

Attachment 2

Staff Presentation

Fairview Gardens CUP Project

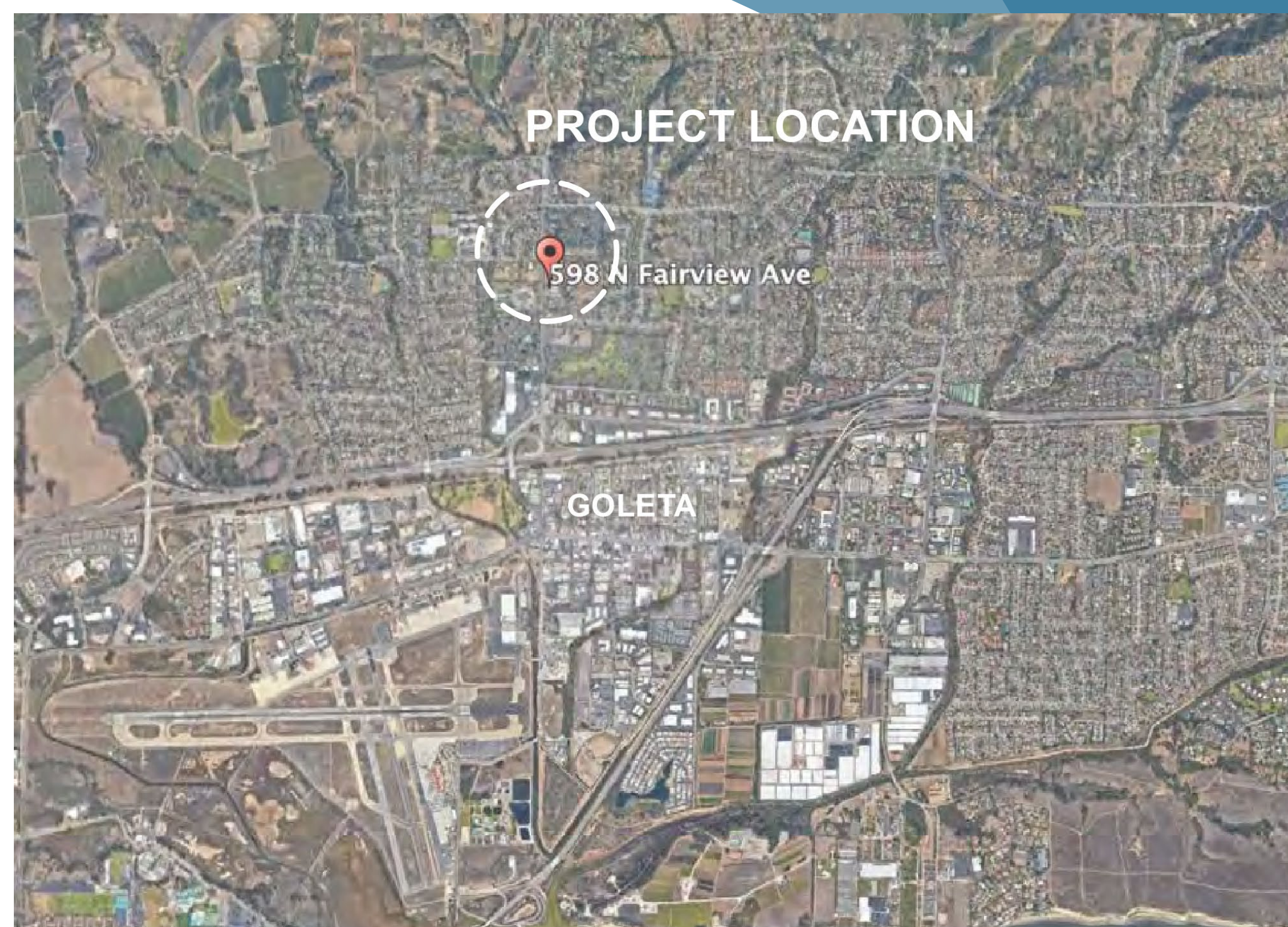
Planning Commission July 13,
2026



LOCATION & REGIONAL SETTING

598 N. Fairview Avenue

- **Legacy Farm:** Operated as a working farm for 125 years, serving as a national pioneer in urban agriculture.
- **Acreage:** Spans a 12.23-acre parcel designated as **Agricultural (AG-5)** under the General Plan and zoning code.
- **Conservation Easement:** Governed by a private conservation easement held by the Land Trust for Santa Barbara County since 1996.
- **Neighborhood:** Surrounded on three sides by single-family residential neighborhoods.



General Plan and Zoning



Core Project Objectives



Agricultural Viability

Preserve over 12 acres of active organic crops, orchards, and demonstration fields. Rebuild aging utility networks to secure commercial viability and support local food systems.



Environmental Education

Create dedicated spaces for hands-on ecological workshops, kids' programs, and community events, fostering stewardship of natural resources.



Community Integration

Consolidate and streamline historical entitlements and proposed uses into a single, unified CUP that defines operational parameters, including noise attenuation, and traffic and circulation for community events.

Proposed Development

Planned Structural Upgrades

The project preserves productive farm acreage while developing critical facilities for operations and community support:

- **Farmhouse Adaptive Reuse:** Restoration and conversion of the historic farmhouse to serve as a cafe, kitchen, workspace, and 1 res. unit
