

- Eliminate parking on one side of the road for some streets to create a Class I bike paths.
- Require enforceable speed limits.
- Use minibuses instead of large buses with increased frequency.
- When appropriate, use active and passive traffic calming measures to maintain speed limits within residence districts.

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

The following is a summary of opinions expressed by participants of the Mobility, Circulation, and Parking component of the Workshop:

- Eastern Goleta Valley (EGV) has good bicycle trails.
- EGV is too car-centric.
- There are not enough bus stops and existing bus routes are not practical.
- Existing bicycle paths need improvements.
- Would like to see more North-South bicycle access across the freeway.
- Implement the bicycle trail currently proposed along the 101/train track corridor.
- Make use of the Rails-to-Trails campaign to obtain easements along rail tracks.
- There are not enough trails in EGV and the existing trails do not have sufficient access.
- Some Electric Vehicles (EVs) are not allowed on roads with speed limits greater than 35 mph such as Hollister (45 mph). This makes it impractical for an EV to travel along the main corridors in EGV. Can we lower speed limits or change the law to allow neighborhood EVs on load with 45 mph speed limits? Can we have a dedicated lane for EVs (similar to dedicated bus lanes)?
- Would like an improved mountain bike path through More Mesa.
- How can we get rid of the dump maintained by Cal Trans at the intersection of 154 and Cathedral Oaks? There is a constant cloud of dust.
- There are concerns over the increased density along Hollister, especially due to developments in Goleta, and the resulting increase in traffic.
- Residents would support widening State Street/Hollister area near train tracks.
- Bicycle paths on or near State Street/Hollister Avenue and 154 are highly unsafe.
- Need to correct some signage on North-bound 154 from State Street Avenue/Hollister that says "No Bicycles." The sign is too late and should be posted earlier.



## Table Topic: Mobility, Circulation, and Parking

- We need alternative fuel infrastructure such as more charge stations for EVs.
- We need an underpass for bikes near 154 and State Street/Hollister Avenue.
- We need more North-South bus routes.
- We need more Class I bicycle paths for local schools.
- Some people are avoiding Hollister/State and are driving through neighborhood streets (like Cuna Drive) to get to Modoc, thereby creating a great deal of traffic on residential streets. We need traffic calming devices or street closures.
- We need to remember that many seniors will not be able to ride bicycles so we can't eliminate parking spots and roadways in favor of bicycles.
- We need more buses, not less parking.
- There is no place to walk along Hollister/State/Modoc near train tracks.
- We need bicycle paths to get students North-South near 154 and Hollister/State.
- How about a Roundabout at Las Palmas and Modoc?
- Don't impede traffic to force people to ride bicycles.
- Don't use mixed-use to increase density.
- Mixed-use doesn't account for people going to church, schools, activities, etc...
- Need to plan on higher fuel costs and provide more bus routes.
- How about using minibuses instead of large buses while increasing the number of routes? Minibuses could actually go between neighborhoods and shopping centers.
- We need more buses with easy lifts and bicycle racks.
- Can we implement a Bike Share program, or a Car Share program?
- There are two left turn lanes from State/Hollister to 154, one of which is a 101-only. The right left turn fills up, can't enter the left left turn.
- Road conditions discourage biking. Calle Real/MTD is in bad condition and cars drive by very fast.
- There are no Class 1 bike paths north of the freeway
- We need more Class 1 bike paths to schools (like La Colina)
- How about using dips instead of bumps for traffic clamming? Can also control water flow.
- Roundabouts help improve traffic flow
- No sidewalks along eastern Calle Real to Turnpike or along Cathedral Oaks
- Turnpike, south of Hollister: reduce from four lanes to two lanes and create a bike path. It is not safe currently. It is ugly.



