



**UNAPPROVED
PLANNING COMMISSION
MEETING MINUTES
MONDAY, OCTOBER 13, 2008**

6:00 P.M.
City Hall
130 Cremona Drive, Suite B
Goleta, California

Members of the Planning Commission

*Kenneth Knight, Chair
Brent Daniels, Vice Chair
Edward Easton
Doris Kavanagh
Julie Kessler Solomon*

*Patricia Miller, Secretary
Tim W. Giles, City Attorney
Linda Gregory, Recording Clerk
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CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. by Chair Knight followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Planning Commissioners *Daniels, Easton, Kavanagh, Knight, and Solomon.

*Commissioner Daniels entered the meeting at 6:20 p.m.

Absent: None.

Staff present: Director of Planning and Environmental Services Steve Chase, Current Planning Manager Patricia Miller, City Attorney Tim W. Giles; Senior Planner Cindy Moore, Principal Civil Engineer Marti Schultz, and Recording Clerk Linda Gregory.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for September 8, 2008.

Recommendation:

1. Approve the Planning Commission minutes for the Regular Meeting of September 8, 2008.

MOTION: Commissioner Kavanagh moved/seconded by Commissioner Easton to approve Planning Commission Regular Meeting minutes of September 8, 2008, as submitted.

VOTE: Motion carried by the following voice vote. Ayes: Chair Knight; Commissioners Easton, Kavanagh, and Solomon. Noes: None. Absent: Vice Chair Daniels. .

B. PUBLIC HEARING

B-1. 07-171-OA, -DP, -CUP: Goleta Valley Cottage Hospital located at 351 South Patterson Avenue and SE Corner of Patterson Avenue/Hollister Avenue; APN 065-090-022 and 065-090-028.

Recommendation:

1. Adopt Planning Commission Resolution 08-__ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, CA, Recommending to the City Council Approval of Various Actions Related to the Goleta Valley Cottage Hospital Project; Case No. 07-171-OA, -DP, -CUP; 334 and 351 S. Patterson Avenue; APN 065-090-022 and 065-090-028."

Staff Speakers:

Senior Planner Cindy Moore

Current Planning Manager Patricia Miller

Director of Planning and Environmental Services Steve Chase

Principal Civil Engineer Marti Schultz

City Attorney Tim Giles

Site visits: Site visits were reported by Commissioners Easton, Kavanagh, Knight and Solomon.

Ex-parte conversations: Commissioner Solomon reported that she exchanged an e-mail with Suzanne Elledge, agent. Commissioner Easton reported that he had conversations with Suzanne Elledge, agent.

Senior Planner Cindy Moore presented the staff report and a PowerPoint entitled "City of Goleta Planning Commission, October 13, 2008, Goleta Valley Cottage Hospital Project, 334 & 351 S. Patterson Avenue".

The plans were presented by the project team including Suzanne Elledge, agent; Ron Biscaro, Diane Wisby and Tom Thompson representing Cottage Health System; Bruce Bartlett, consulting project architect, Design Arc Architects; Rick Henderson, civil engineer, HBD; Bob Cunningham, project landscape architect, Arcadia Studio; Dick Poole, transportation planning, ATE; and Ken Marshall, environmental planning, Dudek.

Suzanne Elledge provided a brief overview of the project. She stated that the plans are a culmination of several years of effort by the project team who have worked closely with staff and the DRB.

Diane Wisby, on-site administrator, Goleta Valley Cottage Hospital, presented an overview of the hospital design and purpose of the layout. She stated that the community will be well-served by the project design for at least another thirty years and probably beyond.

Rick Henderson, engineer, HBD, presented an overview of the hospital facilities, infrastructure, site plan, traffic circulation and temporary parking lot. Bruce Bartlett presented the architectural plans. He stated that the applicant believes the architectural design for the hospital should be modern and should also incorporate elements that represent the essence of the Goleta Valley. Bob Cunningham presented the landscape plans.

RECESS HELD FROM 7:22 P.M. TO 7:30 P.M.