- **Multi-Functional Barn:** Construction of a new 6,500 sq. ft. operations, processing, and assembly barn.
- **Retail Farmstand:** A new 2,500 sq. ft. farmstand fronting N. Fairview Ave.
- **Farmworker Housing:** 8 deed-restricted housing units for farm workers and families.
- **Ancillary Structures:** 730 sq. ft. education pavilion & 370 sq. ft. restroom.



Farmhouse Restoration



Preservation & Reuse Plan

Unanimously supported by the Historic Preservation Commission (HPC) on April 20, 2026:

- **Structural :** Installation of a new structural foundation, sheathed in traditional matching wood boards.
- **Design Vernacular:** Repair of original siding and trim; replacement of covered double-hung window styles to match original dimensions.
- **Accessibility:** South porch modified to be flush and level with the front door, drawing on c. 1930 historic profiles.
- **Multi-Use Program:** Cafe/patron seating (590 sq. ft.), teaching kitchen (218 sq. ft.), offices (688 sq. ft.), and a studio unit (337 sq. ft.).

Multi-Functional Barn & Farmstand



Key Structural Specifications

- **Multi-Functional Barn:** A 6,500 sq. ft. central node to handle produce packing, washing, cold storage, and farm logistics. Includes 1,000 sq. ft. of indoor community education space.
- **Design Refinement:** Based on June 9, 2026 DRB direction, the barn height has been reduced by 4' and the base pad lowered 1' to soften massing from Fairview Ave.
- **New Farmstand:** A dedicated 2,500 sq. ft. market space situated on N. Fairview Avenue, bringing fresh produce directly to residents.
- **Rustic Architecture:** High-quality corrugated metal siding, smooth plaster, and standing seam steel roofing.



