
Goleta Valley Planning Advisory Committee

APPROVED MEETING MINUTES

February 8, 2011 at 6:00PM

Santa Barbara County Planning Commission Hearing Room

Meeting Called to Order: By Chair Valerie Olson at 6:06PM

1. Roll Call

GVPAC Members Present: Adams, Elliott, Ezal (arrived at 6:36PM), Freeman, True, Olson

GVPAC Members Absent: Mineau

County Staff Present:

Jeff Hunt, Director, Long Range Planning Division

June Pujó, Planner, Long Range Planning Division

Erika Leachman, Planner, Long Range Planning Division

Lucy Pendl, Planner, Long Range Planning Division

2. Public Comment:

Steve Musick stated that he would like the opportunity at a future meeting to make a 10-minute presentation to the GVPAC regarding agriculture.

Member Freeman commented that the Board of Supervisors voted to reject the California Coastal Commission's suggested modifications at their February 1 hearing, that there is opportunity for input on proposals for Bixby Ranch and Refugio Ranch, and that a UCSB professor recently conducted a study of food-security issues in our area, the results of which were published recently in the News-Press.

3. Announcements:

Staff received three public comment letters, from Kas Terhorst, from the Coalition for Sensible Planning, and from the Environmental Defense Center; also, County General Services is accepting public comment through March 2, 2011 5:00pm on the Negative Declaration for a photovoltaic solar array at County campus.

4. Minutes of January 11, 2011 GVPAC Meeting:

Amendments: None.

ACTION: Freeman moved, seconded by Ezal, and carried by a vote of 5-0 to approve the minutes of the January 11, 2011 GVPAC Meeting.

Yea: Adams, Elliott, Freeman, True, Olson



Nay: None

Absent: Ezal, Mineau

5. Calendar:

GVPAC discussed scheduling and tentatively scheduled the next GVPAC meeting for Tuesday, February 15, subject to change based on GVPAC member availability. Additional GVPAC meetings will be scheduled, as necessary.

6. GVPAC Discussion.

The GVPAC continued their discussion of information presented at Meeting 33 including staff's recommendations and Alternate Land Use scenarios. Regarding the MTD property and the Tatum property, committee members expressed a desire to: limit density to 7 units per acre, ensure that any clustering of units is carefully planned and well designed, provide increased bicyclist and pedestrian facilities, and preserve community character. Regarding the proposed Urban Agriculture zone, concerns were expressed that expanded uses should not be too intensive and that more specific details are needed to properly plan for these areas.

The GVPAC then completed review of the policies of Section II:A Community Development and Land Use.

Public Comment:

Sherrie Fisher, from the SB MTD, provided an overview of MTD's ownership of the property on Calle Real since the purchase in the 1980s and stated that whatever occurs on the property should improve access for pedestrians and bicyclists.

Steve Musick stated that there is in fact prime soil on the MTD property, but the space could be a great opportunity to provide mixed use or high-density housing; also, he would like to make a presentation to the GVPAC at a later date.

Suzanne Elledge attempted to clarify the alternate land use scenario presented on behalf of her clients, the South Patterson Agricultural Area Flats landowners, and stated that the Specific Plan framework proposed in the plan would be more onerous than current regulations.

Christina McGinnis commented that she had submitted suggested text edits, stated that any new Urban Agriculture zone district should have two tiers (with the first tier comprised of lots with prime soils and being allowed much more restricted uses), and suggested that the buffer policy drafted by the Agricultural Futures Alliance should be considered.

Craig Zimmerman, from the Towbes Group, outlined recent California legislation relating to climate change, including AB32 and SB375, which require a Sustainable Communities Strategy and reduced greenhouse gas (GHG) emissions; he suggested that the rezoning of



the San Marcos Growers site could be an opportunity to achieve those objectives.

Craig Minus, from the Towbes Group, suggested that the San Marcos Growers site is a classic infill site and the GVPAC should consider future possibilities other than agriculture.

Patti Close expressed that the concept of the Valley Junction came as a surprise to her, that she does not want the community to experience urbanization, that she objects to the negative language about the community in the draft plan, and that future development should be children-friendly.

Ann Crosby commended the GVPAC for their sensitivity to agricultural issues and stated that rezoning should only be done when it results in a huge benefit to the community; she referenced a study done recently by a professor at UCSB regarding the food industry in this area.

Paul Nielsen, a South Patterson Agricultural Area Flats landowner, suggested that the Mesa subarea of the South Patterson Agricultural Area be further subdivided into east and west, because of differences in road access and sewer service.

Kas Terhorst stated that the idea that building more high-density housing will reduce GHGs is incomprehensible to him.

7. Adjournment

GVPAC Meeting #35 is scheduled tentatively for Tuesday, February 15, 2011 at 6:00PM in the Planning Commission Hearing Room, subject to change based on GVPAC member availability.

ACTION: Adams moved, seconded by Freeman, and carried by a vote of 6-0 to adjourn until GVPAC Meeting #35.

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

Nay: None

Absent: Mineau

Meeting Adjourned at 9:05PM

Signed

Valerie F. Olson

Date 3-8-11

GVPAC Chair Olson

