



**Special Joint  
City Council/Planning Commission Workshop  
Meeting Minutes  
Tuesday, May 07, 2019**

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

***Members of the City Council***

Paula Perotte, Mayor  
Kyle Richards, Mayor Pro Tempore  
Roger S. Aceves, Councilmember  
Stuart Kasdin, Councilmember  
James Kyriaco, Councilmember

Michelle Greene, City Manager  
Deborah S. Lopez, City Clerk  
Michael Jenkins, City Attorney

***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

**AFTERNOON SESSION**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Perotte called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL OF THE CITY COUNCIL AND PLANNING COMMISSION**

PRESENT: Mayor Perotte, Mayor Pro Tempore Richards, Councilmembers Aceves, Kasdin, and Kyriaco, Chair Smith, Commissions Fuller, Maynard, and Shelor

ABSENT: Vice Chair Miller

### **PUBLIC FORUM**

George Chark raised concerns about the Northbound 101 onramp at Fairview Avenue, noting the bicycle lane is also used for the onramp, which prevents vehicles from entering the freeway.

Frank Peters, Santa Barbara Bicycle Coalition, announced the Mayor's ride will take place on May 10, 2019, at noon and will begin at the Jonny D. Wallis Neighborhood Park.

### **REPORT FROM CLOSED SESSION**

Winnie Cai, Assistant City Attorney, reported on Closed Session matters as follows:

### **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4) with regard to one potential case.

Action: No Reportable Action

### **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matters:

Property: APN: 073-050-033 - 27 La Patera

Agency Negotiator: Michelle Greene, City Manager

Negotiating Party: Erik Talkin, Executive Director, Foodbank of Santa Barbara County

Under Negotiations: Price and Terms of Potential Lease

Action: No Reportable Action

### **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

### **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matters:

Property: APN: 071-130-062

Agency Negotiator: Michelle Greene, City Manager

Negotiating Party: Torridon, LLC (Yardi)

Under Negotiations: Price and Terms of Potential Acquisition

Action: No Reportable Action

### **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

Michelle Greene, City Manager, reported on an adjustment to the agenda, the Council Comments were previously provided during the Afternoon Session of the City Council meeting.

## **A. WORKSHOP**

### **A.1 Revised Draft New Zoning Ordinance Workshop**

Provide staff feedback regarding the City's Revised Draft New Zoning Ordinance (NZO) (Attachment 1).

Revised Draft New Zoning Ordinance Workshop - Staff Report

Public Comment

Presentation

Mayor Perotte provided introductory remarks about the new Zoning Ordinance process.

Staff Speakers:

Peter Imhof, Planning and Environmental Review Director, provided a presentation titled, "Revised Draft New Zoning Ordinance" dated May 7, 2019 (presentation on file).

Anne Wells, Advance Planning Manager

David Pierucci, Best, Best & Krieger

### **RECESS 7:35 P.M. - 8:24 P.M.**

Bree Belyea encouraged the City Council to stay with the 2019 ordinance draft and objected to any restrictions regarding recreational vehicles parked in front setbacks.

Cheryl Rogers, League of Women Voters, questioned whether accessory dwelling unit (ADU) impact fees would be an obstacle to development and questioned height requirements for ADUs.

Cecelia Brown expressed appreciation to City staff and the Planning Commission for their work on the zoning ordinance.

Wes Herman expressed appreciation to the City for their work on the zoning ordinance and objected to any restrictions regarding recreational vehicles parked in front setbacks (letter on file).

Brian Trautwein, Environmental Analyst and Watershed Program Coordinator, Environmental Defense Center (EDC), and representing the Urban Creeks Council, spoke on the creek protection ordinance to be adopted as part of the City's Zoning Ordinance. Mr. Trautwein noted that a one hundred foot setback is the minimum to

protect water quality, wildlife that utilize the creek, and act as an important buffer between the creek and human activity.

Tara Messing, Staff Attorney, Environmental Defense Center (EDC), spoke in support and importance of the one hundred foot creek setback.

Mitch Menzek, Paul Hastings Law firm, Counsel to the Bacara resort, noted that the new zoning ordinance would render the Bacara nonconforming, making even minor changes or repairs to a building very difficult.

Dano Pagenkopf expressed opposition to any restriction to parking a recreational vehicle on private property and noted the lack of alternative parking for these vehicles. Mr. Pagenkopf commented that the city has more important problems to address.