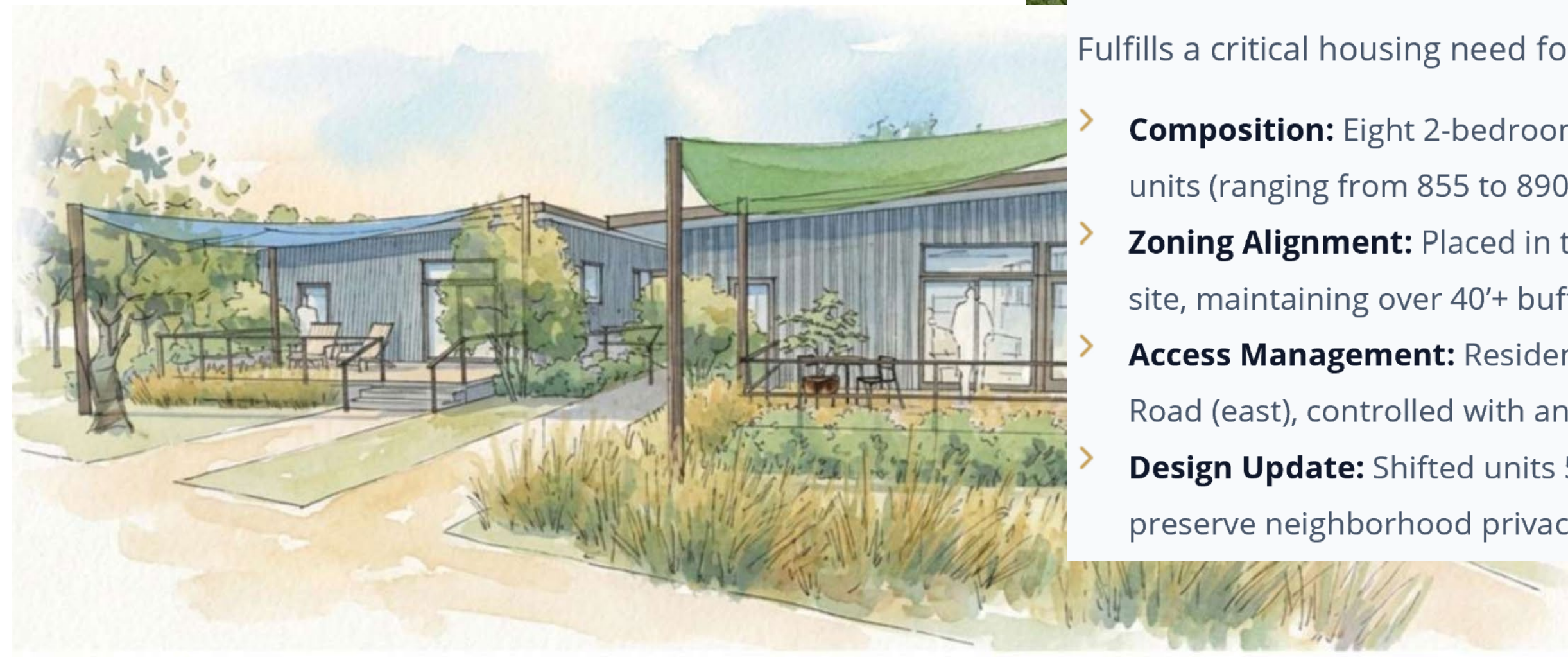
Affordable Farmworker Housing



On-Site Employee Housing Program

Fulfills a critical housing need for the farm's active agricultural workforce:

- **Composition:** Eight 2-bedroom deed-restricted affordable employee dwelling units (ranging from 855 to 890 sq. ft.).
- **Zoning Alignment:** Placed in the quiet, buffered northeastern corner of the site, maintaining over 40'+ buffer from residential neighbors.
- **Access Management:** Residents-only driveway accessed off Stow Canyon Road (east), controlled with an automatic safety turnaround gate.
- **Design Update:** Shifted units 5' south following the June DRB meeting to preserve neighborhood privacy. No short-term rentals permitted.



Parking & Circulation



Circulation & Shared Access Plan

Shared Church Easement: Establishes direct vehicular access connection to the adjacent Christian Science Church to provide additional parking and an auxiliary exit.

Easement subject to Council approval (Condition No. 60)

Project designed to work interdependently of access easement.

Additional agreements with other offsite locations.

School Bus Accommodation: 1 dedicated van/bus loop space directly adjacent to the multi-functional barn to safely unload educational groups.

