



**PLANNING COMMISSION  
MEETING MINUTES  
Monday, October 23, 2023**

6:00 PM  
City Hall  
130 Cremona Drive, Suite B  
Goleta, California

***Members of the Planning Commission***

*Jennifer Smith, Chair  
Katie Maynard, Vice Chair  
Jason Chapman, Commissioner  
Jennifer Fullerton, Commissioner  
Anne Miller, Commissioner*

*Peter Imhof, Secretary  
Winnie Cai, Assistant City Attorney  
Deborah S. Lopez, City Clerk*

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Chair Smith at 6:00 P.M., followed by the Pledge of Allegiance.

**ROLL CALL OF PLANNING COMMISSION**

Present: Chair Smith, Vice Chair Maynard, Commissioner Fullerton,  
Commissioner Miller

Absent: Commissioner Chapman

Staff present: Peter Imhof, Director of Planning and Environmental Review; Mary  
Chang, Supervising Senior Planner; Travis Lee, Associate Planner.

Commissioner Maynard appeared via Zoom pursuant to AB2449.

**PUBLIC FORUM**

None

## AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

### A. PUBLIC HEARING

#### A.1 Request for approval of the Santa Barbara Humane Project located at 5399 Overpass Road

After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 23- , entitled "A resolution of the Planning Commission of the City of Goleta, California, approving the Santa Barbara Humane Project, consisting of a Development Plan to allow a Renovation of 38,813 net Square Feet of Existing Buildings with site improvements and parking adjustment, a Minor Conditional Use Permit for Accessory Animal Keeping Use, Major Conditional Use Permit for relocation and rehabilitation of a Historic Structure, and Voluntary Lot Merger and finding that the Project is exempt from the California Environmental Quality Act at 5399 Overpass Road; APNs 071-220-036, -031, -024; Case Nos. 22-0008-DP, 22-0004-CUP, 22-0003-SUB, and 22-0026-DRB."

Request for approval of the Santa Barbara Humane Project located at 5399 Overpass Road (Larger Sized File)

#### Applicant Presentation

Ex Parte Communications: Chair Smith: None. Vice Chair Maynard reported Zoom communications with Applicants and a site visit. Commissioner Miller: Site visit. Commissioner Fullerton: None.

#### Staff Speakers:

Mary Chang, Supervising Senior Planner Travis Lee, Associate Planner, provided a presentation, "Santa Barbara Humane Campus Renovations" dated October 23, 2023 (presentation on file).

Steve Fort, Applicant representing Santa Barbara Humane, Judy Parch, Client Representative, Michael Holliday and Matt Gries from DMHA Architects, Nicole Horn and Courtney Miller of CJM Landscape Architecture, Wayne Fitch, Civil Engineer of Stantech, Pam Post and Tim Hazeltine, Architectural Historians provided a presentation to the Planning Commission titled "Santa Barbara Humane," dated October 23, 2023, and were available for questions (presentation on file).

Chair Smith opened the public hearing for public comment at 7:13 P.M.

Public Speakers: Chad Prentice, Secretary for Board of Santa Barbara Humane, Sandy Simmons, Santa Barbara Humane Director of Shelter Operations at the Santa Barbara Campus, Amanda Allen, Santa Barbara Humane Employee, John Corby, Resident of Goleta and Board Chair of Santa Barbara Humane, Katie Marrie, Chief Veterinary Officer of Santa Barbara Humane, Craig Lewis, Executive Director of Clean Coalition/Lewis Family Representative, Olivia Young, Member of Santa Barbara Humane, and Nicole Wichowski, Board Treasurer of Santa Barbara Humane spoke in support of the project.

Robin Cederlof spoke in opposition to the Beck House portion of the project.

Chair Smith closed the public hearing at 7:34 P.M.

MOTION: Vice Chair Maynard/Commissioner Miller to adopt Planning Commission Resolution No. 23-10, entitled "A resolution of the Planning Commission of the City of Goleta, California, approving the Santa Barbara Humane Project, consisting of a Development Plan to allow a Renovation of 38,813 net Square Feet of Existing Buildings with site improvements and parking adjustment, a Minor Conditional Use Permit for Accessory Animal Keeping Use, Major Conditional Use Permit for relocation and rehabilitation of a Historic Structure, and Voluntary Lot Merger and finding that the Project is exempt from the California Environmental Quality Act at 5399 Overpass Road; APNs 071-220-036, -031, -024; Case Nos. 22-0008-DP, 22-0004-CUP, 22-0003-SUB, and 22-0026-DRB."

VOTE: Motion approved by the following roll call vote: Ayes: Chair Smith, Vice Chair Maynard, Commissioners Fullerton and Miller. Noes: None.

## **B. PLANNING DIRECTOR'S COMMENTS**

Peter Imhof, Planning and Environmental Review Director, gave the following announcements: On October 30, 2023, the City Council is holding a special meeting at 5:30 P.M. to discuss the Capital Improvement Program and Funding Priorities. The next Planning Commission meeting is November 13, 2023, for consideration of the Housing Element Revisions and Rezones. The City of Goleta received a Draft and Compliance Letter from the State Department of Housing and Community Development that indicated if the housing elements are adopted as published, then they would meet the requirement of state housing laws. On December 1, 2023, from 1130 A.M. to 1 P.M. there will be a Flip the Switch

dedication ceremony. On December 7, 2023, the Coastal Housing Coalition is hosting its Coastal Housing Conference; details still to come.

**C. PLANNING COMMISSION COMMENTS**

Vice Chair Maynard expressed gratitude for being able to attend and participate in the meeting remotely.

**D. ADJOURNMENT**

**ADJOURNED AT 7:56 P.M.**