## Table Topic: Mobility, Circulation, and Parking

- We need to clean-up Hollister from Modoc area to Turnpike: it's ugly and needs better streetscaping.
- Let's reduce Hollister from four-lanes to two-lanes, and add lanes for buses and EVs and a Class 1 bike path
- We need separate bike paths and walking paths.
- We need a greater effort on improving "safe routes to schools."
- We need to improve bike path access to San Marcos High School. We need to create a Class "2.5" bike path along Turnpike by placing bumper planters.
- We need to add a North-South bicycle connection across the freeway along Old San Marcos Road.
- We need to clean up existing bike paths and underpasses.
- How about adding a Pocket Park on the triangular Ag Land currently being considered for rezone (off of South Patterson)?
- We need better streetscape for Hollister/Turnpike area. We need more shade.
- Bike paths should be designed for getting students to schools.
- There are safety issues for some residential streets where people park on streets instead of garages.
- Any new developments need to address new/improved bike paths and streetscapes.
- EVs don't reduce number of trips. They only transfer the source of generation of greenhouse gasses.
- Let's change the Highway Commercial designation at Turnpike and Calle Real to something more useful to local residents.
- Speed limits for residential streets should be enforceable
- Circulation should not encourage speeding through residential neighborhoods
- Turnpike Shopping Center, and others, should be redesigned to be more "friendly." We need more shade and places to sit. There needs to be more transportation options and frequency.
- We need more local commercial facilities to reduce miles travelled.
- We need a spatial analysis to determine distances from residential areas to local commercial areas to determine where new commercial developments are most likely to be necessary.
- We need to study the transportation flow to and from schools to improve circulation and increase bicycle access.
- Nogal Drive to train tracks along Hollister/State is non-cohesive and needs beautification, possibly through a form-based code.



## Table Topic: Mobility, Circulation, and Parking

- Zero-front setbacks of shops along Hollister/State would force cars to park in the back, but should not restrict access.
- Please no canyonization along Hollister, but eliminate strip mall feel!
- Why do citizens need to fight to make neighborhoods safer? Speed limits should be enforceable.
- Bike paths north of the freeway are not adequate.
- Spend more money on new bike paths, not on lighting for bike paths. They don't work!
- Parked cars along residential streets are unsafe for bikers.
- Some residential streets can be modified to eliminate parking along one side of street to create a Class I bike path
- Can Turnpike and/or the Magnolia Shopping Centers become a one-stop shopping center? We need a better mixture of shops to reduce number of miles travelled.
- We need more bike storage near bus stops



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## Parks, Recreation, Trails, Open Space, and Public Views

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Valerie Olson*

**Discussion Topic:** *Parks, Recreation,  
Trails, Open Space and  
Views*

**Key:**

W = Discussed at the Workshop

V = Documented in the GVC 20/20 Document

***Please delineate draft goals for your land use topic:***

There were 7 goals associated with “Parks, Rec, Trails, Open Space and Views elaborated in the GVC 20/20 document. Five of these were cited specifically during the workshop. They are:

- Increase the amount of accessible, open space available to residents of the EGV. (V) (W)
- Provide easy access to trails, beaches and other open spaces. (V) (W)
- Link open spaces to provide recreational corridors. (V) (W)
- Neighborhood parks/active parks will be appropriately distributed throughout EGV. (V) (W)
- Protect and enhance the aesthetics of the EGV, with major emphasis on protection of viewsheds. (V) (W)

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

Parks

- More pocket parks are needed, especially south of 101. (W)

Recreation

- Keeping density down will mean there is more land areas for recreation. (W)
- Retaining as much agriculture as possible will retain an “open space” feeling. (W-2x)
- Partner with schools and churches (whenever possible) to be able to use their recreational facilities. (W)
- Provide the public with opportunities to have public gardens. (W)



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

- Convert old railroad beds into trails or open space. (W)
- Parcel east of the County Campus is underutilized. Could we use it for a park, bike trails or open space? (W)

### Trails and Bikeways

- Plans for parks and open spaces need to take into account use of trails by hikers, bikers and equestrians. On steep trails, such as those in San Marcos Foothills, these competing uses often result in conflict. (W)
- Create and maintain hiking trails along creeks; for example, San Antonio Creek from Tuckers Grove to Hollister. (W)
- Create more mountain biking trails in Tuckers Grove. (W)
- Biking trails need better landscaping and maintenance. Those mentioned were along Maria Ignacio Creek and parts of the Obern Trail. (W-5x)
- Modoc is the main connection between Santa Barbara and Goleta. It should really be a Class 1 Bikeway. Currently it needs maintenance and the “shoulder” on Modoc also needs attention. (W)
- Connect the Obern Trail to More Mesa. (W)
- Connect neighborhoods north of Atascadero Creek to More Mesa Open Space so that it is more accessible, perhaps by constructing a bicycle bridge over Atascadero Creek. (W-2x)
- Need bike path to Walnut Pocket Park. (W)
- Connect bike trails north of 101 to those south of 101 ... hard to do now. (W-3x)
- Connect Tuckers Grove to the San Marcos Foothills. (W)
- Need connectivity in general. (W)
- Need more Class 1 bikeways; especially in commercial area to help commuters and more safe bikeways for kids to get to school. Also was suggested that certain bikeways prohibit pedestrians. (W-3x)
- Increase number of trails and trail heads by gaining access to drainages and private property (easements). (W-2x)

### Open Space

- Acquire more open space. One suggestion for doing this was to try to implement a parcel tax to create a “Regional Park District”. This entity would be able to acquire open space, procure pocket parks, make improvements etc. This kind of thing was done in Monterey. They also use the parcel tax to maintain a website titled “Things to Do in Monterey” ([www.mprpd.org](http://www.mprpd.org)). The resident who suggested this said that this web site goes a long way towards establishing a sense of community. (W-3x)
- Current More Mesa Open Space should have some benches and signage.