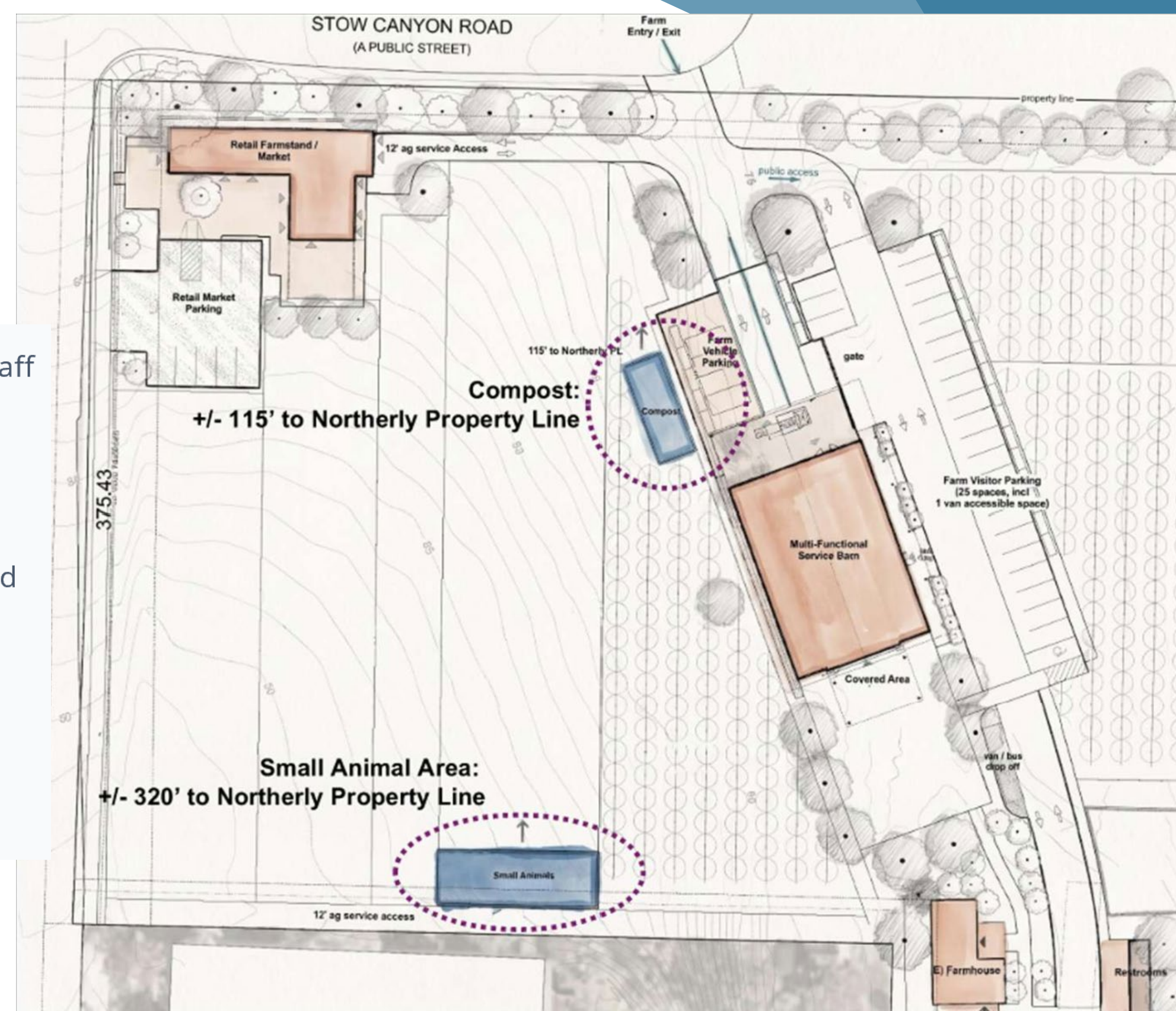


Facility	Vehicular Parking	Bicycle Parking
Retail Farmstand	9 Spaces	8 Spaces
Affordable Housing	8 Spaces	8 Spaces
Central Barn Node	25 Public + 4 Support	8 Spaces
Total Project Base	46 Spaces	24 Spaces



