



**PLANNING COMMISSION
MEETING MINUTES
Monday, October 08, 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

Anne Linn, Commissioner

Katie Maynard, Commissioner

Robert K. Miller, Commissioner

Peter Imhof, Secretary

Winnie Cai, Assistant City Attorney

Linda Gregory, Recording Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Fuller at 6:00 p.m., 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; Vyto Adomaitis, Neighborhood Services & Public Safety Director; Kathy Allen, Supervising Senior Planner; Laura Bridley, Contract Planner; David Stone, Contract Environmental Consultant; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 18-434 Planning Commission Minutes for the Special Meeting of September 17, 2018

Approve the Planning Commission minutes for the special meeting of September 17, 2018

[2018-09-17 Special Planning Commission Minutes](#)

MOTION: Commissioner Linn/Commissioner Maynard to approve the Planning Commission minutes for the Special Meeting of September 17, 2018, as submitted.

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

B. PUBLIC HEARING

B.1 Request for Fire Station 10 Project, located on a 1.21-acre site located at 7952 Hollister Avenue; Case No 17-069-GPA-RZ-DP; APN 079-210-075

1. Open the Public Hearing to take verbal and written testimony;
2. Adopt Resolution 18-__ , entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council a) adopt the CEQA Addendum for a General Plan Amendment; b) certify the Fire Station 10 Final Environmental Impact Report (SCH #2017081066); c) approve a General Plan Amendment from Visitor-serving Commercial to Public/Quasi Public Land Use Designation; d) approve a Rezone from Limited Commercial (C-1) to Professional and Institutional (PI); and e) approve a Final Development Plan and associated Modifications for the Fire Station 10 Project located at 7952 Hollister Avenue; Case No 17-044-GPA-RZ-DP-CDP; 17-069-DRB"; Attachment 1

[B.1 Fire Station 10 - Staff Report](#)

B.1 FS 10 - PRESENTATION COG

B.1 FS 10 - PRESENTATION KBZ

B.1 FS 10 - PUBLIC COMMENT #1

B.1 FS 10 - ERRATA FOR FEIR

Commissioner Miller recused himself because of the 500-foot rule; and also because he is president of The Hideaway Homeowners Association (HOA) and has been involved in presenting the view of the HOA during the project. Commissioner Miller exited the dais and seated himself in the audience.

Site visits and ex-parte conversations. Vice Chair Smith reported she drove by the site today. Vice Chair Smith reported that she exchanged emails today with staff and that all information in the emails has been addressed in today's hearing; and also she spoke with Robert Miller, president of The Hideaway HOA. Chair Fuller and Commissioner Linn each reported no ex-parte conversations.

Staff Speakers:

Vyto Adomaitis, Neighborhood Services & Public Safety Director

Laura Bridley, Contract Planner

Kathy Allen, Supervising Senior Planner

Vyto Adomaitis, Neighborhood Services & Public Safety Director, introduced the Fire Station 10 Project and presented the background and history. The Staff Report was presented by Laura Bridley, Contract Planner, who reviewed the application request and highlights of the staff report with a PowerPoint presentation. The Project architect, Todd Jespersen, with Kruger, Bensen, Ziemer (KBZ) Architects, presented the project with a PowerPoint presentation emphasizing site, architectural and landscape design elements of the project. The separate Powerpoint presentations were both entitled "Fire Station 10, Case No. 17-069-GPA-RZ-DP, 16-044-DRB, Planning Commission Hearing, October 8, 2018, Dept. of Neighborhood Services & Public Safety". Staff presented an "Errata to the Fire Station 10 Final Environmental Impact Report Dated September 2018, SCH#2017081066 for Cases 17-069-GPA-RZ-DP".

Staff and members of the project team responded to questions from the Planning Commission. The project team includes Fire Department Division Chief Martin Johnson; Fire Department Captain Michael Klusyk; Robert Schmidt, Flowers & Associates, project civil engineer; David Stone,

contract environmental consultant with Amec Foster Wheeler; and Laurel Brady, Earthform Design, project landscape architect.

Chair Fuller opened the Public Hearing for public comments at 6:45 p.m.

Public Speakers:

Jim Cutting

Bill Shelor, representing himself

Johan

Alexa Loehde

Staff and the project team members responded to questions from the Planning Commission.

Commissioner Maynard requested staff clarify and correct the tree count from 39 to 33 in the Final Environmental Impact Report, which seems inconsistent with the current landscape plan, in the EIR sections and page numbers that she read into the record: pp 2-25, 2-26, 7-30, 7-31, 7-36, 7-37, 7-45, 7-50, 7-53, and 7-60. Staff responded that these corrections will be captured in a revised Errata sheet before the City Council hearing. Commissioner Maynard also requested that the Coastal Commission and those persons who submitted the comment letters be notified of this correction prior to the City Council public hearing.

Chair Fuller closed the Public Hearing for public comment at 7:18 p.m.

The Planning Commission deliberated on the information presented during the public hearing and provided input which is recorded in the video of the meeting.

MOTION: Commissioner Linn/Commissioner Maynard to adopt Resolution No. 18-09 , entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council a) adopt the CEQA Addendum for a General Plan Amendment; b) certify Fire Station 10 Final Environmental Impact Report (SCH #2017081066); c) approve a General Plan Amendment from Visitor-serving Commercial to Public/Quasi Public Land Use Designation; d) approve a rezone from Limited Commercial (C-1) to Professional and Institutional (PI); and e) approve a Final Development Plan with setback modifications for the Fire Station 10 Project located at 7952 Hollister Avenue; Case No. 17-044-GPA-RZ-DP; 17-069-DRB" (Attachment 1); to adopt the "Errata to the Fire Station 10 Final Environmental Impact Report Dated September 2018, SCH#2017081066

for Cases 17-069-GPA-RZ-DP”; and to correct the tree count from 39 to 33 in the Final Environmental Impact Report in the sections and page numbers referenced during the hearing today.

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

C. DIRECTOR'S REPORT

Peter Imhof, Director of Planning and Environmental Review, reported on updates, future agenda items, and upcoming public meetings and events. The Planning Commission meeting of October 22, 2018, will likely be cancelled due to lack of items. There will be one Planning Commission meeting in the month of November, on November 5, 2018.

D. PLANNING COMMISSION COMMENTS

The Planning Commissioners commended staff, the Fire Department, and the project team for the amount of work and detail on the Fire Station 10 Project.

E. ADJOURNMENT

Adjournment at 7:35 p.m.

Note: The video of the meeting is available on the City's website at
<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>