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

- Only rezone non-viable Ag land for open space, especially the Patterson agriculture blocks. (W-3x)
- Put all of More Mesa into Open Space. (W)

### Viewshed

- No building in the Planning Area should be higher than two stories (30 feet). (W-2x)
- Plantings along the Patterson Ag block should not be so tall as to obscure mountain views from the bike path. (W)
- Reconfigure Turnpike from Hollister to the Obern Trail so that there is a landscaped median in the middle (winding one) accommodating a bike path leading to the Obern Trail. (Turnpike is four lanes wide at this point.) It was felt that this would “soften” the Turnpike/Hollister area and make it more pleasing to the eye. (W)
- Put more vista points on Highway 154 ... not just dirt pull-offs. (W)
- Landscape the eastern side of Turnpike from Hollister to the 101. (W)

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

### **“Take Away” Messages from the GVPAC Workshop on Parks, Rec, Trails, Open Space and Viewshed**

#### **Parks**

- Pocket parks appear to be very well used and very welcome. There was definitely a call for more of these, as well as adding some minor amenities (like benches) to those that already exist. Residents south of 101 were the most vocal about more pocket parks.
- There did not seem to be a call for new active parks, although there was a suggestion about partnering with schools to use their facilities ... I think this practice is already in place.

#### **Recreation**

- Take advantage of the resources already available to us by “fixing” them up ... benches, signage, landscaping etc. This can be done with minimal resources.
- Connect the resources we already have; i.e., trails, parks, beaches.
- There was a call to come up with innovative ways to use the trails and spaces we already have for recreation. As trail examples, respondents cited existing, poorly maintained and unconnected trails along creeks and drainages. For more open and public spaces, questions were asked about the availability of the County Campus and old railroad beds. Easements were suggested to connect public trails that truncate at private properties.



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

- Suggestion for a “Regional Park District” indicated an approach for residents to take an active part in creating recreational opportunities in the EGV and, a technique to develop a sense of community for the EGV.
- Issue of density was raised. Implication was that fewer people will make the need for recreational facilities less pressing.

### Trails

- Connectivity must be improved.
- Maintain and enhance what we already have; especially the bike trails.
- Work out a trail system that is equitable and so all trail users (bikers, hikers and equestrians) are not in conflict.
- Create additional hiking trails; especially along creeks.
- The biking community was well represented. They argued for the creation of more biking trails, not only for recreation, but for transportation; i.e., more Class 1 bikeways in commercial areas.

### Open Space

- Acquire more open space. (See suggestion on “Regional Park District”.)
- Put all of More Mesa into Open Space. (Many attendees did not realize that More Mesa is private property.)
- Make connections to More Mesa so that it can be better utilized (bridge over Atascadero Creek.)
- Although this was not the agriculture table, the issue of agriculture came up several times. My sense was that many respondents felt that agriculture was another form of open space and should be retained for the “open space feeling” it provides. Therefore, we need to figure out a way to insure that non-viable agricultural parcels get put into as much open space as possible.

### Viewshed

- Height issues were the first thing mentioned with regard to Viewshed. It was felt that 2 stories, and 30 feet should be maximums for our area ... even in the commercial sector.
- More attractive landscaping on Hollister, and especially at the Hollister/Turnpike intersection was discussed. An innovative suggestion for softening the entry to the Obern Trail at Turnpike was enthusiastically supported.
- It was noted that plantings in the Patterson Ag block are so high they obscure mountain views from the bike path, and it would be nice if the farmer would trim these plantings or substitute a lower shrub.



## Notes From GVPAC Workshop Held on 11 July 2009

### Composed by Valerie Olson: Moderator of Parks, Recreation Open Space, Trails and Views

Author's Note: Below is a summarized record of the notes taken during the workshop, session by session.