Farm Operations & Animals

- **Personnel:** Supports 24 (minimum) to 34 (maximum) active agricultural staff members depending on seasonal crop intensity.
- **Agricultural Mix:** Production spaces managed under organic principles, balancing chard, root vegetables, orchards, and demonstration plots.
- **Animal Keeping:** Keeping of up to 100 chickens (**no rosters**), 26 goats, and sheep. See Condition 53.
- **Enclosure Siting:** Fenced 25'x80' animal area placed adjacent to Goleta Library, safely setback from property lines.
- **Organic Composting:** Located next to the central farm support vehicle parking area, 115' south of Stow Canyon Road.



Community Programs & Events

Parking & Noise Safeguards

Onsite loading zone; bus turnaround loop adjacent to barn prevents roadway backup.

On-site parking spaces fully accommodate typical class sizes.

Overflow MOUs: Parking agreements with Christian Science, Good Shepherd, and GUSD (197 total spots).

Transit Support: Attendant management, designated walking routes via Berkeley crosswalk. CHP officer for 1,500-person festivals.

Strict Operational Thresholds under the Consolidated CUP

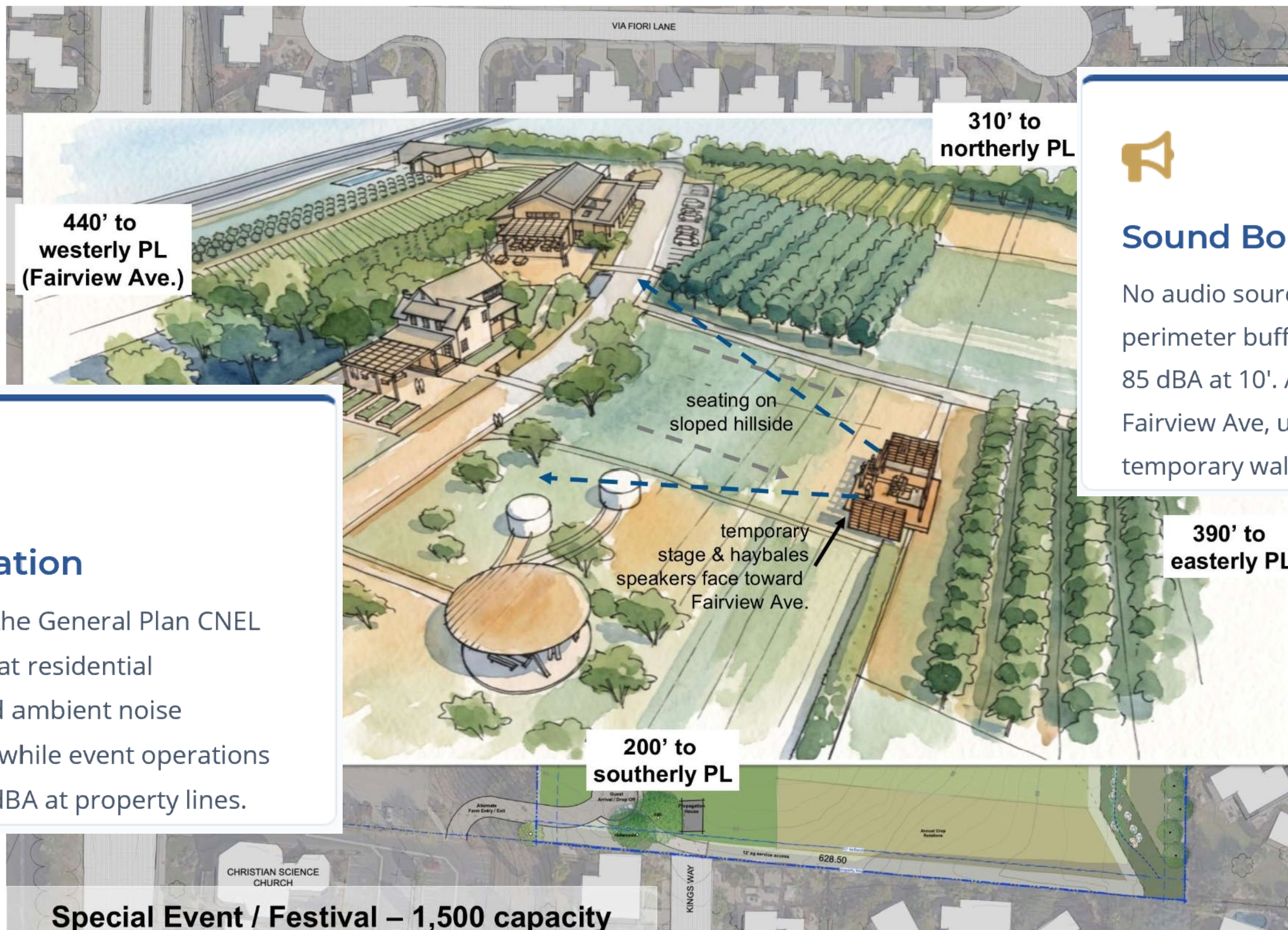
Activity	Frequency	Operational Hours
Children's Workshops (Tours & Camps)	School programs; field trips. 25 – 100 students	9:00 AM – 5:30 PM (M – F mostly)
Adult Classes (Gardening, Cooking)	Up to 20 times per month. Max 100 attendees	9:00 AM – 9:00 PM (Mon – Sat)
Fundraising & Dining (Farm-to-Table)	Meals: 2x per month. Major events: 4–8x per year. 250 – 750 attendees	Weekdays: until 9:00 PM Weekends: until 7:00 PM
Seasonal Festivals (Harvest Days)	5 events maximum per year. 800 – 1,500 rolling attendance	Saturday: 10 AM – 9 PM Sunday: 1 PM – 9 PM