Speakers:

Barbara Massey, Goleta, commented: 1) The temporary parking lot looks too plain at the ends of the parking lanes. She suggested adding box trees with colorful plantings around the base of the tree to improve the appearance. 2) There should be pedestrian access through the temporary parking lot at the signalized corner of Hollister Avenue and Patterson Avenue. 3) Consider adding a flashing light or signalization for the crosswalk across Patterson Avenue. Some individuals may take longer to cross the street which would be dangerous. 4) The hospital architecture appears to have too many sizes, shapes, materials and colors. This site in the City deserves a more coherent design.

Dr. Larry Harter, Goleta, spoke in support of the campus design concept, stating that it is important to have medical office building space to attract physicians to the hospital. He stated that the design is result of an extraordinary collaborative effort that included many physicians and members of the medical staff who are excited about the design and the appearance of the project as a gateway to the Goleta Valley. He encouraged support for the project.

Robin Cederlof, Goleta, stated that she supports the new hospital which is needed in the community. She noted that she has worked at Goleta Valley Cottage Hospital, as well as other hospitals. She has observed that a lot of thought has been given with regard to the design and layout of the hospital, and that patient privacy has been an utmost concern in the project's design.

PUBLIC HEARING CLOSED: 7:40 P.M.

Suzanne Elledge, agent, said that at this point there are no plans to add a flashing light or to signalize the crosswalk across Patterson Avenue. She stated that one of the objectives of the project's plan is to enhance signage and to clarify the purpose of

the entrances. She said that the applicant would accept a Condition of Approval to make sure the signage is adequate to avoid confusion.

Marti Schultz, Principal Civil Engineer, stated that the City intends to enter into a restoration agreement with the project developers in order to potentially maintain the landscaping within the right-of-way along the temporary parking lot until such time that decisions are made with regard to improvements along Hollister Avenue. She stated that the intent would probably be the same with regard to Patterson Avenue.

Suzanne Elledge, agent, requested that the language "if required" be inserted into Conditions of Approval #20 and #21 of the Development Plan, which she has discussed with staff.

Current Planning Manager Patricia Miller stated that the addition of the language "if required" to Conditions of Approval #20 and #21, as requested by agent Suzanne Elledge, would be acceptable by staff.

Commissioner Easton commented that he believes the entrance architecture has a jumble of too many elements and too many materials, which do not work together as a piece of architecture. His concerns included: a) The front entrance cannot be seen from any part of the parking lot and does not serve the parking lot; b) The entrance cannot be known as an entrance to the hospital unless there is signage; c) The whole "glass box" feature with the white roof is of concern, and also the chrome strips which do not seem appropriate; and d) Typically, good architecture uses a very limited palette that works well. He appreciates the dark brown color, which he believes could be handsome if it were brick. He noted that the canopies that are a nice color change, but it is difficult to see from the drawing how they relate to the building. He commended staff on the quality of the staff report and also commended the work done on the project, particularly with regard to the constraints on the site.

Vice Chair Daniels commented that staff has indicated that the DRB supported the hospital architecture. At this point, he said that he would consider that the DRB review and refine the plans.

Commissioner Solomon spoke in support of good signage for the project site as well as good signage to help people find the hospital, to be completed in a reasonable amount of time. She believes that the building is quite beautiful. She appreciates that the style refers to the architecture of an existing attractive building with glass elements, located near Cabrillo Business Park. She also appreciates that the project has architectural elements that refer to the Moderne type of appearance of a new hotel project in the City.

Commissioner Kavanagh requested that consideration be given to providing a safe way for pedestrians go across Patterson Avenue. She noted that some individuals may take longer to cross the street. She appreciates the modern style of architecture, noting that the current architecture, which has been on the corner for a long time, is somewhat dull and boring. She commended the collaboration efforts.

Chair Knight commented that Conceptual review would have been useful with regard to the project, stating that he would have supported items that include green roofs, energy efficiency and conservation measures in the buildings. He spoke in support of consideration of the temporary parking lot as a potential site for affordable housing in the future, although this would not be a condition of approval.

Chair Knight commented with regard to the Zoning Ordinance consistency analysis that he does not support the modification from the City's standard landscaping requirements, even though the parking lot is temporary. He noted that there are methods for placing temporary landscaping in parking lots that can be moved.

Bob Cunningham, landscape architect, stated that there are difficulties with the process of placing boxed trees in parking lots because of the potential that the tree would become root-bound and would not be appropriate for replanting at another site, although it is possible.

