



**PLANNING COMMISSION
SPECIAL MEETING MINUTES
MONDAY, APRIL 21, 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
Brian Pierik, Legal Counsel*

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, and Knight.
Absent: Commissioner Solomon.

Staff present: Director of Planning and Environmental Services Steve Chase, Current Planning Manager Patricia Miller, Legal Counsel Brian Pierik, Environmental Consultant Charles Smith of Jones & Stokes, and Recording Clerk Linda Gregory.

PUBLIC FORUM

Barbara Massey, Goleta, stated that she believes the process with regard to the City-initiated minor revisions to the General Plan allows for review by the public and by the Planning Commission which has the job to consider changes when appropriate. She commented that she has high hopes for independent, thorough evaluation of the proposed amendments by the Planning Commission.

Betsy Cramer, representing the South Coast Land Use Committee of Citizens Planning Association (CPA), commented on the planning process in general, stating that the Committee believes the role of the Planning Commission is to manage the growth, check the growth, and observe and understand what is happening. She stated that the Planning Commission is important with regard to Goleta's well-being as well as representing the public. She said the Committee wanted to comment that it respects staff and that staff works for the Planning Commission, not the other way around; and also wanted to suggest keeping in mind that it is sometimes important to just say 'no'.

Jack Ruskey commented that he believes it is the duty of the Planning Commission when reviewing a project to consider the water situation with regard to the long-term irrevocable consequences to the community. He urged that the Planning Commission recognize that water is a finite commodity in this community and carefully look at an assessment of the community's water supply.

Tom Blabey, representing the Goleta Valley Chamber of Commerce, commented that the City-initiated proposed amendment process represents over a year's worth of study, public input and analysis. He expressed support for the staff recommendation to approve the revisions and requested that the process continues moving forward.

Margaret Connell, Goleta, commented that the purpose of the review by the Planning Commission of the City-initiated Track 2 proposed amendments is to analyze, look at how these policies may fit into the goals of the General Plan, and make modifications if believed to be appropriate and valid, which may include saying 'no' if necessary.

Sandy Lejeune, speaking on behalf of the Surfrider Foundation, stated that he was unable to attend the meeting last week but had sent an e-mail expressing concern about some of the City-initiated minor revisions with regard to coastal resort parcels and the coastal beach access area.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. DISCUSSION/ACTION ITEM

A.1 07-201-GPA: City-Initiated Track 2 Minor Revisions to the General Plan/Coastal Land Use Plan.

Recommendation:

Adopt Planning Commission Resolution No. 08-__ (Attachment 1), Recommending to the City Council Acceptance of a CEQA Addendum, dated March 17, 2008, to the General Plan/Coastal Land Use Plan Final Environmental Impact Report, Adoption of CEQA Findings, Adoption of a Statement of Overriding Considerations, and Adoption of Track 2 Revisions to the General Plan/Coastal Land Use Plan.

Document: Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, dated April 9, 2008.

Staff Speakers

Director of Planning and Environmental Services Steve Chase

Current Planning Manager Patricia Miller

Legal Counsel Brian Pierik

Environmental Consultant Charles Smith of Jones & Stokes

Director of Planning and Environmental Services Steve Chase summarized the actions taken at the Planning Commission meeting on April 14, 2008.

Commissioner Easton clarified that his concern at the last meeting regarding Final Recommended Amendment LU 1.9 Quality Design in the Built Environment was that it is an overall policy and should not be limited only on sites larger than 5 acres.

Current Planning Manager Patricia Miller stated that LU 1.9 is a policy that may apply to any development proposal and that staff recommends that there is no need to retain the wording “on sites larger than 5 acres”.

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 1.9 Quality Design in the Built Environment, with the deletion of the language “on sites larger than 5 acres”, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 3.6 Visitor Commercial (C-V), in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels and Commissioner Kavanagh. Noes: Commissioner Easton. Absent: Commissioner Solomon.

Commissioner Easton stated that he opposed the above motion because he believes that LU 3.6 seems to be a change to the General Plan that is project specific.

Director of Planning and Environmental Services Steve Chase stated that in response to the discussion at the previous meeting, LU 8.4 Affordable Housing Development will be considered with the Housing Element items in Track 1, unless there is further direction.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve the introductory paragraph in Final Recommended Amendment LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial), in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for recommendation to the City Council.