Author's Note: I began each session by asking people around the table two questions;

- *Tell us where you live in the planning area ... they would then point to their neighborhood. This helped me understand their issues and got them acquainted with the map.*
- *What does the word "park" mean to you? Since this evoked different things to each respondent, we could then differentiate (when we had to) between active and passive parks.*

### Session 1

#### Participants

- There were eight people at this session including Ray Ford (Trails Council) who came near the end of the session.
- Two were from the media and chose not to participate (even though one was from the area).
- One person was not from the area, but offered some suggestions.
- All remaining participants lived north of 101.

#### Meets the Needs

- What we have is good and does meet needs, parks are not crowded, they are well kept and well managed (this comment made by one individual living north of 101).

#### Does Not Meet the Needs and Goals for Future

- Need to fight to preserve more Open Space.
- Concerned about what the plan will be for San Marcos Foothills Park. Bikes users go very fast and ruin the trails. Also prevent equestrians from riding because the horses are spooked by the bikes. Lots of conflict between bikes and horses.
- Trails along San Antonio Creek from Tuckers Grove all the way down to Hollister should be cleaned up so walkers can use them.
- Density is the key! Need to keep the density down in the Planning Area.
- Acquire as much open space as possible.
- Retain agricultural land as much as possible.



## Session 2

### Participants

- There were five people at this session.
- Ray Ford sat in on this whole session ... and all the rest for the morning. Ray primarily provided information when there were questions about trails.
- There was also a father/son team ... part of a “bicycle family” who biked everywhere for both daily activities and recreation. The son was about 12 and quite bright. He offered some good suggestions and was a very active participant.
- All the participants at this session lived south of 101.

### Meets the Needs

- Like the Obern Trail.
- Enjoy going out on More Mesa (as an Open Space). It’s a good place to both ride (bikes) and walk. (This person did not realize that most of More Mesa is privately owned.)
- Goleta Beach and Tuckers Grove. Use them often.
- Good that we have some bike paths ... bikes will be the best form of transportation in the future.

### Does Not Meet the Needs and Goals for Future

- Need to have mountain biking trails along Tuckers Grove.
- Obern Trail needs more landscaping in certain spots and definitely needs maintenance.
- Obern Trail should connect to More Mesa.
- Connect neighborhoods north of Atascadero Creek to More Mesa Open Space so that it is more accessible. Build a bicycle bridge over Atascadero Creek.
- More Mesa Open Space should have some benches and signage.
- Bikeway along Maria Ignacio Creek (both south and north of Hollister) needs improvement. It is currently very neglected.
- Need more north/south connector bike trails.
- Shoulder on Modoc should be cleaned up.
- More Class 1 bikeways in business area. This will help commuters.
- Need more bikeways for kids to get to school. (This from our young participant.)
- Viewshed: Need more real (not dirt) pullouts on Highway 154
- Viewshed: Bikeway along Patterson Ag blocks is like a tunnel. Could we ask the landowner to either trim the plantings (so that one could see the mountains) or



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

else to plant lower growing shrubs. (These plantings are not part of the crop, they apparently are there to delineate the property line.)

- Viewshed: No building in the Planning Area should be higher than two stories (30 feet).
- Bikepaths south of 101 need maintenance. There is a lot of cracking pavement that is a hazard and needs to be taken care of.
- Modoc Road Bikepath in bad shape - needs routine maintenance. This is the main connection between Santa Barbara and Goleta and some of it is on the road. Would like a Class 1 Bikeway for this section.

### Session 3

#### Participants

- There were seven people at this session.
- All the participants at this session lived south of 101.

#### Meets the Needs

- Really like the pocket park on Maria Ignacio Creek (near Lassen). This park has lawn and benches and is heavily used. It's OK!!
- More Mesa has good recreational opportunities. County should do what it can to make sure this becomes a public space.
- Obern Trail and the Atascadero Creek corridor.
- Pocket park at Walnut is good.

#### Does Not Meet the Needs

- More pocket parks.
- More parks south of 101.
- Bike path leading to the Walnut pocket park.
- Need a bridge across Atascadero Creek to be able to get to More Mesa
- Reconfigure Turnpike from Hollister to the Obern Trail so that there is a landscaped median in the middle (winding one) accommodating a bike path leading to the Obern Trail. (Turnpike is four lanes wide at this point.) It was felt that this would "soften" the Turnpike/Hollister area and make it more pleasing to the eye.
- Landscape the eastern side of Turnpike from Hollister to the 101.

