



**PLANNING COMMISSION  
MEETING MINUTES  
Monday, August 13, 2018**

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

***Members of the Planning Commission***

*Ed Fuller, Chair*

*Jennifer R. Smith, Vice Chair*

*Katie Maynard, Commissioner*

*Robert K. Miller, Commissioner*

*Eric Onnen, Commissioner*

*Peter Imhof, Secretary*

*Winnie Cai, Deputy City Attorney*

*Linda Gregory, Recording Clerk*

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Chair Fuller, followed by the Pledge of Allegiance.

**ROLL CALL OF PLANNING COMMISSION**

Present: Chair Fuller, Vice Chair Smith, Commissioner Linn,  
Commissioner Maynard, Commissioner Miller

Absent: None

Staff present: Peter Imhof, Director of Planning and Environmental Review; Joe Pearson II, Associate Planner; Winnie Cai, Deputy City Attorney; and Linda Gregory, Recording Clerk.

**PUBLIC FORUM**

No speakers.

**AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None.

## **A. ADMINISTRATIVE AGENDA**

### **A.1 Planning Commission Minutes for the Planning Commission Meeting of June 11, 2018**

**Approve the Planning Commission minutes for the meeting of June 11, 2018.**

[A.1 Planning Commission Minutes for the Planning Commission Meeting of June 11, 2018](#)

**MOTION:** Commissioner Miller/Commissioner Maynard to approve the Planning Commission minutes for the meeting of June 11, 2018, as submitted.

**VOTE:** Motion approved by the following unanimous voice vote: Chair Fuller, Vice Chair Smith, Commissioner Linn, Commissioner Maynard, and Commissioner Miller. Noes: None.

## **B. PUBLIC HEARING**

### **B.1 Request by The Pad Climbing Gym for a Determination of Similar Use Under the Business Park Land Use (I-BP) General Plan/Coastal Land Use Plan (GP/CLUP) and Industrial Research Park Zoning (M-RP). Case No. 18-070-DSU**

**Recommendation:**

- 1. Open a public hearing to take verbal and written testimony;**
- 2. After considering the evidence presented during the public hearing, make one of the following determinations regarding a commercial gym relative to the I-BP General Plan land use designation and the M-RP zone district:**
  - a) Determine that a gym open to the public is similar to the personal services uses permitted under the I-BP land use designation and determine that the proposed commercial gym use open to the public is of similar character to permitted uses enumerated under the Inland M-RP zone district; or**
  - b) Determine that a gym open to the public is similar to the personal service uses category as defined under the I-BP land use designation, but not the permitted uses**

enumerated in the M-RP zone district, and that a commercial gym is a commercial athletic club, therefore subject to a Major Conditional Use Permit pursuant to Inland Zoning Code Section 35-233.5.1; or

- c) Determine that a commercial gym is similar to the entertainment and recreational services category of General Plan Table 2-3, which category of uses is not permitted within the I-BP land use designation. Under this scenario, the applicant's proposed gym would not be permitted in the currently proposed location.

#### [B.1 Request by The Pad Climbing Gym for a Determination of Similar Use](#)

#### [B.1 The Pad Climbing Gym PRESENTATION](#)

#### [B.1 The Pad Climbing Gym PUBLIC COMMENTS 1-14](#)

Staff Speaker:  
Joe Pearson II, Associate Planner

The Staff Report was presented by Joe Pearson II, Associate Planner, including a PowerPoint entitled, "City of Goleta Planning Commission, August 13, 2018, The Pad Climbing Gym Request for a Determination of Similar Use".

Staff responded to questions from the Planning Commissioners.

Chair Fuller opened the public hearing at 6:24 p.m.

Public Speaker:

Eva Turenchalk of Turenchalk Planning Services, representing applicant Yishai Horowitz, The Pad Climbing Gym.

Chair Fuller closed the public hearing at 6:30 p.m.

After considering the evidence presented during the public hearing, the Planning Commission made the following determination by motion:

**MOTION:** Commissioner Miller/Commissioner Linn to determine that a gym open to the public is similar to the personal service uses category as defined under the I-BP land use designation, but not the permitted uses enumerated in the M-

RP zone district, and that a commercial gym is a commercial athletic club, therefore subject to a Major Conditional Use Permit pursuant to Inland Zoning Code Section 35-233.5.1.

VOTE: Motion approved by the following voice vote: Ayes: Chair Fuller, Commissioner Linn, and Commissioner Miller. Noes: Vice Chair Smith and Commissioner Maynard.

#### **C. DIRECTOR'S REPORT**

Peter Imhof, Director of Planning and Environmental Review, reported on updates, future agenda items, and upcoming public meetings and events.

#### **D. PLANNING COMMISSION COMMENTS**

Commissioner Maynard commented that she would like the discussion regarding where it would be appropriate to allow commercial gyms and climbing gyms to be revisited when working on the New Zoning Ordinance for consistency.

Commissioner Linn commented she believes the building proposed for a climbing gym at 30 S. La Patera, which is located east of the building purchased by the City of Goleta at 27 S. La Patera, should be looked at carefully regarding changes because, due to the the coming Amtrak Train Station at that location, the character of that area is going to change.

#### **E. ADJOURNMENT**

Adjournment at 7:03 p.m.