



**UNAPPROVED
PLANNING COMMISSION
MEETING MINUTES
MONDAY, NOVEMBER 10, 2008**

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

Members of the Planning Commission

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

*Patricia Miller, Secretary
Tim W. Giles, City Attorney
Linda Gregory, Recording Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Planning Commissioners Daniels, Easton, Kavanagh, and Solomon.
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, Senior Planner Scott Kolwitz, Principal Civil Engineer Marti Schultz, and Recording Clerk Linda Gregory.

PUBLIC FORUM

Ken Knight reported that he has resigned from his position as Planning Commissioner. He stated that he is the Executive Director of Goleta Valley Beautiful and believes it is important not to create the appearance of a potential conflict of interest with his role as Planning Commissioner. He expressed his appreciation for the privilege of working with the Planning Commissioners and staff. He read an e-mail from Bob Cunningham, Principal, Arcadia Studios, dated October 30, 2008, Subject: "Nice work", in which Bob Cunningham, who attended a recent presentation for the Goleta Valley Cottage Hospital project as a member of the applicant's project team, commended the Planning Commission, and Ken Knight, who served as Chair, and staff for a job well done.

Vice Chair Daniels expressed appreciation to Ken Knight for his service on the City's first Planning Commission. He thanked Bob Cunningham for the commendation in his October 30, 2008, e-mail.

Barbara Massey, Goleta, requested that the public hearing on the Haskell's Landing project scheduled for November 17, 2008, be postponed. She believes that it is important for the project to be reviewed by the entire Planning Commission with the new members when they are appointed by the newly-elected Councilmembers. She also requested that no final decisions be made until then with regard to the Citrus Village and Camino Real Hotel projects.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for October 13, 2008.

Recommendation:

1. Approve the Planning Commission minutes for the Regular Meeting of October 13, 2008.

Commissioner Easton requested that comments, which were provided in bold type in a handout, be added to the minutes regarding how pathogens are disposed with regard to the review of the Goleta Valley Cottage Hospital project.

Vice Chair Daniels stated that he reviewed the rerun of the Planning Commission meeting and believes it is appropriate to include the comments in the minutes.

MOTION: Commissioner Easton moved/seconded by Commissioner Kavanagh, to approve the Planning Commission minutes of the Regular Meeting of October 13, 2008, as amended.

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

B. PUBLIC HEARING

B-1. 04-266-TM, -DP, -RN: Citrus Village Project located at 7388 Calle Real; APN 077-490-043.

Continued from September 8, 2008.

Recommendation:

1. Adopt Planning Commission Resolution No. 08-__ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the Goleta City Council Approval of Various Actions Related to the Camino Real Hotel Project Case No. 07-208-SPA, -DP; Conduct continued

public hearing, receive progress report, and provide direction to staff and the applicant.

Recused: Commissioner Easton recused himself, stating that he would not want an appearance of a conflict of interest if the project were reviewed by the City Council.

Ex-parte conversations: Vice Chair Daniels reported that he had a telephone call this afternoon with Detlev Peikert, applicant.

Staff Speakers:

Senior Planner Cindy Moore

Current Planning Manager Patricia Miller

Director of Planning and Environmental Services Steve Chase

Senior Planner Cindy Moore stated that on September 8, 2008, the Planning Commission directed that the project move forward with consideration of the 12 Unit Alternative plan, to include review by the Design Review Board (DRB). She reported that the plans were reviewed by the DRB on October 14, 2008, and that the minutes from the DRB meeting are included in the agenda packet in Attachment 1; and that the proposed project plans are included in Attachment 2. She said that staff recommends that the Planning Commission conduct an in-progress review at the continued public hearing and provide direction to staff and the applicant regarding the proposed 12 unit alternative.

Lisa Plowman, Planning Manager with Peikert Group Architects, presented the proposed plans and a PowerPoint presentation. She stated that the applicant believes the project will benefit the community, in summary, by providing multi-family housing on an infill site; by providing a variety of housing types for local workers which will fulfill Housing Element Policies 3.1 and 4.2; and by enhancing the general vicinity with the architecture and newness of the project.

PUBLIC HEARING OPENED: 6:34 P.M.