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels and Commissioner Kavanagh. Noes: Commissioner Easton. Absent: Commissioner Solomon.

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to retain the current language in LU 9.1.b Site #1 – Coastal Resort Parcels (Visitor Commercial) as follows: “b. The number of transient lodging units or rooms shall not exceed the numbers permitted as of 2005.”, and not approve the Final Recommended Amendment to delete LU 9.1.b, for recommendation to the City Council.

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

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 9.1.d Site #1 – Coastal Resort Parcels (Visitor Commercial), with the addition of the word “as” in front of “owner-occupancy”, in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for recommendation to the City Council. (note: LU 9.1.c in the Errata reverted back to LU 9.1.d because LU 9.1.b was retained).

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels and Commissioner Kavanagh. Noes: Commissioner Easton. Absent: Commissioner Solomon.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 9.1.e Site #1 – Coastal Resort Parcels (Visitor Commercial), with the addition of the word “as” in front of “owner-occupancy”, in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for recommendation to the City Council. (note: LU 9.1.d in the Errata reverted back to LU 9.1.e because LU 9.1.b was retained).

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels and Commissioner Kavanagh. Noes: Commissioner Easton. Absent: Commissioner Solomon.

MOTION: Vice Chair Daniels moved/Commissioner Easton seconded to approve Final Recommended Amendment LU 9.1.f Site #1 – Coastal Resort Parcels (Visitor Commercial), in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for recommendation to the City Council. (note: LU 9.1.e in the Errata reverted back to LU 9.1.f because LU 9.1.b was retained).

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

RECESS HELD FROM 7:40 P.M. TO 7:47 P.M.

MOTION: Commissioner Kavanagh moved/Vice Chair Daniels seconded to approve Final Recommended Amendment LU-IA-6 Transfer of Development Rights, in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for recommendation to the City Council

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, and Commissioner Kavanagh. Noes: Commissioner Easton. Absent: Commissioner Solomon.

Commissioner Easton commented that he believes that policy would add density, and also that he hopes more information will be presented to the City Council when a decision is considered.

The Planning Commission discussed LU Tables 2-1 through 2-4 with regard to the Final Recommended Amendment removing building intensity standards shown in Tables 2-1 through 2-4: Commissioner Easton commented that he believes that State law requires that standards for population density and building intensity should be included in the General Plan, and that he believes these standards should be in the General Plan as well as the zoning codes. Vice Chair Daniels commented regarding a memorandum from Legal Counsel Brian Pierik prepared in 2005 with regard to building intensity standards, and stated that from his experience, these types of quantitative standards are common in zoning ordinances. Commissioner Kavanagh stated that she believes it would be appropriate for the building intensity standards to be in both the General Plan and zoning codes.

Legal Counsel Brian Pierik stated that he will conduct additional analysis with regard to building intensity standards and provide answers at the next meeting.

Director of Planning and Environmental Services Steve Chase stated that the following items will be deferred until further discussion regarding Tables 2-1 through 2-4, which are directly related to building intensity standards with regard to internal consistency: LU 2.1, LU 2.2, LU 3.1, LU 4.2, LU 4.3, LU 5.1 LU 6.1, and LU 7.1 (which are shaded in Table 3-1).

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment to revise LU Table 2-3 to include a note that clarifies the following: “Warehousing is allowed in Business Park (I-BP) land uses if it is in association with a primary permitted use”, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

Commissioner Easton expressed concern that there needs to be consideration that language in OS 2.4 Mitigation of Impacts to Vertical Coastal Access appears to be inconsistent with language in LU 9.1.f Site #1 – Coastal Resort Parcels (Visitor Commercial).

Director of Planning and Environmental Services Steve Chase stated that staff will conduct further research with regard to OS 2.4 Mitigation of Impacts to Vertical Coastal Access and report back with recommended language for consideration.