Dennis Franklin expressed worry that amateur radio antennas are being grouped in with architectural features and are therefore subject to height limit restrictions.

Scott Clark expressed opposition to any restriction of parking a recreational vehicle on private property and noted that recreational vehicles should be considered as parked, not stored.

Dr. Ingeborg Cox spoke in support of the one hundred-foot creek setback, the protecting of sensitive Native American culture and archaeological sites, especially at the Bacara. Ms. Cox questioned whether the reviewing authority is the same person. Ms. Cox commented that floor area calculation taken as gross and net won't provide clarity. Ms. Cox questioned why the Design Review Board can't address the landscape walls in the front yard setback. Ms. Cox questioned why there is no appeals for the issues regarding substantial conformity and zoning clearance.

Vic Cox spoke to certain goals that have not been meant including a requirement to ensure parks and recreation are provided to public concurrent with any new development, manage and operate and maintain park recreation open space facilities and balancing community needs with available funding, and manage open space areas in a manner that provides for public access. Mr. Cox expressed concern with the lack of protection of areas associated with Native American culture sites.

David Geuffrain urged the City Council to take into account residents who have been parking recreational vehicles on their property for decades before any decisions are made to change setback and curb cut regulations.

Dana Trout pointed out that the proposed regulations lump large trailers and vehicles, such as recreational vehicles and boats, with small vehicles, such as golf

carts and motorcycle trailers. Mr. Trout commented that many residents have a six-foot fence in the front yard setback for the purpose of privacy or screening.

Kristen Miller, President and CEO of Goleta Chamber of Commerce, noted that the proposed permit requirements may place some businesses into legal nonconforming status, and requested including limited exception language be included to protect the communities investment in local business, and adding clarifying language to chapter 17.36.

Nathan Harmony noted the lack of available off-site parking for recreational vehicles and trailers. Mr. Harmony commented on the storage prices of recreational vehicle and trailer storage that have risen due to the proposed regulations, and encouraged the City do perform a study on the effect of the proposed regulations and how they will affect the prices of recreational vehicle and trailer storage.

Cheri Diaz, Director of Hope for Kids Early Learning Center, urged the City Council to promote the opening of childcare centers by removing impact fees to open a childcare center, eliminate zoning issues, eliminate permit processes and fees, provide housing assistance to early childhood education teachers who meet certain criteria, and promote respect for early childhood educators.

Anne Burdette, Secretary for the Urban Creeks Council, urged the City Council to provide a process in the New Zoning Ordinance for when the minimum one hundred-foot creek setback may be reduced for a development and urged protection of the natural habitat.

Sharol Viker, Early Care and Education Officer, First 5 of Santa Barbara County, spoke on the need for additional childcare spaces and the barriers that exist to opening or expanding child care centers. Ms. Viker commented on state and local programs designed to mitigate the costs of opening an early childcare center.

Rob Paul spoke in support of recreational vehicle parking on personal property and commented on pickup trucks that are larger than boats parked on the street. Mr. Paul questioned what brought the proposed setback restriction to the City Council and Planning Commission.

Eileen Monahan, childcare consultant, commented that early childcare is good for children and working parents. Ms. Monahan noted the State and Santa Barbara County heavily regulates childcare. Ms. Monahan urged the City Council and Planning Commission to make large family childcare by-right, keep childcare as part of the beneficial projects category, allow childcare centers in as many zones as feasible, require the least onerous permitting process, and plan for childcare.

Dean Young urged the City Council and Planning Commission to allow temporary street parking for recreational vehicles and trailers and questioned why the City

would regulate private property rights for aesthetics. Mr. Young noted that mobile vendors should not be limited to food vendors, but include other mobile vendors such as t-shirt, bicycle, and kayak vendors.

Jacqui Banta, CFO, Children's Resource for All in Santa Barbara County, spoke on supporting working families and low-income families and children with disabilities. Ms. Banta commented on the lack of childcare centers in Goleta, and the obstacles of opening a childcare facility in Goleta.

Rachel Couch, State Coastal Conservancy, spoke in support of the creeks protection portion of the New Zoning Ordinance. Ms. Couch urged the City Council and Planning Commission to keep the creek buffer as wide as possible.