Speakers:

Barbara Massey, Goleta, requested careful consideration of what is being approved to move forward because she believes the project will have a long impact on the area. She expressed the following concerns: a) The project has been scaled down a little but much more needs to be done; b) She believes that DRB members expressed opinions that the project is too dense and had concerns regarding the height; c) DRB members requested that story poles be installed which was also requested by members of the community; d) The three-story buildings in the project impact the Brookside condominiums and the view; e) She believes the project is not appropriate and out of scale for the surroundings, and should be revised to fit the site and not encroach into the setbacks, noting that it exceeds the recommended FARs; f) She requested reduction in the number of units and the size of the units, and also lowering the height to two stories; and g) Requested that story poles be installed.

Karen Lovelace, Goleta, spoke in opposition to the project and read her letter she presented at the hearing that includes her concerns. She stated that she went to the Willow Creek project in Old Town to view the product and does not believe that the design is conducive to family life, or appropriate for very young or elderly persons, with its steep stairways and small, narrow living and dining areas. When driving through the Willow Creek site recently at 9:00 p.m., she observed that all but two parking spaces were taken even though nineteen units are for sale. She believes that story poles should be installed because the area is a designated view corridor site.

Bill Shelor, Goleta, stated that he recognizes that this infill site has some constraints that make it difficult; however he believes that three-stories are unprecedented in the El Encanto Heights area. He requested that story polls be placed on the site.

PUBLIC COMMENT PORTION OF THE HEARING CLOSED AT 6:41 P.M.

Senior Planner Cindy Moore read General Plan Policy VH 4.15 - Site Specific Visual Assessment with regard to the use of story poles in the review process. She stated that visual simulations were provided by the applicant which staff believes satisfies the policy.

Commissioner Solomon commented that while there is community concern regarding the scale of the project, and the project has three stories with the potential for a portion to tower over the Brookside condominiums, she believes it would be fair to provide the opportunity to view story poles.

Lisa Plowman, Planning Manager, Peikert Group Architects, stated that the applicant would prefer working with staff to provide visual simulations that would be appropriate, rather than story poles which is very expensive. She clarified the visual simulations were submitted with the project application that show views while traveling east towards the west on Calle Real. She stated that story poles would be installed, however, if required by the Planning Commission. She noted that this project's mean height is 26 feet as measured under the City's code, but the peak height is at 34 feet. She stated that it would be feasible for the applicant to remove one affordable unit if directed by the Planning Commission.

Detlev Peikert, applicant, stated that the project is meant to be entry-level housing and that their plans are to bring in several local employers and possibly public agencies to provide housing for their employees when the project is approved. He said that spending money on story poles would make these plans more difficult.

Commissioner Kavanagh stated that she believes story poles would be useful because of the slope of the property and how it is lower at the street than at the back of the property.

Vice Chair Daniels recommended that staff develop a program for installing the story poles that consists only of areas of concern that would include corners and ridgelines. He noted that it would be useful to provide markings that indicate elements such as heights, different levels and finished floors.

Commissioner Kavanagh commented that she went to Willow Creek in Old Town to visualize the housing product type, and spoke with two critical workforce people there, who commute to work from out of the area and felt that the product type does meet their needs. She encouraged others to visit the Willow Creek site. She spoke in support of moving the project forward with the 12 Unit Alternative, stating that she would not be in favor of losing an affordable unit. She appreciates that extra parking spaces were added to the plans.

Commissioner Solomon commented, in general, that the General Plan allows for development in infill while maintaining a certain degree of open space, and that in order to maintain the character of the community, projects may need to be considered that are somewhat denser than what was built in the past.

Vice Chair Daniels spoke in support of moving the project forward with the 12 Unit Alternative. He requested that staff provide, prior to the next hearing, an evaluation of the 12 Unit Alternative plan after review that would include story poles, with the ability for staff to address issues that may result from the story pole process.

Commissioner Solomon requested that staff consider providing extra noticing with regard to the installation of story poles in addition to the regular noticing process

In response to the consensus of the Planning Commission, Current Planning Manager Patricia Miller stated that 12 Unit Alternative plan will move forward and that the public hearing on the Citrus Village Project located at 7388 Calle Real; APN 077-490-043, will be continued to a special meeting of the Planning Commission on January 26, 2009; and also that staff will work with the applicant with regard to the story pole process and will consider mailing a notice to the neighbors and interested persons on the record.

RECESS HELD FROM 7:20 P.M. TO 7:26 P.M.

B-2. 07-208-SPA, -DP: Camino Real Hotel Project, Located at 401 Storke Road; APN 073-440-019.

Recommendation:

1. Adopt Planning Commission Resolution No. 08-__ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the Goleta City Council Approval of Various Actions Related to the Camino Real Hotel Project Case No. 07-208-SPA, -DP; 401 Storke Road; APN 073-440-019.