Suzanne Elledge, agent, stated that the applicant is investing in perimeter landscaping for the temporary parking lot for screening along Hollister Avenue and Patterson Avenue and she does not believe additional landscaping may be reasonable for a temporary use. She noted that a good portion of the temporary parking lot will use permeable paving in response to the City's concerns regarding stormwater runoff.

Prior to the vote on the following motion, Current Planning Manager Patricia Miller clarified that the Planning Commission amended the staff recommendation during the hearing today as follows: a) Approved findings for staff's recommended alternative to the amendment to the Goleta Growth Management Ordinance proposed by the applicant to provide that the remaining unutilized square footage from the expired exemptions/reservations, up to 264,569 square feet, be utilized by future Redevelopment Area Projects; b) Approved the addition of the language "if required" to Conditions of Approval #20 and #21 of the Development Plan; and c) Added language to Condition #3 of the Development Plan directing that the DRB will specifically review the design of the hospital entrance and lobby, and their relationship to the parking lot, and the multiplicity of the materials used.

MOTION: Commissioner Easton moved/seconded by Vice Chair Daniels, to adopt Planning Commission Resolution No. 08-10 entitled "A Resolution of the Planning Commission of the City of Goleta Recommending to the City Council Approval of Various Actions Related to the Goleta Valley Cottage Hospital Project; Case No. 07-171-OA, -DP, -CUP; 334 & 351 S. Patterson Avenue; APNs 065-090-022 & 065-090-028" (Attachment 1); including Findings, Goleta Valley Cottage Hospital, Case No. 07-171-OA, -DP, -CUP (Exhibit 1); Conditions of Approval, Case No. 07-171-DP, Goleta Valley Cottage Hospital (Exhibit 2); and Conditions of Approval, Goleta Valley Cottage Hospital Temporary Parking Lot Use, Case No. 07-171-CUP (Exhibit 3); as amended at the hearing on October 13, 2008; and that the DRB specifically review the design of the hospital entrance and lobby, and their relationship to the parking lot, and the multiplicity of the materials used.

VOTE: Motion carried by unanimous voice vote.

AMENDMENT TO MOTION (FAILED):

Prior to the vote on the above motion, Chair Knight requested an amendment to Commissioner Easton's motion that would add language to Condition of Approval #3 of the Major Conditional Use Permit, Goleta Valley Cottage Hospital Temporary Parking Lot, which would provide direction to study the possibility of providing some additional landscaping as part of the temporary parking lot.

Commissioner Easton accepted the requested amendment to the motion.

Vice Chair Daniels did not accept the requested amendment to the motion, stating that he cannot support adding an additional requirement for a parking lot that is temporary.

**AMENDED
MOTION**

(FAILED): Prior to the vote on the above motion, Chair Knight moved that the above motion made by Commissioner Easton and seconded by Vice Chair Daniels be amended with the addition of language to Condition of Approval #3 of the Major Conditional Use Permit, Goleta Valley Cottage Hospital Temporary Parking Lot, which would provide direction to study the possibility of providing some additional landscaping as part of the temporary parking lot.

The amended motion failed due to a lack of a second.

Chair Knight withdrew his amended motion.

C. DIRECTOR'S REPORT

Current Planning Manager Patricia Miller reported: 1) The City Council conducted a hearing on the Rincon Palms Hotel and Restaurant on October 7, 2008, and will complete the action on October 21, 2008. 2) The City Council will consider the Marriott Residence Inn project on October, 21, 2008. 3) Requested that the Planning Commission consider setting a special meeting to be held on November 17 or November 24, 2008, to consider the Haskell's Landing project. 4) The third joint workshop between the Planning Commission and DRB on the building intensity standards will be held on October 20, 2008, at 5:30 p.m.

There being no objections, Current Planning Manager Patricia Miller stated that the Planning Commission agreed to set a special meeting to be held on November 17, 2008, at 6:00 p.m.

D. PLANNING COMMISSION COMMENTS

Commissioner Solomon expressed her personal gratitude for the amount of work that was done to fundraise and for the donations which contributed to bringing about the Goleta Valley Cottage Hospital project.

Commissioner Kavanagh reported that she will not be able to attend the joint workshop between the Planning Commission/DRB on October 20, 2008.

E. ADJOURNMENT: 8:47 P.M.

Prepared by Linda Gregory, Recording Clerk.