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# Goleta Valley Planning Advisory Committee

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## **APPROVED MEETING MINUTES**

**March 22, 2011 at 6:00PM**

**Santa Barbara County Planning Commission Hearing Room**

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

### **1. Roll Call**

**GVPAC Members Present:** Elliott, Ezal, Freeman, Mineau, True, Olson

**GVPAC Members Absent:** Adams

**County Staff Present:**

Glenn Russell, Director, Planning and Development Department

Jeff Hunt, Director, Long Range Planning Division

Vicki Parker, Deputy Director, Redevelopment Agency

June Pujo, Planner, Long Range Planning Division

Erika Leachman, Planner, Long Range Planning Division

### **2. Public Comment:** None.

### **3. Minutes of March 17, 2011 GVPAC Meeting:**

**ACTION:** True moved, seconded by Ezal, and carried by a vote of 6-0 to approve the minutes of the March 17, 2011 GVPAC Meeting.

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

Nay: None

Absent: Adams

### **4. Calendar:**

Staff commended the GVPAC for the good progress made to date and announced that the next GVPAC meeting is scheduled for Wednesday, March 30, 2011.

### **5. Announcements:**

Chair Olson announced a planned "Farm to Fork" seminar, scheduled for March 23, 2011, 6:00-8:00PM, at the Central Branch of the Public Library, Faulkner Gallery Room, 40 E Anapamu Street, Santa Barbara.

### **6. GVPAC Discussion:**

Staff provided a brief overview of the purpose and contents of Section II: Community Development and Land Use, summarized the GVPAC discussion



to date on this chapter, and indicated that the GVPAC reviewed up to page 88 in this chapter at the prior meeting. The GVPAC then asked for public comment on Section II.E: Agricultural Land Uses.

**Public Comment:**

**Barbara Kloos** commented that the draft Plan does not provide adequate specifics for rezone proposals for the MTD properties and suggested an rezone proposal should be accompanied by a plan and a specific list of allowable uses; that the Hollister/Turnpike/Calle Real areas are already congested with traffic and already have low-income housing. San Marcos High School contributes to the traffic problem; that some outside references to smart growth encourage agricultural retention and the reuse of already developed sites; and that Eastern Goleta Valley (EGV) residents need more information about draft Plan and a meeting should be held in the EGV area with Commissioner Brown as a potential moderator.

**Stan Giorgi** commented that he was encouraged by the last meeting with regard to urban agriculture strategies for the S. Patterson Agricultural Area.

**Kas Terhost**, representing the Shadow Hills development, commented that he is not in support of land use policies 1.1-1.5 of the draft Plan and he feels they advocate development.

**Christina McGinnis**, representing the OPEN Program, commented that the staff proposed revisions to the language of the draft agricultural conversion policy (LUA-EGV 2.7) appear weaker than the wording in the Administrative Draft Plan. Ms. McGinnis also requested that the alternate proposal for the South Patterson Agricultural Area discussed by the GVPAC be projected on the screen during future meetings and posted on the web. Ms. McGinnis also commented that areas subject to the Specific Plan development standard also be subject to the conversion policy.

**James Marino** commented that EGV residents are looking for categorical protections and that the agricultural conversion policy consideration of "other measurable public benefit" needs to be defined to determine what is and is not a public benefit.

**Patti Close** commented that she agrees with the previous speakers and she disagrees that an agricultural property's productivity be a criteria/finding in the conversion policy. Ms. Close also suggested that EGV have its own planning commission and that GVPAC meetings not be held on the same evenings as water district meetings due to the effect agricultural water rates have on agricultural businesses.

**Ann Crosby** commented that the conversion policy language has "loopholes" and the description of "benefit" is vague and could be interpreted to include low-income housing.



Following public comment, the GVPAC completed the review of Section II.E: Agricultural Land Uses and continued the meeting to March 30<sup>th</sup>, 2011 for a discussion of the MTD site, a review of revised language addressing potential agricultural conversion proposals, and a continued review of the Transportation and Circulation section (Section III.F). Also discussed were the concepts and desired outcomes for the South Patterson agricultural area. The GVPAC advised staff through the following action items:

**ACTION:** Ezal moved, seconded by Freeman, and carried by a vote of 6-0 to reject consideration of rezoning the San Marcos Growers portion of the San Marcos Agricultural Area, from agriculture to residential as part of this community plan update project.

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

Nay: None

Absent: Adams

**ACTION:** Ezal moved, seconded by Elliott, and carried by a vote of 6-0 to reject consideration of the South Patterson "Flats" proposal to add an overlay zone allowing additional uses, as presented to the GVPAC by Suzanne Elledge Planning and Permitting Services as agents for affected property owners.

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

Nay: None

Absent: Adams

## 7. Adjournment

GVPAC Meeting #38 is scheduled for Wednesday, March 30, 2011 at 6:00PM in the Planning Commission Hearing Room.

**ACTION:** Elliott moved, seconded by True, and carried by a vote of 6-0 to adjourn to Meeting #38.

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

Nay: None

Absent: Adams

**Meeting Adjourned at 9:10PM**

Signed \_\_\_\_\_

*Valerie F. Olson*

Date \_\_\_\_\_

*30 March 2011*

GVPAC Chair Olson

