



**PLANNING COMMISSION
MEETING MINUTES
MONDAY, JANUARY 26, 2009**

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

Members of the Planning Commission

*Brent Daniels, Chair
Julie Kessler Solomon, Vice Chair
Doris Kavanagh
Bill Shelor
Jonny Wallis*

*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 6:07 p.m. by Chair Daniels followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Planning Commissioners Daniels, Shelor, Solomon, and Wallis.
Absent: Planning Commissioner Kavanagh.

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

PUBLIC FORUM

Gary Vandeman, Goleta, requested proposed changes to the minutes from the Planning Commission meeting of January 12, 2009, with regard to Item C-2, Vandeman appeal of the Design Review Board Preliminary Approval of 08-090-DRB. He submitted a written copy of the request.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for the Planning Commission meeting of January 12, 2009.

Recommendation:

- A. Approve the Planning Commission minutes for the Planning Commission meeting of January 12, 2009.

MOTION: Commissioner Wallis moved/seconded by Vice Chair Solomon, to approve the Planning Commission minutes for the Planning Commission meeting of January 12, 2009, as amended, including the changes requested by speaker Gary Vandeman.

VOTE: Motion carried by the following voice vote: Ayes: Chair Daniels; Vice Chair Solomon; Commissioners Shelor and Wallis. Absent: Commissioner Kavanagh. Noes: None.

B. PUBLIC HEARING

B-1. 04-226-TM, -DP, RN: Citrus Village located at 7388 Calle Real; APN 077-490-043 (continued from November 10, 2008).

Recommendation:

- A. Take off calendar (to be rescheduled at a later date).

Current Planning Manager Patricia Miller stated that staff recommends that 04-226-TM, -DP, RN: Citrus Village, located at 7388 Calle Real, be taken off calendar, to be rescheduled at a later date. She stated that one of the items that needed to be accomplished during the continuance period was the installation of story poles which took longer than expected. She confirmed that the story poles were installed on the site on January 27, 2009, and will remain on the site through January 29, 2009.

MOTION: Commissioner Wallis moved/seconded by Vice Chair Solomon, to take off calendar, to be rescheduled at a later date, 04-226-TM, -DP, RN: Citrus Village located at 7388 Calle Real; APN 077-490-043.

VOTE: Motion carried by the following voice vote: Ayes: Chair Daniels; Vice Chair Solomon; Commissioners Shelor and Wallis. Absent: Commissioner Kavanagh. Noes: None.

B-2. 08-157-OA, -DP RV01: Towbes/ATK Space Systems located at 600 Pine Avenue; APN 071-130-040.

Recommendation:

- A. Adopt Planning Commission Resolution No. 09-__ (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 to the Towbes/ATK Space Systems Project; Case No. 08-157-OA, -DP RV01, 600 Pine Avenue; APN 071-130-040".

Site Visits and Ex-parte Conversations: Site visits were reported by Vice Chair Solomon, Commissioner Shelor and Commissioner Wallis. Chair Daniels reported that he made a site visit around the perimeter of the building.

Staff Speakers:

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 presented an overview of the staff report, procedural items, and the Goleta Growth Management Ordinance (GGMO). She reported that the proposed modification to allow 23 parking stalls to be located within the rear yard setback should be removed from the staff report because parking in this zone district is allowed in the rear yard setback. With regard to the proposed modification to allow landscaping to be reduced from 30% to 16.5%, she stated that the calculation was altered due to the dedication of the Ekwil right-of-way, although the landscaping associated with the developed portion of the property was not altered. She stated that staff recommends the language in Condition of Approval #33 (Resolution 09-__ Exhibit 2) be changed in the third sentence from "should" to "shall" to read: "To be considered effective, such shielding shall provide a 5-dBA-CNEL noise reduction."

Marti Schultz, Principal Civil Engineer, provided an overview of the Ekwil Street Extension public improvement project and timeframe. She stated that the Ekwil project will provide an alternate route for traffic on Ekwil Street, connecting between Kellogg Avenue and Fairview Avenue, through the light industrial area, parallel to Hollister Avenue.

Michael Towbes, Chair, The Towbes Group, Inc., property owner, said that he is very pleased to sponsor this project and to be working together with ATK. He stated that ATK is an important local employer that provides high-paying jobs, employs and hires a number of highly skilled engineers, and has a close relationship with UCSB. He noted that the project will be providing important right-of-way land for the Ekwil Extension project. He stated that ATK has a tight schedule to complete the facility and meet contractual obligations, and will be ready to start construction in May.

Roger Johnson, ATK, provided a brief overview of ATK and the history of the project. He stated that ATK provides engineering and design, assembly and testing, for deployment structures and apparatus used in assembling solar array panels used on spacecraft and satellites. He also stated that ATK provided solar arrays for the recent Phoenix Mars Lander event. He noted that the company does not generate a lot of waste products or truck traffic. He believes that the benefits of the company for the community include low-impact use, high-paying jobs, and taxes. He noted that ATK desires to be an integral part of the Goleta community and supports local activities.

