



**PLANNING COMMISSION
MEETING MINUTES
MONDAY, DECEMBER 14, 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, Shelor, Solomon, and Wallis.
Absent: Planning Commissioner Kavanagh.

Staff present: Director of Planning and Environmental Services Steve Chase; Current Planning Manager Patricia Miller; Assistant City Attorney Joanna Smith; Senior Planner Alan Hanson; Director of Community Services Steve Wagner; 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 October 26, 2009.

Recommendation:

1. Approve the Planning Commission minutes for the meeting of October 26, 2009.

MOTION: Commissioner Shelor moved/seconded by Commissioner Wallis, to approve the Planning Commission minutes for the meeting of October 26, 2009, as submitted.

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

B. PUBLIC HEARING

B-1. 08-109-GP, -OA, -RZ, -LLA, -DP: Jordano's Master Plan Project located at 550 South Patterson Avenue and 5305/5324 Ekwil Street; APN 065-090-029, -034, -035, and -036.

Recommendation:

1. Adopt Planning Commission Resolution No. 09-__ entitled, "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of a General Plan Amendment, Ordinance Amendment, Rezone, Lot Line Adjustment, and Development Plan for the Proposed Jordano's Master Plan Project, Case No. 08-109-GP, -RZ, -LLA, -DP; Located at 550 South Patterson Avenue and 5305/5324 Ekwil Street; APN 065-090-029, -034, -035, and 036".

Site Visits and Ex-parte Conversations: Site visits made by Chair Daniels, Vice Chair Solomon, Commissioner Shelor and Commissioner Wallis. No ex-parte conversations were reported.

Documents: Correspondence from Larry Disharoon dated December 5, 2009.

Staff Speakers:

Senior Planner Alan Hanson

Current Planning Manager Patricia Miller

Director of Planning and Environmental Services Steve Chase

Director of Community Services Steve Wagner

Assistant City Attorney Joanna Smith

Alan Hanson, Senior Planner, presented the staff report and PowerPoint entitled, "City of Goleta Planning Commission December 14, 2009, Jordano's Master Plan Project". He stated that it is important to note that the City Council is responsible for the final action on the request for the general plan amendment/rezone/ordinance amendment;

therefore, the Planning Commission acts in an advisory capacity and is charged with the responsibility of making a recommendation to the City Council in this instance.

Staff responded to questions from the Planning Commissioners.

Commissioner Wallis suggested that the conditions of approval include a requirement to add permanent signage that serves as a reminder to control truck noise, including horns, idling and backing up, with an explanation that there are residents nearby.

Commissioner Wallis stated, with regard to the GGMO, that she believes that key sites in the Redevelopment Area have specific projects with the amount of square footage documented, and there is not a common pool of development square footage to be allocated to development not located on any of these key sites.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services, representing the applicant, Jordano's, Inc., and Ekwil Properties, stated that the proposed project is needed for the applicant to adapt to the changing market at this point in time, and to operate more efficiently and effectively. She noted that the applicant is pleased that the proposed project translates into local job retention. She introduced the applicant/owners, Peter Jordano and Jeff Jordano, as well as the following key members of the project team in attendance and available to answer questions: Ed Lenvik, Lenvik & Minor Architects, Project Architect; Steve Welton, Suzanne Elledge Planning and Permitting Services, Project Manager; Pete Silvia, Penfield & Smith, Project Civil Engineer; and Ricardo Castellanos, Katie O'Reilly Rogers's Office, Project Landscape Architect. Suzanne Elledge stated that the lot line adjustment is proposed so that each of these warehouses will be located on its own lot. She said that the applicant will accept the suggestion as a Condition of Approval to add permanent signage as a reminder to the drivers of the trucks and other vehicles to control and minimize operational noise. She commented that the distance from the proposed project site to the closest residence is approximately 400 feet. She expressed appreciation to staff for the thorough analysis and comprehensive staff report.

Peter Jordano, applicant, provided a brief overview and history of his company which will be in business for 95 years in 2010, and consists of Jordano's Food Service and Pacific Beverage Company. He is most proud of the average time of service of his employees and he hopes to keep the employees employed in the area. He stated that due to the growth of the food business, the warehouse distribution center needs to be expanded. He believes there will continue to be a growth potential for the food service business. He noted that there is not much growth potential for the Pacific Beverage Company because of certain limitations. The proposed plans include moving the Pacific Beverage Company out of the existing building and across the street. He stated that the applicant wants to be a good neighbor and continue to be an integral part of the community for a long time. He believes the neighborhood will be enhanced with the addition of the warehouse and the plans to load and unload trucks inside the building, and to wash trucks and other vehicles inside the building. He commented that the proposed plans will include green principles as much as possible.

Ed Lenvik, Project Architect, provided a brief overview of the project as it applies to land use issues, along with a PowerPoint presentation. He stated that the proposed building will be very appropriate for the community, pointing out some of the features that include internal truck loading and unloading, an internal car washing facility that recycles almost all of the water; an enhanced 50' foot buffer; skylights, a photovoltaic system, and abundant landscaping that will be well-maintained. He pointed out that the current internal circulation will be improved when the Pacific Beverage Company is moved across the street. He stated that he believes that the proposed plan is the best solution to efficiently address the circulation between the existing building and the new building.

PUBLIC HEARING OPENED AT 7:30 P.M.

Patricia Miller, Current Planning Manager, stated that if the Planning Commission considers adding a requirement for on-site permanent signage that serves as a reminder to control truck noise, the requirement could be added to the Noise Conditions of Approval #44 and 45, and there may be some other appropriate places to add that requirement. Also, she clarified that staff will update the Conditions of Approval #17 and #18 in the resolution attachment with the language in the proposed Final MND that is the most current comparable language with regard to the Transportation Demand Management Plan and energy conservation.