#### Goals for the Future as articulated by this group:

- Partner with schools and churches (whenever possible) to be able to use their recreational facilities.
- Provide the public with opportunities to have public gardens.
- Increase number of trails and trail heads by gaining access to drainages and private property (easements)



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

- Only rezone non-viable Ag land for open space, especially the Patterson ag blocks
- Create a “Things To Do in the Eastern Goleta Valley” website to establish a sense of community. (Mary Kuntzal subsequently sent me the following URL for a similar site in Monterey ... [www.mprpd.org](http://www.mprpd.org)).
- Convert old railroad beds into trails or open space.
- Preserve ag land as open space
- Establish a plan for purchasing trail easements

### Session 4

#### Participants

- It was getting close to lunch and only a single person showed up (in addition to Ray Ford.)
- Greg Goodman was a biker and hiker so he and Ray had a lot to talk about

#### Meets the Needs

- I love this place!
- There are open spaces, bike trails, hiking trails
- This is a bike oriented community
- Views are really important

#### Does Not Meet the Needs

- Hard to cross 101 going North/South.
- Parcel east of the County Campus is underutilized. Could we use it for a park, bike trails or open space?
- Maintain trails and bike paths

#### Goals for the Future as articulated by this group:

- Don't make major changes to our area. Take a measured approach.
- More Open Space.
- Move toward more Class 1 Bikeways.
- Expand on creek trails to put in additional bikeways only ...not bikeways that allow pedestrians.
- Limit building heights to two stories and 30 feet.
- Allow mixed use in the main corridors that may be bigger, but must allow for views.
- Connect Tuckers Grove to the San Marcos Foothills with a trail.
- Put More Mesa into open space.



## Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

Author's Note: THE LAST THREE SESSIONS AFTER LUNCH WERE SPARSELY ATTENDED. WE SEEMED TO HAVE LOST MOST OF THE CROWD AT THE LUNCH BREAK.

### **Session 5**

Participant: Jim O'Dea –not in Planning Areas

#### Meets the Needs:

- YES! ... Especially compared to other places. He uses Maria Ignacio to get to the Foothills.

#### Does Not Meet the Needs:

- Bike path on Maria Ignacio just north of 101 is in very bad shape. It is bumpy, has blind spots

#### Goals for the Future

- Beaches need more trash cans
- Need connectivity..

### **Session 6**

Participant: Lauren Hanson

Comments (Free form discussion between Lauren and myself)

- Use all the tools described in the Vision Document, especially with regards to Agriculture and Open Space
- Realities: When sea level rises, Goleta Beach will be gone and More Mesa will be severely eroded
- Talk about “pervious” surfaces ... Lauren noted that getting rainwater to percolate down is sometimes not possible ... because there are impermeable layers. Therefore, you have to be careful about requiring pervious surfaces.

At the end of this session, Mary Kuntzal came by again, and suggested that we try to implement a parcel tax. Its purpose would be to procure pocket parks and open space, make improvements etc. This is what was done in Monterey. They also use this tax to maintain the website mentioned in Session 3.



Table Topic: Parks, Recreation, Trails, Open Space, and Public Views

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## Public Safety, Services, and Infrastructure

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Ted Adams*

**Discussion Topic:** *Property Exterior Fire Hazard Inspections by Agencies*

***Please delineate draft goals for your land use topic:***

- Encourage more inspections of residential areas
- Enforce existing laws more stringently

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

- Encourage Fire Companies to do more community walkabouts to disseminate information and engender more cooperation from residents

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

- More street lighting
- Prescriptive burning in front country
- Goats in burned areas to maintain buffer zone
- Orchards “ “
- Trails and fire access West of 154
- Reinstate fire inspections by fire authority
- Planting walls to deter graffiti
- Recycled water trucked from GWD to neighborhood planting areas, medians etc.

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## Public Safety, Services, and Infrastructure

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Ted Adams*

**Discussion Topic:** *Fire hazard reduction in the Wildland/Urban Interface Area*

***Please delineate draft goals for your land use topic:***

- Maintain fuel breaks established by recent fires

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

- Fuel modification by grazing
- Fuel modification by establishing orchards in burned zones adjacent to residential areas
- Fuel modification using manpower and machinery

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

- More street lighting
- Prescriptive burning in front country
- Goats in burned areas to maintain buffer zone
- Orchards “ ”
- Trails and fire access West of 154
- Reinstate fire inspections by fire authority
- Planting walls to deter graffiti
- Recycled water trucked from GWD to neighborhood planting areas, medians etc.