Laurel Perez, agent, Suzanne Elledge Planning and Permitting Services, made a PowerPoint presentation with regard to the proposed project. She noted that the applicant has read the project Conditions of Approval, stating that, in general, the conditions are all satisfactory with the exception of a couple of minor items to work out with staff that include: a) a request to change Condition of Approval #48 to require that the timing for the dedication of Ekwil shall be tied to the issuance of building permits rather than grading permits, which is consistent with the Community Services memorandum, and b) Condition of Approval #44 with regard to the payment of housing in-lieu fees. She stated that the requested GGMO extension will help keep ATK on track to meet contractual commitments.

Current Planning Manager Patricia Miller stated that staff would support the recommendation from the applicant to change the timing in Condition of Approval #48 from the issuance of grading permits to the issuance of building permits.

PUBLIC HEARING OPENED AT 7:12 P.M.

No speakers.

Staff and the applicant responded to questions from the Planning Commissioners.

Commissioner Shelor suggested that the applicant consider using solar technology and incorporate photovoltaic panels into the project, or at a minimum consider designing the roof for efficient retrofitting with photovoltaic panels. He suggested that the applicant consider using fly ash in cement and also consider installing cisterns underground to collect and use rainwater and runoff for landscaping purposes.

Commissioner Shelor suggested consideration of the possibility of increasing the landscaping along the future Ekwil Street that could be facilitated by reducing of some of the additional parking spaces that may not be required. He stated that when the Ekwil Street Extension project is completed, it would be nice to have San Jose Creek on one side of Ekwil Street and landscaping on the other side.

Michael Towbes, The Towbes Group, property owner, stated that the roof of the building is designed for retrofitting so that solar panels can be placed on the roof when it is economically feasible. He stated that consideration will be given to Commissioner Shelor's suggestions to add underground cisterns to store rainwater and runoff for landscaping purposes, and to use fly ash in concrete.

Commissioner Wallis commented that she is very supportive of the proposed project. She stated that she is familiar with the project site and has observed that the property is well-maintained. She expressed some concern with regard to the suggestion by Commissioner Shelor to remove some of the additional parking for landscaping purposes, stating that it is important that this site will provide adequate parking because parking is one of the concerns in Old Town. She commented that the Ekwil Street Extension improvement project is very critical to the transportation in Old Town and to Old Town's revitalization process. She spoke briefly on the importance of the industrial area in Old Town, stating that it provides employment and supports economic stability in the area.

Commissioner Wallis stated that it would seem like a good idea to consider a reference to expiration of the exemption from the GGMO. She would hope the City Council would consider an exemption with either a date specific, or a date running with the permit, a trigger of an event, or a lack of production of an event.

Vice Chair Solomon commented that she believes the proposed project is a wonderful project.

Chair Daniels commented that the applicant's team provided a concise explanation of the proposed project and the positive aspects of the project.

PUBLIC HEARING CLOSED AT 7:47 P.M.

MOTION: Commissioner Shelor moved/seconded by Vice Chair Solomon, to adopt Planning Commission Resolution No. 09-02 entitled "A Resolution of the City of Goleta, California, Recommending to the Goleta City Council Approval of Various Actions Related to the Towbes/ATK Space Systems Project; Case No. 08-157-OA, -DP RV01; 600 Pine Avenue; APN 071-130-090", (Attachment 1), as amended at the Planning Commission hearing of January 26, 2009, to include a) changing the language "should" to "shall" in Condition of Approval #33; and b) altering the timing in Condition of Approval #48, with a change in the language from "including grading" to "including building"; (Exhibit 2).

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

C. DIRECTOR'S REPORT

Director of Planning and Environmental Services Steve Chase reported that on February 3, 2009, the City Council will consider adoption of an ordinance to add Concept Review to the Planning Commission's responsibilities. The City Council will also consider the Camino Real Hotel Project on February 3, 2009. Staff is working on the Haskell's Landing project which is scheduled for a public hearing at the Planning Commission meeting on February 9, 2009.

D. PLANNING COMMISSION COMMENTS

Vice Chair Solomon requested that staff review the current methods used to apprise the community of upcoming meetings and perhaps look at additional ways to announce the meetings. She requested that the announcements include the agenda, if possible; however, the community should be apprised of the meetings, even if an agenda is not yet completed.

Chair Daniels suggested that the Planning Commissioners visit the City's new website and provide any recommendations to staff that would be useful during the initial set-up process.

Chair Daniels expressed appreciation to ATK for their participation in the community.

E. ADJOURNMENT: 7:55 P.M.

Prepared by Linda Gregory, Recording Clerk.

GOLETA PLANNING COMMISSION