Staff responded to questions from Planning Commissioners.

Commissioner Shelor commented that the proposed roof, which is very large, is an ideal site for a photovoltaic system, which he hopes will be a very worthwhile endeavor.

Commissioner Wallis stated that it speaks well that an existing business in Old Town is doing so well that it needs expanding. She believes that a lot of work has gone into the design and architecture, not only for aesthetic reasons but to solve some operational problems. She noted first-hand that the interface is never perfect between residential uses and industrial uses. She appreciates that the City undertook a study showing there would be no measurable increase in noise experienced by the residential neighborhood to the east as a result of the proposed facility expansion. She appreciates that many of the trucks operating out of the facility will be loaded and unloaded, as well as washed, in a closed environment. She also appreciates the applicant's willingness to install reminder signs regarding noise. She believes that the proposed creek buffer is appropriate to the recent action taken by the City Council in re-examining the creek setback policy, and she is impressed that this results in a bigger and better buffer, and an underground stormwater control system.

Vice Chair Solomon commented in support of the project. She also stated that it is extremely encouraging in the current environment to have something so positive in the commercial area in Goleta.

Commissioner Shelor concurred with the Planning Commissioners' comments about the benefit of this project to Goleta. He believes that the proposed 50' foot buffer is reasonable based on the other buffers in the surrounding land uses. He expressed

concern with regard to General Plan Policy CE 2.2 that every future project will claim that a 100' foot buffer will be economically infeasible, and what was originally thought was a better buffer and environmentally preferred alternative will not be established on any of the remaining undeveloped properties within the City.

Chair Daniels spoke in support of the proposed project. He stated that Peter Jordano, applicant, has served the community well.

Eddie Harris, President, Santa Barbara Urban Creeks Council, questioned whether the storage and isolation of runoff water will result in the depletion of groundwater, and might that create impacts to the riparian vegetation due to lower soil moistures.

Alan Hanson, Senior Planner, stated that one of the design features of the infiltration system proposed by the applicant was not to prevent water from percolating onto the soil.

PUBLIC HEARING CLOSED AT 7:47 P.M.

MOTION: Commissioner Wallis moved/seconded by Vice Chair Solomon, to amend the staff recommendation with the addition of the following items: 1) Add a requirement for on-site permanent signage that serves as a reminder to control truck noise with an explanation that there are neighbors nearby to the Conditions of Approval #44 and #45, and other appropriate places; and 2) Staff will update the Conditions of Approval #17 and #18 in the resolution attachment with the language in the proposed Final MND that is the most current comparable language with regard to the Transportation Demand Management Plan and energy conservation.

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

MOTION: Commissioner Wallis moved/seconded by Vice Chair Solomon, to Adopt Resolution 09-13, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of a General Plan Amendment, Ordinance Amendment, Rezone, Lot Line Adjustment, and Development Plan for the Proposed Jordano's Master Plan Project, Cast No. 08-109-GP, -RZ, -LLA, -DP, Located at 550 South Patterson Avenue and 5305/5324 Ekwil Street, APN 065-090-029, -034, 035, and 036", as amended at the Planning Commission meeting on December 14, 2009.

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

Peter Jordano, applicant, stated that during the planning process, City staff has been very helpful and professional. He commented that it is a good feeling for a businessman to be able to progress in this community.

C. DIRECTOR'S REPORT

Patricia Miller, Current Planning Manager, reported: 1) Commissioner Kavanagh submitted a letter of resignation as of January 31, 2010. Commissioner Kavanagh will attend the Planning Commission meeting on January 11, 2010. 2) The regular Goleta Growth Management Ordinance (GGMO) annual report will be on the City Council agenda for December 15, 2009. 3) The 2010 Planners Institute, sponsored by the League of California Cities, will be held March 24-26, 2010, in Monterey. Information regarding the Institute has been provided to the Planning Commission members. 4) Staff is in the process of confirming the schedule for the Planning Commission meetings in 2010. 5) There will be an item on the Planning Commission agenda for the first meeting in February 2010 regarding the appointment of a Chair and Vice Chair.

Steve Chase, Director of Planning and Environmental Services, reported: 1) The City Council agenda for December 15, 2009, will include the following items for consideration that may be of interest to the Planning Commission: Participation in the South County Energy Efficiency Partnership Program for 2010-2012; the Energy Efficiency Community Block Grant Program; and the Goleta Strategic Plan Report and Update. 2) The City is in the process of developing a new web-based Geographic Information System (GIS). 3) There are plans to implement an on-line permit tracking system. 4) Monarch Butterflies are now back at the Coronado Butterfly Preserve, and public information is available on the City's website regarding the preserve and the volunteer program. 5) Planning staff will be providing information on the City's website regarding planning projects currently being processed. 6) The City is well underway in the efforts to design an affordable housing in-lieu fee program.

D. PLANNING COMMISSION COMMENTS

Commissioner Shelor expressed appreciation for the years of service by Commissioner Kavanagh as a Planning Commissioner for the City of Goleta.

Chair Daniels commented that a church at 5814 Cathedral Oaks has gone through a significant remodel over the last couple of years. He noted that when passing by the site, the remodel is beautiful and an enhancement to the City. He believes it would be appropriate to recognize, in the proper manner, the efforts made at that site

Chair Daniels recognized and expressed appreciation for the work of the Recording Clerk for the Planning Commission over the past year.

E. ADJOURNMENT: 8:00 P.M.

Prepared by Linda Gregory, Recording Clerk

GOLETA PLANNING COMMISSION

Minutes approved on January 11, 2010