



**PLANNING COMMISSION
MEETING MINUTES
MONDAY, APRIL 14, 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, Kavanagh, Knight, and Solomon.
Absent: None.

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 General Plan is a solid, long-term plan for the community and that only after years of experience should any changes be considered. She also said that from her experience in land use planning, she believes it is the responsibility of the developers to comply with the rules and that if a project does not fit with the rules the project needs to be changed rather than changing the rules to fit each project

George Relles, Goleta, requested that the e-mail addresses for the Planning Commissioners be provided on the City's website.

Current Planning Manager Patricia Miller stated that staff will make the e-mail addresses available on the City's website.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE

A.1 Planning Commission Minutes for March 10, 2008, and March 24, 2008.

Recommendation:

Approve the Planning Commission minutes for the meetings of March 10, 2008, and March 24, 2008.

MOTION: Commissioner Easton moved/Commissioner Solomon seconded to approve the Planning Commission minutes for the regular meeting of March 10, 2008, and the special meeting of March 24, 2008, as submitted.

VOTE: Motion approved by unanimous voice vote.

B. PUBLIC HEARING

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

Recommendation:

Adopt Planning Commission Resolution 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.

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

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

Director of Planning and Environmental Services Steve Chase provided an overview of the staff report. He also discussed protocol with regard to the agenda item and suggested that if the discussion is not completed by the end of the meeting, the matter be continued to April 21, 2008.

PUBLIC HEARING OPENED AT 6:35 P.M.

Speakers:

Barbara Massey, Goleta, read a statement that she submitted entitled, "Comments on the Track 2 General Plan Amendments for April 14, 2008, Planning Commission Hearing." She requested that the following policies be retained: LU 1.12, LU 2.1, LU 2.2, LU 3.1, LU 3.6, LU 4.2, LU 4.3, LU 5.1, LU 6.1, LU 7.1, LU 8.4, LU 9.1, LU IA-6, OS 2.4, SE 2.1, SE 2.2, Land Use Tables 2-1 through 2-4, OS Figure 3.2, VH 1, VH 1.3, VH 1.4, VH 1.5, VH 1.6 and VH 1.7. She requested that policies LU 1.6 and LU 3.6 be moved to Track 3, and the following policies be moved to Track 3 if changed: LU 2.1, KU 2.2, LU 3.1, LU 4.2, LU 4.5, LU 5.1, LU 6.1, LU 7.1, LU 8.4, LU 9.1, and LU Tables 2-1 through 2-4. She suggested that the use of both "preserve" and "protect" should satisfy everyone. She also requested careful consideration of the impacts of the approval of the amendments.

George Relles, Goleta, commented that he believes that some items in Track 2 are not minor changes, for example, FARs. He expressed concern that some of the changes in the amendments in the five tracks could add up to cumulative impacts that are significant. He stated that he does not believe it is appropriate to include language in the General Plan that would point out and seem to encourage regional commercial centers.

Betsy Cramer, speaking on behalf of the Citizens Planning Association's Comprehensive Planning Commission, expressed appreciation that several of the original Track 2 items including stream, habitat and tree policies, were moved to Track 3 for environmental review. She requested that the recommended amendment regarding shopping centers be moved to Track 3. She also requested that LU 9.1.b be moved to Track 3, expressing concern that with the proposed removal of the cap on the number of transient lodging units there is the potential for development that may impact beach access at Haskell's Beach which is one of the few safe release sites for the rehabilitation of sea birds on the south coast. She commented that the area near Haskell's Beach is beautifully landscaped, stating that she believes it was part of the mitigation site in the original permit and that any changes should have in-depth CEQA review.

Craig Zimmerman, The Towbes Group, spoke in support of the recommended amendment to CE 10.3, Conservation Element, which he believes is appropriate to be considered with the Track 2 revisions that were recommended generally for the purpose of improving or clarifying the text, tables, and maps to reflect lessons learned during the first six months of implementation of the General Plan. He believes that the recommended amendment would resolve some of the planning issues related to the Sumida Gardens apartment project.

Director of Planning and Environmental Services Steve Chase stated that the City Council approved the recommended amendment regarding CE 10.3 in February, 2008, which overlapped with the preparation of this staff report.

Connie Hannah, League of Women Voters, read a statement entitled "Statement to the Goleta Planning Commission on 3-24-08". She said that the League of Women Voters is concerned that several amendments that would have major impacts were

included in Track 2 and should be moved to Track 3, for environmental review which include LU 1.6 regarding regional commercial centers, and LU 1.12 and LU 3.6. She expressed opposition to the removal of specific requirements in LU 1.13 stating that the requirements were designed to make sure adequate infrastructure would be available before new developments were permitted. She commented that many of the changes to the Visual and Historic Element can be solved with a proper definition of the word "protect". She spoke in support of the letter submitted by Barbara Massey which requests further attention to other items.

Harwood White, representing John Price, property owner of 151 S. Fairview Avenue, and Oliver Dixon, property owner of 7760 Hollister Avenue, expressed support for the recommended amendments to remove building intensity standards from Land Use Tables 2.1 to 2.4. He stated that he looks forward to working with the City on the projects at each of these locations which are moving forward.

Jonathan Leech, Dudek & Associates, Inc., representing the FedEx property located at 6466 Hollister Avenue, spoke in support of Option 2 of the Final Recommended Amendment in Land Use Table 2-2 which would add eating and drinking establishments as allowable uses in the General Commercial (C-G) land use category. He stated that he believes throughout the City there are many instances where business owners, employees and neighbors close to the businesses in the C-G land use category would benefit from the opportunity for eating and drinking establishments in close proximity, probably reducing traffic trips during lunch and also to pick up groceries after work.