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## Public Safety, Services, and Infrastructure

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### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Ted Adams*

**Discussion Topic:** *Reduction of crime in residential areas*

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***Please delineate draft goals for your land use topic:***

- Increase confidence walking after dark
- Reduce crime in neighborhoods

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

- More neighborhood areas lighted
- Better illumination in areas already lighted
- More law enforcement presence
- Better communication between law enforcement and residents

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

- More street lighting
- Prescriptive burning in front country
- Goats in burned areas to maintain buffer zone
- Orchards “ “
- Trails and fire access West of 154
- Reinstate fire inspections by fire authority
- Planting walls to deter graffiti
- Recycled water trucked from GWD to neighborhood planting areas, medians etc.

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## Residential Land Use

### *Community Planning Workshop Records and Notes*

**GVPAC Member Name:** *Tom Elliott*

**Discussion Topic:** *Residential Land Use*

***Please delineate draft goals for your land use topic:***

- Keep community mix of all people and income levels
- Retain agricultural land / no rezoning to high density
- Plan and live within our resources and services, water etc.
- Grow slowly and well planned
- Any new development (or approved redevelopment) must be Energy Efficient (Green Building)
  - See full list of discussed goals below

**Existing Residential Land Use and Development Goals for Reference:**

1993 Goleta Community Plan	2006 Goleta Visioning Committee
<p>To ensure that a variety of housing locations, types, prices and tenures are available, and an open and free choice of housing is provided to all persons regardless of income , age, race or ethnic background.</p> <p>To ensure that a population level of the Goleta area not exceed the resources and service capacity of the area nor adversely alter the present quality of life and environment.</p> <p>To provide housing affordable to all resident, to strive for a balance between jobs and housing.</p>	<p>Housing development is limited to infill projects and non-contiguous (leap frog) development is discouraged.</p> <p>Continue to welcome diversity in the community by establishing and enforcing policies that promote affordability of housing.</p> <p>Protect and enhance the aesthetics of the EGV, with a major emphasis on protection of view sheds.</p> <p>Our community offers a range of housings options, serving a broad spectrum of incomes, lifestyles and age groups.</p> <p>Our community is a place where change comes purposefully, and when we grow, we grow slowly and in a manner that preserves the character of our neighborhoods, be they rural, semi-rural or suburban.</p>



***Possible suggestions for updated Development Goals:***

- To ensure that a variety of housing locations, types, and affordability are available in the EGV, allowing diversity in the community with an open and free choice of housing to all.
- To ensure that any future increase in the population level of the EGV not exceed the resources and service capacity of the area nor adversely alter the present quality of life or the environment in the EGV or the neighboring city's.

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

- Early and often involvement of the community in the planning process and of proposed development.
- Provide housing near jobs, mixed use development, commercial/residential / encourage people to live near where they work.
- Commercial properties with residential / senior housing above (with elevators)
- Allow second units.
- Water conserving technologies and development standards.

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

Total number of the public to participate during the five 40 minute discussion sessions at the residential land use table: 29

**Public comments during discussions:**

**Focus Question 1: Which residential types, areas, or characteristics do you like?**

- Open spaces / Views - mountain and ocean
- No congestion, (no LA type traffic congestion) There was some discussion on the congestion issue
- Similar types of housing in the same area
- Bike trails and walking areas and walk-ability
- Location of recreation (both in the EGV planning area and near by)
- Good mix of homes: mobile homes to multi-million dollar homes
- We still have some producing agriculture land providing fresh vegetables at farmers markets and local stands (and we should protect it from re-zoning and development)
- To have some commercial areas, shopping availability
- Like things as they are now / Maintain what we have now / Save what we have



- Like the small town / area feeling
- Low building heights (Condos, apartments, townhomes) keep max at 2 stories.
- Slower pace of life
- Area of Rural Character

**Focus Question 2: What residential, types, areas, or characteristics need improvement?**

- Reducing traffic, improve streets, no more traffic lights along Hollister Ave.
- Parking, control misuse of garages. Affordable housing should have only carports.
- No high density developments. They increase the possibility of social/criminal problems.
- Do not change zoning of areas after a fire or disaster.
  - Zoning changes in the area of the Paint Fire along Hollister at the Modoc intersection allowed changes to the commercial nature of the area resulting in development of condos and apartments.
- Control high density development. Keep it out of agricultural areas.
- Need to be more energy efficient in future development and redevelopment.
- Guidelines for less residential parking on streets.
- More trees for new and redevelopment projects
- We need more affordable housing and work force housing to allow younger people to live in the planning area and to reduce the need for people to live outside the area and commute.