Recused: Commissioner Easton recused himself.

Site visits: Made by Vice Chair Daniels, Commission Kavanagh and Commissioner Solomon.

Ex-parte conversations: Commissioner Kavanagh reported that she met with Kim Schizas, agent, regarding the project. Commissioner Solomon reported that she met

with Kim Schizas, agent, regarding the project. Vice Chair Daniels reported that he met with Kim Schizas, agent, regarding the project.

Staff Speakers:

Senior Planner Scott Kolwitz

Current Planning Manager Patricia Miller

Director of Planning and Environmental Services Steve Chase

Principal Civil Engineer Marti Schultz

City Attorney Tim Giles

Current Planning Manager Patricia Miller introduced Natasha Heifetz Campbell, Contract Planner regarding the project.

The staff report and PowerPoint were presented by Senior Planner Scott Kolwitz. He stated that there is one correction in the staff report that should indicate the number of parking spaces that will be provided on site is 110 spaces rather than 112 spaces.

Documents: 1) Memorandum from Scott Kolwitz, transmitting three public comment communications received: a) Letter from Michael G. Powers, Deputy Director, SBCAG, dated November 5, 2008; b) E-mail from Wendy and Brad Kollermann, dated November 10, 2008, in support of the Camino Real Hotel project; and c) Letter from Mark D. Linehan, President, Wynmark, dated November 10, 2008, requesting the Planning Commission consider some concerns and comments with regard to the staff report and conditions of approval. 2) Comments by Barbara Massey, speaker, titled "Camino Real Hotel Comments for November 10, 2008". 3) Letter from William Tracy, speaker, dated November 10, 2008, titled "Concern Regarding Storm Water Management, Camino Real Hotel Project Specific Plan Amendment, dated November 10, 2008, 07-208-SP-DP. 4) Excerpt from "The 2008 Southern California Lodging Forecast", and an analysis, presented by Trey Pinner, speaker, with regard to projected demand growth in rooms in 2008.

Mark Linehan, applicant, stated that the purpose of the proposed project is to fulfill the Camino Real Specific Plan (CRSP). He stated that the applicant's vision is to provide a hotel product to the community that is a cross between the quality of a five-star hotel and a bed and breakfast.

Kim Schizas, project planner, presented the project plans. She also provided an overview of the Goleta Community Plan and history of the Camino Real Specific Plan (CRSP).

Sydney Baumgartner, project landscape architect, presented the landscape plans.

Mark Ingalls, General Manager, Camino Real Marketplace, stated that the applicant is committed to obtaining a LEED certification. He noted that there are plans to help reduce the overall water consumption.

Mark Linehan, applicant, stated in closing that this site has been zoned for a visitor serving hotel for over ten years and that he believes the proposed project is the best project to implement that plan.

RECESS HELD FROM 8:30 P.M. TO 8:40 P.M.

PUBLIC HEARING OPENED: 8:41 P.M.

Speakers:

Barbara Massey, Goleta, encouraged that this hearing be considered as a conceptual review of the project and that the decision be postponed until a full Planning Commission is seated. She read from a handout she presented entitled "Camino Real Hotel Comments for November 10, 2008", which included the following concerns: 1) The project has significant and unavoidable impacts on land use/airport safety; 2) The hotel need is questionable; 3) The height and FARs exceed the General Plan requirements; 4) There is encroachment into the setbacks; 5) Noise impacts from the Fire Station should be addressed; 6) An acoustical study should be prepared for review; 7) There are concerns regarding drainage; and 8) The water needed may not be available.

Guy Wood, homeowner at University Village, spoke in support of the proposed hotel on the site, stating that that plans show it is a quality development. He believes that the hotel is needed next to UCSB because it would provide rooms for families visiting students, as well as for visiting educators. Also, commuter traffic would be reduced. He pointed out that the plans were presented to the First University Village Homeowners Association at the annual picnic. He stated that from his small sampling of neighbors, there were no negative comments with regard to the proposed hotel.

Gary Earle, resident in the Santa Barbara unincorporated area, expressed concern that the approval of the development of additional commercial establishments, such as hotels, increases the demand for low income workers in the City. He requested that the project not be approved until the City Council addresses the corresponding need for affordable housing and social services.

Margaret Connell, Goleta, requested that the review of the proposed hotel project be deferred until that City Council completes the Economic Development Strategic Plan, that will include the study of the need for additional hotel rooms in the City. She stated that she is not necessarily against the proposed project, but she believes the study should be completed before any change in the number of rooms for this hotel is recommended to the City Council.