Special Event / Festival



Sound Attenuation



Sound Attenuation

Fully compliant with the General Plan CNEL 60 dBA exterior limit at residential boundaries. Standard ambient noise averages 46–67 dBA, while event operations range from 26 to 43 dBA at property lines.



Sound Boundaries

No audio sources permitted within a 20-foot perimeter buffer. Amplified sound limited to 85 dBA at 10'. All speakers oriented toward Fairview Ave, utilizing 6' hay bales or temporary walls as physical sound baffles.

Environmental Review

- Project found to be exempt under Section 15132 of CEQA Guidelines (Class 32) as criteria is met namely:
 - In-fill development
 - Consistent with applicable GP designation and applicable policies
 - Consistent with zoning and regulations
 - Occurs within city limits on a site of no more than five acres (development footprint is 3.4 acres) surrounded by urban uses
 - Site has no habitat value
 - Will not result in significant effects relating to traffic, noise, air quality or water quality
 - Adequately served by all required utilities and public services.
- None of State CEQA Guidelines Section 15300.2's exceptions to exemptions apply to the project.



Questions for PC

- Should the applicant provide a preliminary landscape plan before Planning Commission grants Preliminary Design Review in order to make the findings?
- Should the applicant provide a photometric plan before the Planning Commission grants Preliminary Design Approval in order to make the finding?
- Is the siting of the farmworker housing complex appropriate?



Questions for PC (continued)

- Are the number, size and timing of programs and events appropriate for the site or should there be a reduction in the number and size of events and/or the hours scaled back for the outdoor events?
- Should the applicant submit a formal revised Project Description with the accompanying plans consisting of more than the slide deck of information that was provided to staff on June 17, 2026 for Planning Commission consideration?



Recommendation

If the Planning Commission determines the findings can be met, then:

Adopt Planning Commission Resolution 26-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, adopting a Notice of Exemption and approving a Conditional Use Permit for the Center for Urban Agriculture at Fairview Gardens located at 598 N. Fairview Avenue, Goleta, CA 93117; APN 069-090-052; Case Nos. 25-0001-CUP and 25-0003-DRB"



Questions

