



**UNAPPROVED
PLANNING COMMISSION
MEETING MINUTES
MONDAY, MAY 11, 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 6:00 p.m. by Chair Daniels followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Planning Commissioners Daniels, Kavanagh, Shelor, Solomon, and Wallis.
Absent: None.

Staff present: Director of Planning and Environmental Services Steve Chase, Current Planning Manager Patricia Miller, Associate Planner Laura Vlk; City Attorney Tim W. Giles, and Recording Clerk Linda Gregory.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for the Planning Commission meeting of April 13, 2009.

Recommendation:

- A. Approve the Planning Commission minutes for the Planning Commission meeting of April 13, 2009.

MOTION: Vice Chair Solomon moved/seconded by Commissioner Shelor, to approve the Planning Commission minutes of April 13, 2009, as amended.

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

B. PUBLIC HEARING

B-1. 07-103-DP: Renco Encoders Additions Project located at 26 Coromar Drive; APN 073-150-013.

Recommendation:

1. Adopt Planning Commission Resolution No. 09-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Approving the Final Mitigated Negative Declaration (09-MND-001) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Renco Encoders Additions Project; Case No. 07-103-DP; 26 Coromar Drive, APN 073-150-013". (Attachment 1)
2. Adopt Planning Commission Resolution No. 09-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Approving a Final Development Plan for the Renco Encoders Additions Project; Case No. 07-103-DP; 26 Coromar Drive; APN 073-150-013". (Attachment 2) This action includes the GGMO award of 4 points.

Staff speakers:

Laura Vlk, Associate Planner
Patricia Miller, Current Planning Manager
Steve Chase, Director of Planning and Environmental Services
Tim Giles, City Attorney

Laura Vlk, Associate Planner, presented the staff report and PowerPoint entitled "City of Goleta Planning Commission May 11, 2009, Renco Encoders Additions Project, 26 Coromar Drive".

Public hearing opened at 6:15 p.m.

David L. Burke, project architect, and agent for the applicant, stated that the applicant does not have a presentation to make but they are pretty much in agreement with all of the information that has been presented. He complimented staff on their work in the preparation of the reports that are very thorough and well-researched. He stated that Associate Planner Laura Vlk has been very helpful to work with in this complex process.

Planning staff responded to questions from members of the Planning Commission.

Tim Rose, Controller, Renco Encoders, applicant, responded to questions from Commissioner Shelor. He stated that he does not believe that Phase II, which consists of the addition of a clean room, would generate any significant amount of additional deliveries. The anticipated use of the clean room would be for one shift. The issue of utilizing energy-efficient methods for the operation of the clean room was presumably addressed by the technical staff. He believes that an estimate was made that approximately three new employees would possibly be added. He believes the purpose of Phase III would be to provide some additional office space rather than for the purpose of bringing in additional employees.

Vice Chair Solomon requested that City Attorney Tim Giles comment regarding whether accepting the staff recommendation for the resulting in-lieu fee, in the absence of an ordinance, would set a precedent.

City Attorney Giles stated that the staff recommendations with regard to in-lieu fees have been brought forward on a case-by-case basis, and that following staff's recommendation would be consistent with what has been done and it would not set any other type of threshold or value.

Chair Daniels commented that he does not recall that the Planning Commission has made a final determination, when reviewing other projects, with regard to the amount of contribution to the provision of affordable housing.

Patricia Miller, Current Planning Manager, stated that more detail is required with regard to this project because the Planning Commission is the final decision-maker.

Steve Chase, Director of Planning and Environmental Services, stated that on May 5, 2009, the City Council authorized an affordable housing in-lieu fee study for commercial and residential projects.

Commissioner Wallis commented that she hopes the affordable housing in-lieu study will focus on the local market and local needs, so that the amount collected will be considered fair and can achieve the end results for which the in-lieu fees are collected. She expressed concern that the City is developing a history that shows it is very costly to provide affordability.

Commissioner Shelor suggested that it might be more appropriate to adopt in-lieu fee rates based on the number of employees rather than square footage in some cases, for example, a storage facility vs. a center with many employees.

Commissioner Wallis requested that staff consider crafting a condition of approval that would provide the City as much jurisdiction as possible with regard to hazardous materials contamination and the remediation process. She stated that this issue probably cannot be addressed this evening.

Chair Daniels requested that staff comment with regard to the Goleta Growth Management Ordinance (GGMO) award in the context of other projects.

Current Planning Manager Patricia Miller provided a brief overview of the GGMO process within the context of other projects.

MOTION: Vice Chair Solomon moved/seconded by Commissioner Wallis to adopt Planning Commission Resolution No. 09-07, entitled "A Resolution of the Planning Commission of the City of Goleta Approving the Final Mitigated Negative Declaration (09-MND-001) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Renco Encoders Additions Project; Case No. 07-103-DP; 26 Coromar Drive; APN 073-150-013". (Attachment 1)

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

MOTION: Commissioner Kavanagh moved/seconded by Commissioner Shelor, to adopt Planning Commission Resolution No. 09-08, entitled "A Resolution of the Planning Commission of the City of Goleta Approving a Final Development Plan for the Renco Encoders Additions Project; Case No. 07-103-DP; 26 Coromar Drive; APN 073-150-013". (Attachment 2)

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

Chair Daniels stated that this decision of the Planning Commission may be appealed within ten calendar days.

Public Hearing closed at 6:47 p.m.

C. DIRECTOR'S REPORT

By consensus, the Planning Commission scheduled a special meeting of the Planning Commission to be held on Wednesday, May 27, 2009, beginning at 4:00 p.m., to conduct a public hearing regarding the communications facilities ordinance, citywide.

By consensus, the Planning Commission scheduled a special meeting of the Planning Commission to be held on July 20, 2009, at 6:00 p.m., to consider the proposed Track 3 General Plan Amendments.

By consensus, the Planning Commission cancelled the July 13, 2009, regular meeting of the Planning Commission.

Steve Chase, Director of Planning and Environmental Services, reported that there are two items on the May 19, 2009, City Council agenda of interest to the Planning Commission: 1) Final action on the City-initiated Track 2.5 General Plan/Coastal Land Use Plan Amendments; and 2) Item related to the Haskell's Landing Project. He also reported that on May 5, 2009, the City Council considered Housing Element key issues, including affordable housing and special needs housing. DVD copies of this Housing Element discussion will be available in the Department of Planning and Environmental Services for interested Planning Commissioners and members of the public. The Planning Commission will consider the Housing Element tentatively in the August 2009 timeframe.

D. PLANNING COMMISSION COMMENTS

Chair Daniels expressed appreciation and thanks to all of the firefighters and everyone involved in the fire issues related to the Jesusita Fire.

E. ADJOURNMENT: 7:00 P.M.