



NOTICE OF PUBLIC HEARING
Planning Commission
Hybrid Public Hearing – In Person and via Zoom
July 13, 2026, at 6:00 P.M.

Fairview Gardens Conditional Use Permit Project
598 N. Fairview Avenue (APN: 069-090-052)
Case Nos. 25-0001-CUP; 25-0003-DRB

ATTENTION: The meeting will be held in person and via the Zoom platform. The public may also view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings>.

NOTICE IS HEREBY GIVEN that the Planning Commission (PC) will conduct a public hearing to review the project described in this notice and the proposed environmental determination. The date, time, and location of the PC public hearing are set forth below. The agenda for the hearing will also be posted on the City website (www.cityofgoleta.org).

HEARING DATE/TIME: July 13, 2026, at 6:00 P.M.

LOCATION: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom. Detailed instructions for virtual participation are provided under the Electronic Participation heading below and will be included on the posted agenda.

The Planning Commission will be acting as the local decision-maker regarding the adequacy of the analysis included in the proposed Notice of Exemption and the merits of the Project. On April 20, 2026, the Historic Preservation Commission (HPC) reviewed the farmhouse rehabilitation and adaptive reuse portion of the project and unanimously (6-0 vote) recommended approval to the decisionmakers. The Design Review Board, at its June 9, 2026, meeting, recommended Preliminary Design approval on a vote of 6-0.

PROJECT DESCRIPTION: The applicant is requesting PC approval of the Fairview Gardens Conditional Use Permit which includes:

- Nine new residential units on site. Eight two-bedroom deed restricted affordable worker/employee dwellings units varying in size from 855-890 sq. ft. are proposed in the northeastern portion of the site for farmworkers/employees and their families, and one market rate unit is proposed within the existing farmhouse building. No short-term rentals would be allowed in either residential unit type. Residents only access to the eight two-bedroom dwelling units is proposed off of Stow Canyon Road (east) and will not create any through access. A gate is proposed after the required fire turnaround.
- Renovation and adaptive re-use of the Fairview Gardens historic farmhouse building. The farmhouse would be used as a flexible use café/patron area, teaching/staging kitchen, 1st and 2nd floor office space, and a 2nd floor studio dwelling unit.
- New 2,500 sq. ft. farmstand along Fairview Avenue
- New multi-functional 6,500 sq. ft. barn for produce packing and processing etc. Approximately 1,000 sq. ft. of this structure would be used as gathering space for educational programming and events.
- New 730 sq. ft. education pavilion (roofed trellis structure)
- New 370 sq. ft. restroom building.
- Provision of 46 vehicular parking spaces scattered throughout the site as follows:
 - Nine (9) parking spaces adjacent to the Farmstand.
 - Eight (8) parking spaces adjacent to the farmworker housing units.

- Twenty-five (25) parking spaces adjacent to the multi-functional barn.
- Four (4) parking spaces for farm support vehicles adjacent to the multi-functional barn.
- Provision of twenty-four (24) bicycle parking spaces including 8 adjacent to the farmworker housing site.
- Provision of one (1) bus/van drop-off space adjacent to the multi-functional barn.

Other components proposed as part of the CUP request that are outside DRB purview in general include:

