



**UNAPPROVED
PLANNING COMMISSION
MEETING MINUTES
MONDAY, MARCH 10, 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
Linda Gregory, Recording Clerk*

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, Knight, and Solomon.
Absent: Planning Commissioner Kavanagh.

Staff present: Planning Commission Secretary/Current Planning Manager Patricia Miller, Legal Counsel Greg Murphy, Director of Planning and Environmental Services Steve Chase, Planning Technician Brian Hiefield, and Recording Clerk Linda Gregory.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes of February 11, 2008, and Special Planning Commission Meeting Minutes of February 25, 2008.

Recommendation:

Approve the Planning Commission Minutes of February 11, 2008, and Special Planning Commission Meeting Minutes of February 25, 2008.

MOTION: Commissioner Easton moved/seconded by Commissioner Solomon to approve the Planning Commission Meeting Minutes of February 11, 2008, and the Special Planning Commission Meeting Minutes of February 25, 2008, as submitted.

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Denials, Commissioners Easton and Solomon. Absent: Commissioner Kavanagh. Noes: None.

B. PUBLIC HEARING

B.1 08-032-CUP: Habitat for Humanity located at 6725 Hollister Avenue (APN 073-450-005)

Recommendation:

A. Adopt Planning Commission Resolution 08-__ (Attachment 1), thereby

1. Adopting the required findings for the project specified in Exhibit 1 of the Resolution, including the CEQA findings;
2. Accepting the Notice of Exemption included as Attachment 2; and
3. Approving Case No. 08-032-CUP subject to the conditions of approval included in Exhibit 2 of the Resolution.

Site visits: Made by all members present. Commissioner Easton stated that he was unable to find the location of Building 14 but he observed the Cabrillo Business Park.

Ex-parte conversations: None.

STAFF SPEAKERS

Current Planning Manager Patricia Miller
Planning Technician Brian Hiefield

Planning Technician Brian Hiefield presented the staff report and project plans.

Current Planning Manager Patricia Miller clarified that the hearing for this project is being conducted before the Planning Commission because the proposed use is in the Industrial Research Park zone district (M-RP) which does not include philanthropic institutions as an itemized permitted use; however Section 35-315.5 (2) (g) of the zoning ordinance provides for non-profit uses in any zone district subject to the findings of a Conditional Use Permit.

PUBLIC HEARING OPENED AT 6:15 P.M.

Paul Bradford, Habitat for Humanity board member, representing Joyce McCullough, applicant, stated that the restoration component is an established program that has

been replicated throughout the country. He said that program accepts donations of spare building materials and then sells them to those in need at reasonable price. He further stated that the benefits include: 1) helping to reduce landfill space; 2) recycling building materials; and 3) generating some profits to sustain the program.

Commissioner Solomon commented that she believes this a wonderful project and hopes it does well in the community.

PUBLIC HEARING CLOSED AT 6:21 P.M.

Vice Chair Daniels commented that he believes the restoration idea is a good concept. He stated that he would not want the program to be restricted unnecessarily by the hours of operation and asked the applicant's representative if they were comfortable with the hours of operation that were recommended by staff as a condition of approval.

Bill McCullough, Habitat for Humanity volunteer, stated that program will initially operate with relatively limited hours and will gradually expand, probably with hours that correspond to the times that are most convenient for the buyers and sellers. He noted there are some constraints because staffing is dependent on volunteers.

Commissioner Easton suggested that the new glass door be remotely operated to open when people are bringing in and taking out materials.

Paul Bradford, Habitat for Humanity board member, stated that the initial hours of operation recommended by staff at this time are fine; however more flexibility is appreciated. He commented that they want to be good neighbors.

Current Planning Manager Patricia Miller stated that after discussing with the applicant their needs regarding the hours of operation, staff added the language "generally" and "approximately" to the condition of approval with regard to the hours of operation.

Chair Knight stated that he believes the staff recommendation is appropriate with regard to the condition of approval for the hours of operation.

MOTION: Commissioner Easton moved, seconded by Commissioner Solomon to adopt Planning Commission Resolution No. 08-03 (Attachment 1) entitled "A Resolution of the Planning Commission of the City of Goleta Approving the Habitat For Humanity Major Conditional Use Permit (Case No. 08-032-CUP) at 6725 Hollister Avenue (APN 073-450-005)", thereby:

1. Adopting the required findings for the project specified in Exhibit 1 of the Resolution , including the CEQA findings;
2. Accepting the Notice of Exemption included as Attachment 2; and
3. Approving Case No. 08-032-CUP subject to the conditions of approval included in Exhibit 2 of the Resolution.

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

C. DIRECTOR'S REPORT

Current Planning Manager Patricia Miller reported: 1) a special meeting of the Planning Commission will be held on March 24, 2008, at 6:00 p.m., with regard to the City Initiated General Plan Amendments in Track 2; 2) the next regular Planning Commission meeting will be held on April 14, 2008; and 3) the Planners Institute Conference conducted by the League of California Cities will be held on March 26-28, 2008. She also provided a brief overview of recent City Council actions with regard to the General Plan Amendments that were initiated related to the Shelby property project and the General Plan Amendments initiated that are associated with the proposed Haskell's Landing project, and stated that staff will begin the processing of both of these projects.

Director of Planning and Environmental Services Steve Chase provided a brief overview of the process that will be followed for the public hearing agenda item on March 24, 2008, with regard to the City Initiated General Plan Amendments in Track 2.

D. PLANNING COMMISSION COMMENTS

Vice Chair Daniels reported that the Dos Pueblos High School Engineering Academy Robotics Team recently won a regional For Inspiration and Recognition of Science and Technology (FIRST) competition in San Diego which qualifies them to participate at the international competition in Atlanta, Georgia.

E. ADJOURNMENT: 6:30 P.M.

Prepared by Linda Gregory, Recording Clerk

GOLETA PLANNING COMMISSION