### **RECESS HELD FOR 10 minutes**

### **COMMENTS BY CITY COUNCILMEMBERS AND PLANNING COMMISSIONERS:**

Councilmember Kasdin commented as follows:

Childcare: Recalled a speaker talked about a class in a residential neighborhood where there were limits on the number of students. He suggested pondering the implications of allowing other kinds of after school type programs in residential neighborhoods, such as music, languages, etc.

Mobile Vendors: Mobile food trucks can supplement a business with food that would not otherwise be available. A consideration would be that mobile vendors may provide food services not available for people who work or live in the area near the City Hall, the Village at Los Carneros, and other local developments, which would be advantageous and people would not be driving to the Storke/Hollister area. Consideration should be given to avoid having mobile vendors at places where it is going to harm an existing restaurant.

Creek Setbacks: It is valuable to have some kind of authority with regard to infeasibility that is not simply a statement of affirmation by the developer.

Common Open Space: Rooftops should not qualify as common open space.

Visual Impacts: The challenge is that the meaning of visual impacts needs to be clear and explicit. The more it is vague, the less it is possible to enforce.

RVs and Trailers: People have invested a lot of money in their RVs, boats, and trailers. It seems unreasonable to tell them they have to drive a long distance to store or get their vehicles.

Development Plans: He would be comfortable with the Bacara having the authority to rebuild the facility if something happens. More details are needed regarding the proposal from the Chamber of Commerce. He suggested considering non-compliance issues case-by-case and consider the impacts.

Weddings on Farms: Supported allowing for weddings on farms, which could financially benefit farms as another source of income, particularly in the off-season. It would help make preserving the foothills and mountain views financially feasible.

Parking in the Rear of Buildings: Supported encouraging developers to place parking spaces behind the building rather in front or obscure the parking so it is not so visible.

Overlays: Suggested adding an overlay on the Hollister Avenue corridor to allow the City an option to purchase properties on Hollister Avenue as they come available in an expeditious fashion. It might help with regard to maintaining some views of the mountains along the Hollister Avenue corridor.

Mayor Pro Tempore Richards commented as follows:

Streamside Protection Areas: He echoed the comments that were made and agreed that better protections are needed. He appreciates that staff has already identified that Streamside Protection Areas is an area that needs to be more explicit about what the feasibility criteria would be for offering any reduction in setbacks. He would like to see the protection strengthened as much as it can under the existing General Plan, but if it is found that the General Plan needs to be stronger, he would support considering initiating a General Plan Amendment discussion.

Non-conformity: He would be interested in learning more about the repercussions and impact of any changes that would make existing development nonconforming. He would like to understand the repercussions and impact of the request from the Bacara including consideration of exemptions for a planned development that has used a Development Agreement. He questioned whether the issue is just a specific case that would apply only to the Bacara and also who else the decision would apply to and how far-reaching it would be.

Archaeological and Cultural Sites: He wants assurance that there is strong language with regard to archaeological and cultural sites. He suggested adding language in the New Zoning Ordinance that coordinates with language in the Historic Resources Ordinance to add some specificity.

Childcare: Supported exploring and considering options that would allow childcare in terms of zoning and reduce some of the obstacles that currently exist.

RVs and Trailers: He agreed with the proposal that RVs would be allowed on private property in certain setbacks but with reasonable restrictions, such as not intruding into the public right-of-way and not being occupied. He would not support an outright ban on RVs.

Councilmember Aceves commented as follows:

Aesthetics: Every neighborhood is different and neighborhood compatibility is what is considered when looking at aesthetics.

RVs and Trailers: The proposal for RVs and trailers makes sense with one exception, particularly, he does not understand why the ability to jump the curb to access the setback is not allowed. He supported including the ability to jump the curb to access the setback. He noted that having to use a City-approved driveway is very limiting and he requested relooking at curb cuts. He questioned whether residential areas are limited to one driveway.

Mobile Vendors: It does not make sense to require a Temporary or Minor Conditional Use Permit for a mobile vendor if it is a reoccurring event. For example,

he questioned whether a food truck that goes to a boys and girls club on City property once a week would require a permit. He questioned if a food truck would need a permit on a construction site and whether it is embedded in the construction permit. He also questioned whether a permit would be required for a mobile vendor to park a taco truck in the right-of-way outside a home in a residential area for a private party and requested clarification if the requirements are the same for mobile vendors whether parked in the right-of-way or on private property. He stated that it seems like as long as the mobile vendor has a city business license, a health permit, and permission of the owner to be on the property, the concerns would be addressed and there would not be a need for a Conditional Use Permit because it is a reoccurring event.