George Relles, Goleta, stated that he substantively agreed with the comments made by Barbara Massey and Connie Hannah.

PUBLIC HEARING CLOSED AT 6:59 P.M.

Director of Planning and Environmental Services Steve Chase recommended that staff introduce each item individually in Table 3, Tract 2 Amendments and Related CEQA Review, and provide a description followed by the staff recommendation.

MOTION: Commissioner Easton moved/Commissioner Solomon seconded to remove Policy LU 1.6 Retail and Other Commercial Centers entirely from the General Plan.

Commissioner Solomon stated that she seconded the motion for purposes of discussion.

AMENDED

MOTION: Commissioner Easton moved/Commissioner Solomon seconded to approve the following changes to the Final Recommended Amendment LU 1.6 Retail and Other Commercial Centers, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council: a) retain the strikeouts in the first sentence; b) retain the second sentence with the removal of the recommended new language

“including large regional commercial centers”; and c) retain the language in the third and fourth sentences.

VOTE: Motion failed by the following vote: Ayes: Chair Knight and Commissioner Easton; Noes: Commissioner Kavanagh and Vice Chair Daniels; Abstain: Commissioner Solomon.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 1.6 Retail and Other Commercial Centers, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

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

RECESS HELD FROM 7:37 P.M. TO 7:47 P.M.

MOTION: Commissioner Easton moved/Commissioner Solomon seconded to approve Final Recommended Amendment LU 1.9 Quality Design in the Built Environment, in the Errata – Updated Text Modifications to Exhibit 1 of Attachment 1, for Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

MOTION: Commissioner Easton moved/Chair Knight seconded to consider amending the above motion approving Final Recommended Amendment LU 1.9 Quality Design in the Built Environment by removing the language “on sites larger than 5 acres”.

Chair Knight stated that he seconded the motion for purposes of discussion.

Commissioner Easton withdrew his motion after discussion.
Chair Knight withdrew his second.

MOTION: Commissioner Easton moved/Chair Knight seconded to reconsider the previously approved motion regarding LU 1.9 Quality Design in the Built Environment and to direct staff to study Final Recommended Amendment LU 1.9 Quality Design in the Built Environment and provide alternate language for consideration at the next meeting which would include the recommended policy but would exclude the stipulation that specifies “on sites larger than 5 acres” and would specify that the intent relates to all new multi-family development proposals not a single-family or duplex proposal.

VOTE: Motion approved by unanimous voice vote.

MOTION: Vice Chair Daniels moved/Commissioner Easton seconded to approve Final Recommended Amendment LU 1.10 Multifamily Residential Development, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 1.12 General, in Table 3-1 - Track 2 Amendments and Related CEQA Review, with regard to any hotel subject to the City's Transient Occupancy Tax to operate as hotel condominiums, time-shares, or under a fractional ownership model, for recommendation to the City Council.

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

Commissioner Easton stated that he did not have enough information to know the implications of making the changes in the Final Recommended Amendment LU 1.12 General.

RECESS HELD FROM 9:20 P.M. TO 9:27 P.M.

MOTION: Commissioner Solomon moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU Figure 2-1 Land Use Plan Map, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council. (Change the Winchester Commons 76 Gas Station (APN-079-121-016) land use designation from Community Commercial to Intersection Commercial or General Commercial).

VOTE: Motion approved by unanimous voice vote.

MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to approve Final Recommended Amendment LU Figure 2-1 Land Use Plan Map, with Option 2 – Revise Table 2-2 to include an x in the “Eating and Drinking Establishments” row for the C-G column (see attachment), in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

MOTION: Commissioner Easton moved/Commissioner Solomon seconded to approve:

- a) Final Recommended Amendment LU Figure 2-1 Land Use Map, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council. (Revise the land use category from Open Space/Passive Recreation to Planned Residential (4.6 units per acre) for the APNs which are specified on Page 193 (3-25), for recommendation to the City Council; and
- b) Final Recommended Amendment OS-IA-1 Preparation and Adoption of New Zoning Code, in Table 3-1 – Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

MOTION: Vice Chair Daniels moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 1.13 Adequate Infrastructure and Services, in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

MOTION: Commissioner Easton moved/Commissioner Kavanagh seconded to approve Final Recommended Amendment LU 2.7 High-Density Residential (R-HD), in Table 3-1 - Track 2 Amendments and Related CEQA Review, for recommendation to the City Council.

VOTE: Motion approved by unanimous voice vote.

After discussion with regard to considering LU 8.4 Affordable Housing Development, with the Housing Element items in Track 1, Chair Knight requested that staff conduct further research and report back.

MOTION: Commissioner Easton moved/Vice Chair Daniels seconded to continue the discussion of the City-Initiated Track 2 Minor Revisions to the General Plan/Coastal Lane Use Plan to April 21, 2008.

VOTE: Motion approved by unanimous voice vote.

C. DIRECTOR'S REPORT

Director of Planning and Environmental Services Steve Chase reported that the items on the City Council agenda for April 15, 2008, will include a presentation by staff and Management Partners on the results of a process improvement study about the land use planning function, and an update regarding the Building and Safety Codes.

D. PLANNING COMMISSION COMMENTS

None.

E. ADJOURNMENT TO APRIL 21, 2008, AT 6:00 P.M.

Prepared by Linda Gregory, Recording Clerk

GOLETA PLANNING COMMISSION