- Keeping of 100 chickens and 26 goats, and sheep per Section 17.41.060 (Animal Keeping)
- Use of off-site parking locations for special events and festivals that exceed the on-site parking capacity. The off-site parking areas are proposed at First Church of Christ, Scientist (58 parking spaces), Good Shepherd Lutheran Church (81 parking spaces), Goleta Union School District (58 parking spaces) and Fairview Gardens has secured Memorandums of Understanding with each of these entities.
- Farm operations will include 24 (minimum) to 34 (maximum) staff members depending on the season and ongoing farming activities Monday – Saturday.
- Three types/levels of programs and events are proposed to occur on site. All programs and events are to be community events open to the public for community benefit. These programs and events will be ancillary uses to support the organization’s educational mission, the conservation easement, and help ensure the farm’s success, which supports the preservation of agriculture in the region. The programs and events and associated areas these uses will occur will not be available for private or corporate rental and there are no weddings proposed.
 - **Programs/Workshops - Children:** These include field trips, spring break and summer camp programs, and after school program. The time period for these is between 9 am – 5:30 pm all year long. Attendance at these programs is estimated to range from 25 – 100 people. Some of the programs would occur between 3-5 per week and others would be once a year (spring break camp).
 - **Programs/Workshops – Adults:** These include culinary workshop, farming, and gardening workshops. The time period for these is 9 am – 9 pm, a maximum of 100 people, and would occur 20 times per month.
 - **Events:** These include fundraising events, farm-to-table meals, seasonal events, open house, lectures etc. These events are sited internal to the farm, away from residential neighbors, and not available as a rental operation or for corporate events. The estimated attendance is between 250-750 attendees and could occur between 4-8 per year, excluding the farm-to-table meals. The farm-to-table meals are planned to occur 2 times per month. These events would occur in the evenings during the week and during the day on weekends. The use of amplified and unamplified music, and the spoken word is proposed for these events with sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales.
 - **Festivals:** Five (5) festivals are planned with an estimated rolling attendance of between 800-1500 visitors in total, spread out over the festival day. These events would occur on Saturdays between 10 am – 10 pm and Sundays between 1 pm – 9 pm. The use of amplified and unamplified music, and the spoken word is proposed for these events with sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales. The location of larger events such as Festivals is in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

The project was filed by agent Heidi Jones, of Meraki Land Use Consulting on behalf of Michael Ableman,

of The Center for Urban Agriculture at Fairview Gardens, the property owner.

LOCATION AND ZONING: The Project site is located in the Inland area of the City at 598 N. Fairview Avenue and is identified as Assessor Parcel No. 069-090-052. The 12.23-acre site in question has a General Plan land use designation and Zoning designation of Agriculture (AG). Agricultural crop cultivation, animal keeping, farmworker housing, single-unit dwellings, and accessory dwelling units are allowable in the AG designation. Agricultural support services, farmers' stands, and special events (more than four per year) are allowable in the AG designation with approval of a Conditional Use Permit.

ENVIRONMENTAL REVIEW: A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines. The project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 exemption consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services. Further, none of the State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. Consistent with the requirements of the Class 32 exemption described in the Notice of Exemption, and pursuant to CEQA Guidelines §15300.2, *Exceptions to the Exemption*, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines § 15332.

The Notice of Exemption for the project and all supporting technical analysis to support the exemption can be found in the CEQA Review section of the City of Goleta's website using the following link:

<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review>

CORTESE LIST: The Project site is not listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the "Cortese list").

PUBLIC COMMENT: Interested people are encouraged to provide public comments during the public hearing in person or virtually through the Zoom webinar, by following the instructions listed on the Planning Commission meeting agenda. Written comments may be submitted prior to the hearing by emailing the Planning and Environmental Review Department at PERmeetings@cityofgoleta.gov. Written comments will be distributed to the PC and published on the City's Meeting and Agenda page.

PREVIOUS HEARINGS: On April 20, 2026, the Historic Preservation Commission (HPC) reviewed the farmhouse rehabilitation and adaptive reuse portion of the project and unanimously recommended approval to the decisionmakers. On June 9, 2026, the DRB conducted Preliminary Design Review of the project and unanimously recommended Preliminary Design approval of the plans under consideration to the decisionmakers.

DOCUMENT AVAILABILITY AND PROJECT INFORMATION: Staff reports and related materials for the Planning Commission hearing will be posted at least 72 hours prior to the meeting on the City's web site at www.cityofgoleta.org. For further information on the project, contact Brian Hiefield, Senior Planner, at (805) 961-7559 or bhiefield@cityofgoleta.gov. Para consultas en español, comuníquese con Marcos

Martinez al (805) 562-5500 o mmartinez@cityofgoleta.gov.

In accordance with Gov. Code Section 65103.5, only non-copyrighted plans or plans that the designer has given permission have been published on the City's website. The full set of plans is available for review at the Planning Counter during counter hours or by contacting the staff member listed for the item 805-961-7543.

ELECTRONIC PARTICIPATION: Please register for the Planning Commission hearing on Monday July 13, 2026, at 6:00 pm following the information provided on the Planning Commission agenda for remote participation. The agenda will be published at least 72 hours before the meeting.

Note: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009(b)(2)).

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in the hearing, please contact the City Clerk's Office at (805) 961-7505 or cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

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