Barbara L. Lagerquist, Santa Barbara, stated that she has worked for a large medical facility in Goleta for several years, planning events and meetings. She has held only three meetings in the City because there needs to be more hotel facilities in Goleta that suits their needs.

Trey Pinner, representing Pacific Suite Hotel, expressed concern that there is an economic impact from hotel projects to the existing hotels in Goleta. He presented and discussed his analysis of the history and the projected increase in hotel rooms in the City, which he based on a handout he provided from *The 2008 Southern California Lodging Forecast Santa Barbara County*, prepared by PKF Consulting, Page 65. He

stated that the developer has presented a good project, but he wanted to call attention to his concern regarding impact to existing hotels with a numerical analysis.

William Tracy, Goleta, a resident downstream from the project, expressed concerns about the stormwater system facilities for the proposed project and requested the project be denied or at least postponed until water drainage issues can be worked out. He presented his concerns in a letter dated November 10, 2008, subject: "Concern Regarding Storm Water Management, Camino Real Hotel Project Specific Plan Amendment, dated November 10, 2008, 7-208-SP, DP". He also requested that story poles be installed, stating that he believes the height of the project may be higher than the General Plan requirements for the area.

Kristin McCallister, a property owner downstream, representing Linfield Place Homeowners, stated that yesterday she visually inspected the drain openings north of Phelps Road and south of Whittier Drive, and found a build-up of natural vegetation with large tree trunks, mud, and heavy brush. She believes the drainage facilities are inadequate and need to be deepened, and the pipes need to be cleared. She expressed concern that the back-up of water would threaten her driveway and the ground-floor condominiums. She requested that approval of the project be postponed until these issues are resolved.

Bill Shelor, Goleta, requested consideration that landscaping needs be met with treated wastewater which is preferable to scarce potable water. He expressed appreciation that the project hopes to achieve LEED certification. He requested that photovoltaic panels also be considered on the list of energy saving techniques; and that the roof be pre-designed to be to be efficiently retrofitted with the panels. He commented that it seems there should be a need for the project before a Statement of Overriding Considerations is considered.

John Melack, Goleta, who was unable to stay until this portion of the meeting, presented a speaker slip which was read into the record by Vice Chair Daniels as follows: "As a Goleta resident since 1977 and a Professor of Ecology at UCSB, I am encouraged to see an environmentally sound hotel project that will provide needed and well suited accommodations for visitors to UCSB and participants in athletic events in the local area".

PUBLIC HEARING CLOSED AT 9:15 P.M.

Director of Planning and Environmental Services Steve Chase provided a brief update in terms of housing in the City, in particular affordable housing, and also noted that there are other housing plans in local jurisdictions. He also provided an overview of the status of current commercial and industrial projects and improvements in the City.

Vice Chair Daniels requested that staff provide information to help understand the existing situation with respect to drainage and stormwater runoff.

Marti Schultz, Principal Civil Engineer, discussed stormwater drainage in the area. She stated that staff is comfortable with respect to the network of stormdrains with regard to the project.

Mark Linehan, President, Wynmark, described the proposed stormwater drainage system for the project. He clarified that the natural area for bio-filtration and detention was previously engineered to hold a 100-year flood event for all development considered on the 83-acre site, and noted that maintenance is mandated in the Conditions of Approval for the Camino Real Specific Plan (CRSP). He stated that the CRSP site has the largest photovoltaic use in the south county area. He pointed out that the applicant is not trying to take customers away from Goleta, but wants to provide a different type of hotel for those who would want to stay in Santa Barbara. He noted that the October 2008 issue of Lodging and Hospitality Magazine listed the Pacifica Suites Hotel in Goleta as the 58th top performing hotel in terms of sales per room out of 150 top performers.

Director of Planning and Environmental Services Steve Chase provided an overview of the City's proposed Economic Development Strategic Plan that will include the study with regard to hotel rooms that will address the following: a) The room types that are needed to meet future demands, if there will be additional hotels; b) The City's position in the greater context of the South Coast area with regard to hotels; and c) The relationship of conference space with the hospitality and hotel industry.

City Attorney Tim Giles stated that the Addendum dated October 31, 2008, to the Camino Real Marketplace EIR, 96-EIR-3, is an appropriate and adequate document.