By consensus, the Planning Commission deferred discussion of OS 2.4 Mitigation of Impacts to Vertical Coastal Access until staff provides further information.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment OS Figure 3-2 Parks and Recreation Plan Map, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment SE 2.1 Coastal Bluff Setbacks for Buildings, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment SE 2.2 Coastal Bluff Setbacks for Other Structures, with the change of the word “necessary” to “permitted”, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment SE 9.3 Limitations on Development and Uses, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment SE 9.4 Maintenance of an Airport Safety Corridor for Runway 7, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment SE 9.8 Limitations on Hazardous Facilities, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, and Commissioner Kavanagh. Noes: None. Abstain: Commissioner Easton. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment SE Figure 5-3 Other

- Hazards, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment VH Policy 1 Objective, with the addition of the words “preserve” where the word “protect” is only stated, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: None. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment VH 1.3 Protection of Ocean and Island Views, with the retention/addition of the words “preserved” and “preservation” where the words “protected” and “protection” are only stated, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: Chair Knight. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment VH 1.4 Protection of Mountain and Foothill Views, with the retention/addition of the words “preserved” and “preservation”, where the words “protected” and “protection” are only stated, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: Chair Knight. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment VH 1.5 Protection of Open Space Views, with the retention/addition of the words “preserved” and “preservation”, where the words “protected” and “protection” are only stated, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.
- VOTE: Motion approved by the following voice vote. Ayes: Vice Chair Daniels, Commissioners Easton and Kavanagh. Noes: Chair Knight. Absent: Commissioner Solomon.
- MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment VH 1.6 Preservation of Natural Landforms, with the retention/addition of the words “preserved” and “preservation”, where the words “protected” and “protection” are only

stated, and changing the word “Preservation” to “Protection” in the title, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve the following items for internal consistency with the addition of the words “preserve” and “protect”, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council: VH 1.7 Scenic Easements, VH 2 Local Scenic Corridors, VH 2.3 Development Projects Along Scenic Corridors, VH 3 Community Character, and VH 4 Design Review.

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

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment TE 4.2 and new TE-IA-7 Update of the CEQA Thresholds Manual, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment TE 4.3 Deficiency Correction Plans, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

AMENDED

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to reconsider the previous motion and to approve Final Recommended Amendment TE 4.3 Deficiency Correction Plans, with the exception of changing the reference from “Table 7-1” to “Table 7-2”, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

MOTION: Vice Chair Daniels moved to approve Final Recommended Amendment TE 6.5 Limitation on Expansion of Intersections, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

Motion failed due to lack of a second.

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to identify the existing situation at the Storke/Hollister intersection in the Final Recommended Amendment TE 6.5 Limitation on Expansion of Intersections, in Table 3-1 – Track 2 Amendments and Related CEQA Review, with language to be determined by staff, so that a cap will be set, for recommendation to the City Council.

VOTE: Motion approved by the following voice vote. Ayes: Chair Knight, Commissioners Easton and Kavanagh. Noes: Vice Chair Daniels. Absent: Commissioner Solomon.

Commissioner Easton stated that with regard to the above motion, he believes it may create problems to be dealt with in the future. He commented that the original intent of TE 6.5 was to consider pedestrians and the community.

Chair Knight stated that he believes that the level of service should be considered at the Storke/Hollister intersection.

Director of Planning and Environmental Services Steve Chase stated that the following items will need to be reviewed at another meeting in order to complete review of Track 2 items: LU Tables 2-1 through 2-4 with regard to Standards for Building Intensity, along with the eight items with regard to internal consistency; and revised language for OS 2.4 Mitigation of Impacts to Vertical Coastal Access.

MOTION: Vice Chair Daniels moved/Commissioner Easton seconded to continue the discussion and action regarding the City-Initiated Track 2 Minor Revisions to the General Plan/Coastal Land Use Plan to May 12, 2008, at 6:00 p.m.

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

B. DIRECTOR'S REPORT

Director of Planning and Environmental Services Steve Chase reported on the following items at the City Council meeting on April 15, 2008, of interest to the Planning Commission: a) reviewed and discussed the Management Partners report on the results of a process improvement study about the land use planning functions; and b) approved the first reading of an ordinance to update the Building and Safety codes. He also reported: a) the State is in the process of developing green building standards for California; and b) an extension to June 23, 2008, was granted for comments with regard to the UCSB Long Range Development Plan

C. PLANNING COMMISSION COMMENTS

None.

D. ADJOURNMENT: 10:17 P.M.

Prepared by Linda Gregory, Recording Clerk