



**PLANNING COMMISSION  
MEETING MINUTES  
Monday, March 11, 2019**

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

***Members of the Planning Commission***

*Jennifer R. Smith, Chair  
Robert K. Miller, Vice Chair  
Ed Fuller, Commissioner  
Katie Maynard, Commissioner  
Bill Shelor, 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 Smith at 6:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL OF PLANNING COMMISSION**

Present: Chair Smith, Vice Chair Miller, Commissioner Fuller,  
Commissioner Maynard, Commissioner Shelor  
Absent: None

Staff Present: Peter Imhof, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Dan Gira, Consultant, WOOD Environment & Infrastructure Solutions; Kathy Allen, Supervising Senior Planner; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

**PUBLIC FORUM**

No Speakers.

## AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

### **A. PUBLIC HEARING**

#### **A.1 Amendments to Cannabis Land Use Ordinance and General Plan: Case No. 18-135-ORD**

- 1. Adopt Planning Commission Resolution 19-\_\_: "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council approval of the Cannabis General Plan Amendments and Ordinance Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case No. 18-135" (Attachment 1)**
- 2. Adopt Planning Commission Resolution 19-\_\_: "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council approval of a General Plan Amendment to amend the Land Use Element Tables 2-1 through 2-4 for various Cannabis-related Use Clarifications" (Attachment 2)**
- 3. Adopt Planning Commission Resolution 19-\_\_: "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council approval of an Amendment to Ordinance No. 18-03" (Attachment 3)**

[A.1 Cannabis Amendments - Staff Report](#)

[A.1 Cannabis Amendments -- PRESENTATION](#)

[A.1 Cannabis Amendments -- PUBLIC COMMENT 1-8](#)

Staff Speakers:

Anne Wells, Advance Planning Manager

Dan Gira, with WOOD Environment & Infrastructure Solutions

Kathy Allen, Supervising Senior Planner

The staff report was presented by Anne Wells, Advance Planning Manager; and Dan Gira, Consultant, with WOOD Environment & Infrastructure Solutions, including a PowerPoint Presentation entitled, "Amendments to Cannabis Land Use Ordinance and General Plan, Planning Commission, March 11, 2019, Presentation by Anne Wells, Advance Planning Manager; and Dan Gira, Wood plc."

Staff responded to questions from the Planning Commissioners.

RECESS HELD: 7:08 p.m. to 7:14 p.m.

Chair Smith opened the public hearing at 7:15 p.m.

Public Speakers:

Bob Wignot

Charlie Johnson, Acting General Manager, Goleta Valley Community Center

Cecilia Brown

Kitty Bednar

Brian Boisky

Jean Blois

Tracy Trotter

Luz Reyes-Martin

Ron Bruns

Fermina Murray

Grace Wallace, Goleta Old Town Community Association

Erin Weber

Julian Michalowski, Coastal Dispensary

Phebe Mansur

Staff responded to questions from the Planning Commission and public speakers for clarification.

Ex-parte communications: Commissioner Shelor reported no ex-parte conversations. Commissioner Fuller reported a conversation with Erin Weber, noting no new information other than what has been presented. Chair Smith reported receiving a communication from the applicant of Coastal Dispensary which included their design plans that were also submitted for public comment. Vice Chair Miller reported a conversation with Erin Weber with no new information discussed, and received information from Coastal Dispensary, noting it was the same information received for the hearing. Commissioner Maynard reported a meeting with Devon Wardlow with Coastal Dispensary to discuss her overall concerns about the project and learned nothing new that was not already in the public record; and also attended Coastal Dispensary's public forum at the Goleta Valley Community Center and did not learn anything not in the public record.

Commissioner Maynard disclosed that she resides within 300 feet of the Goleta Valley Community Center and she understands from staff that it is appropriate for her to vote on this item since it is not a construction project and it is a project that will broadly affect the city.

The Planning Commissioners deliberated on the information presented and provided input regarding Amendments to Cannabis Land Use Ordinance and General Plan: Case No. 18-135-ORD which is recorded in the video of the meeting.

Chair Smith closed the public hearing at 9:30 p.m.

#### **A.1.1**

**MOTION:** Commissioner Fuller/Commissioner Maynard to adopt Planning Commission Resolution 19-02: " A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council approval of the Cannabis General Plan Amendments and Ordinance Amendments CEQA Addendum to the Goleta General Plan / Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151); Case No. 18-135" (Attachment 1)

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

#### **A.1.2**

**MOTION:** Commissioner Fuller/Commissioner Shelor to **not adopt** the following resolution: (Planning Commission Resolution 19-\_\_: "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Approval of a General Plan Amendment to amend the Land Use Element Tables 2-1 through 2-4 for Various Cannabis-related Use Clarifications" (Attachment 2)

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

#### **A.1.3**

**MOTION:** Commissioner Maynard, Vice Chair Miller to **not adopt** the following resolution: (Planning Commission Resolution 19-\_\_: "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of an Ordinance to Regulate Cannabis Uses". (Attachment 3)

**VOTE:** Motion approved by the following unanimous voice vote:  
Chair Smith, Vice Chair Miller, Commissioner Fuller, Commissioner Maynard, and Commissioner Shelor. Noes: None. (Attachment 3)

**B. DIRECTOR'S REPORT**

Peter Imhof, Director of Planning and Environmental Review, reported that the New Zoning Ordinance Workshop #3 will be held on March 12, 2019, at 6:00 p.m., in the Council Chambers.

**C. PLANNING COMMISSION COMMENTS**

None.

**D. ADJOURNMENT**

Adjournment at 9:32 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>