Commissioner Solomon stated that she is comfortable with the project from the standpoint of its design and the applicant's commitment to serving the community. She commented that the conference space seems small and she would prefer more space designated for meetings. She also commented that awaiting the results of the proposed Economic Development Strategic Plan would provide information that can be used for consideration, for example, the types of rooms needed, the number of rooms needed and the location of hotel sites. She believes the Economic Development Strategic Plan is needed the sooner the better.

Commissioner Kavanagh commented that the proposed hotel could meet the needs of some customers who would stay in Santa Barbara, and would also provide a conference room that would be a convenience. She noted that the proposed hotel provides for a different type of need than some of the other hotels in Goleta. She appreciates the design, stating that it would enhance the corner. She said that her only concern is with regard to the water, which could be mitigated.

Vice Chair Daniels commented that he is comfortable with the adequacy of the environmental review and with the drainage plans. He believes the design integrates well into the Camino Real Marketplace site. With regard to the question of how many more hotel rooms are needed, he believes that the "boutique" product does not seem redundant with the middle-range product type in the City. He said he supports the modification request regarding parking in the southern property line setback.

Patricia Miller, Current Planning Manager, reported the staff response to the concerns and comments in the letter from Mark Linehan, President, Wynmark, dated November 10, 2008, for recommendation to the Planning Commission, as follows:

- Item 1: Staff agrees with the applicant's concern regarding CEQA Finding 1.3 Land Use, and recommends adding clarification with regard to the lighting and noise which are subject to mitigation.
- Item 2: Staff agrees it would be appropriate to add the additional benefit of the project under CEQA Finding 1.4
- Item 3: Staff does not believe it is necessary, with the information in the record with regard to the Airport Land Use Commission action, to include language in Administrative Findings 2.1 and 2.2.
- Item 4: Staff does not believe it is necessary to change the standard language in Condition 5 with regard to the landscape plan.
- Item 5: Staff believes that Condition 12 with regard to screening a backflow prevention device can be adequately met without changing the language.
- Item 6: Staff believes there is flexibility in the language in Condition 17 and that it does not need to be changed.
- Item 7: Staff agrees it would be appropriate to add language to Conditions 18.f, g, and h, with regard to the applicant demonstrating their infeasibility to meet the conditions.
- Item 8: Staff agrees it would be appropriate to add language to Condition 19 with regard to the applicant demonstrating their infeasibility to meet the condition.
- Item 9: Staff does not agree that Condition 28 should be removed, with regard to an avigation easement between the applicant and the City.
- Item 10: Staff recommends retaining the standard language in Condition 30 with regard to construction hours.
- Item 11: Staff recommends retaining the language in Condition 31 with regard to a temporary sound wall and adding the language "or other suitable measures".
- Item 12: Staff agrees with the applicant's concern with regard to Condition 33.d, regarding a Solid Waste Management Program, and recommends adding language to allow the applicant to demonstrate their infeasibility.
- Item 13: Staff recommends that the language in Condition 38 is appropriate and should be retained.
- Item 14: Staff agrees with the applicant's proposal to add language to Condition 41 (iv) to indicate this measure is applicable only to public lavatories and not the bathrooms in the guest rooms.
- Item 15: Staff believes that the requirement can be accomplished because the direction was "should" and not "shall". She noted that the language cannot be changed in a letter sent by the Air Pollution Control District.

Mark Linehan, President, Wynmark, stated that the staff responses to his letter dated November 10, 2008, are acceptable.

MOTION: Commissioner Kavanagh moved/seconded by Commissioner Solomon to adopt Planning Commission Resolution No. 08-11 entitled "A Resolution of the Planning Commission of the City of Goleta Recommending to the City Council Approval of Various Actions Related

to the Camino Real Hotel Project Case No. 07-208-SPA, -DP; 401 Storke Road; APN 073-440-019" (Attachment 1); according to the staff responses at the hearing on November 10, 2008, to the letter from Michael A. Linehan, President, Wynmark, applicant, dated November 10, 2008.

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

C. DIRECTOR'S REPORT

Current Planning Manager Patricia Miller reported: 1) A Special Meeting of the Planning Commission will be held on November 17, 2008; and 2) A Special Meeting of the Planning Commission will be held on January 26, 2009.

D. PLANNING COMMISSION COMMENTS

Vice Chair Daniels noted that tomorrow is Veterans Day, and expressed appreciation to all of the veterans.

E. ADJOURNMENT: 10:05 P.M.

Prepared by Linda Gregory, Recording Clerk.

GOLETA PLANNING COMMISSION