**Focus Question 3: What are the Goals for Residential Land Use**

- Involvement of the local neighborhoods, early and often.
- Keep community mix of all people and income levels.
- Good transportation options, cars, buses, bike paths, sidewalks / walking access
- Retain agriculture land / no rezoning to high density.
  - If agriculture land can no longer be used for agriculture use it should go to open space, parks, trails or recreation.
- Live within our resources, live within our means, water, infrastructure, safety support i.e. fire and police.
- Control rental properties conversion to condos.
- Water conservation / Water saving technologies.
- Having a plan to control development.
  - We cannot build enough houses for everyone who would like to live here.



- Low building heights / Control building heights.
- Energy efficient development and redevelopment.
- Require drought tolerant landscaping.
- Green Building, for new development and redevelopment.
- Parking guidelines, for development and neighborhoods.
- Keep development with in our available services, water mentioned many times.
- Provide enough parking, on site for new developments.

**Focus Question 4: How and where do you want the goals to be achieved?**

- Housing near work, mixed use, commercial/residential / encourage people to live near where they work.
- Commercial properties with residential / senior housing above (with elevators).
- Allow second units, granny flats.
- Development standards.
- Develop on infill properties.
- Transit orientated development

**Additional Comments / Ideas from table session participants:**

- We need more affordable housing. When asked what would be considered affordable housing in our area. Answer, \$350,000.
- We need more affordable rental housing similar to the recently completed development in the city of Goleta, Sumida Gardens, which is close to many local jobs. The recommendation was made that the GVPAC members and the public go and see the development.
- We should build more housing further out and not over populate the existing areas.
- No rezoning of agriculture land or infill development. (Leave the EGV the way it is)
- There should be a limit on the number of houses allowed in the EGV.
- We do not have a Job / Housing imbalance in the EGV, and we can never build enough housing for everyone who would like to live here. We are a bedroom community for the neighboring cities; we should not be the dumping ground for their housing requirements or their job housing imbalances.
- Keep development to infill, no sprawl. There was some discussion on what “Infill” actually means. Does infill mean building small developments on small lots, including redevelopments of single family home lots to multi unit condo type developments, or does it also include larger developments on what little open space we still have like the MTD or Tatum property? Most agreed that infill meant smaller developments.



## Table Topic: Residential Land Use

- We should preserve our trees. We should find a better way to repair sidewalks without taking out the trees. New developments should not plant the type of trees that will grow and damage sidewalks.
- Large companies should be involved in supporting their employees in purchasing homes or in the development of housing for their employees.
- We need laws for not parking motor homes in neighborhoods and on property and not parking cars on the front lawn etc. This is a problem for a lot of rental properties.
- Don't allow reduced parking in high density developments, it forces more cars to park in the surrounding neighborhoods.
- Please keep things the way they are, do not turn EGV into LA / Reject pressure to grow / we do not have to grow.
- Limit sub division and rezoning
- Buy up some foreclosed properties, tear down the homes and turn the land back into open spaces.
- Do not sell the land to developers. Put in the roads, water, power, sewer etc and sell the lots to individuals and let them build their own homes.
- We have enough affordable housing but it is being rented to students from UCSB, this should be controlled.
- Our roads are too wide and discourage the use of bicycles. We need bike lanes that go where cars go, shopping etc. We need more class 1 bike lanes.
- There was a discussion about possible development of the MTD property with a mix of some residential and open space. Some participants were supportive of a development around 6 to 7 units per acre, similar to Forte Ranch which is the development adjacent to the MTD property. No one would support a high density development of 20+ units per acre. Some were against any rezoning of the property for residential development and would like to see it farmed again or left as open space. There was also discussion of just developing the 1.06 acre lot next to Dexter Place which is already zoned at 20 units per acre.
- There was also some discussion about development of affordable housing in the parking area behind the Vons market at Turnpike and Hollister Avenue. Some discussion was just about the housing possibilities and some about including it in a complete redesign and layout of the shopping center. Mention was also made of adding housing to the Magnolia shopping center, possibly over the top of the existing shops.
- There was some discussion about the need for more rental housing (high density affordable) and that more people, especially younger people are not that interested in owning a home in the future as many change jobs and move quite often.



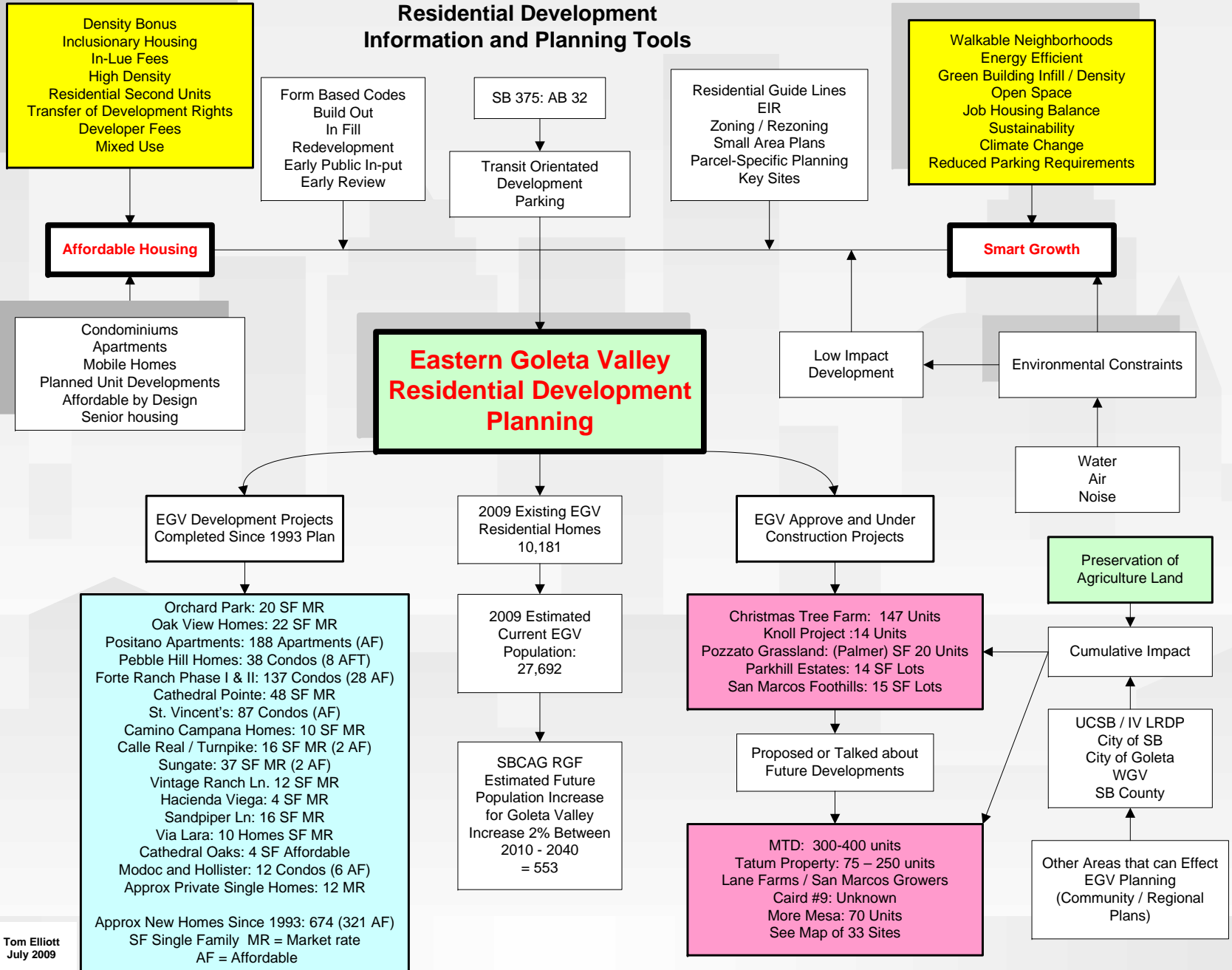
## Table Topic: Residential Land Use

- There was some discussion on the cumulative effect of development and how any one development can affect another and the surrounding neighborhoods. We discussed the need to plan for the entire area including working with the city's of Goleta and Santa Barbara and with UCSB to understand the long term effect of development in the entire area.
- There was some discussion about the conflicting goals of the 1993 GCP, how can we provide additional housing without exceeding our resources and services and adversely altering the present quality of life? We all agreed it is a complicated problem with no easy answer.
- Note: A number of participants commented on how they liked the “World Café” Type of workshop over the usual type where the public sits in a hall and there is a panel of people up front providing information and the public is allowed comment time. They commented that there was a lot of interesting and informative discussion at all the tables they attended. They were happy to be allowed to participate in the discussions.



# GVPAC July 11, 2009 Workshop

## Residential Development Information and Planning Tools



Tom Elliott  
July 2009