Streamside Protection Areas – Non-conforming Status: There should be some flexibility when a homeowner's property abuts a channelized creek with regard to legal nonconforming status and adding an Accessory Dwelling Unit; and he requested it be looked at by staff with more specificity.

Non-conforming Building Status: He questioned whether the current City Hall building could be re-built with respect to legal nonconforming uses and legal nonconforming structures in the current code.

Councilmember Kyriaco commented as follows:

Mobile Vendors: Agreed with Councilmember Aceves' comments about mobile vendors.

RVs and Trailers: Agreed with comments from Councilmember Kasdin and Mayor Pro Tempore Richards about having some reasonable restrictions for RVs without trying to take away private property rights and having people drive for a distance to store and access their RVs.

Streamside Protection Areas: He is generally in favor of increasing protections for the Streamside Protection Areas and would like to see enhanced protections for all other ESHAs as well as Streamside Protection Areas. He is open to considering a General Plan Amendment for Policy CE 2.2, if needed.

Child Day Care: He believes there are steps that can be taken through zoning to put some positive things in place for the future. He recommended making the zoning permit process ministerial for residential Childcare Small and Large Family Day Care which is important to get good quality childcare through family-based childcare in residential areas. He noted comments have been received to that effect from Children's Resource and Referral of Santa Barbara County and from public comments at today's meeting. He commented that the State is beginning to recognize that this is a good approach to meet our local childcare needs. He believes it would be good to address the problem with a local solution ahead of the State that works for Goleta. He supported allowing small-scale day care in Business Park zones ideally with a ministerial permit but would be open to a Minor Conditional Use Permit. He introduced the notion of having a local childcare zoning ordinance that could mean having an in-lieu fee program or something equivalent where developers could pay into a fund that could be used to provide resources for childcare projects such as helping to get a facility built for a non-profit or for-profit



vendor, or supporting a pilot project to help families monetarily that need licensed childcare. Another approach would be to offer developers a Floor Area Ratio (FAR) benefit to incorporate childcare into their residential or commercial projects within appropriately zoned parcels, with possibly a 75 percent FAR benefit. He also suggested for consideration something that would incentivize developers to donate land for childcare, to provide on-site or off-site childcare in consortium with other developers, or to provide financial assistance to public or private licensed entities to facilitate new day care facilities or to add on to existing facilities. He acknowledged that there are people who want to develop new childcare and that the City is already moving forward on this issue. He hopes that a childcare ordinance can be part of the New Zoning Ordinance discussion as it moves forward.

Planning Commissioner Maynard commented as follows:

Limitations in the General Plan: Noted that the Planning Commission has come across challenges during discussions with some of the limitations that are in the General Plan and requested help from the City Council to look at the General Plan, particularly with regard to policies that are very specific such as the Streamside Protection Area (SPA) and affordable housing. For an example, the community has expressed interest in extending the SPA area and she suggested, for example, increasing the current maximum setback higher in the General Plan which could then be reduced to a designated minimum setback. Also, consideration should be given regarding setbacks from where oil pipelines can go close to ESHAs.

Affordable Housing: The affordable housing discussion was very challenging because the General Plan policies are so specific and there is very little latitude. She believes the City needs to look at its own solutions for affordable housing with regard to units built, especially for extremely low- and low-income housing.

Story Poles: She reported for consideration that the Planning Commission has consistently heard from the community that story poles are important and critical in assessing the height of a building and asked whether story poles could be added to zoning requirements at this time or later.

Streamside Protection Areas: Supported the initiative of the Environmental Defense Center to try to better define feasibility and the guidelines that are required for consideration of a lower setback. As a Planning Commissioner, if a policy is vague, she needs some data and documentation to work with when a determination of feasibility needs to be made and she questioned what information will be provided to the Planning Commission. She noted that this request for information would apply to Streamside Protection Areas as well as other ESHAs. She believes there still should be some consideration of runoff and water quality when there is construction close to channelized creeks such as runoff from pollution, debris, fertilizers, etc., even if the ecosystem is not as robust as others.

Non-conforming Structures: She believes having a legal nonconforming structure may not seem as limited as some of the comments describe because it can be rebuilt with up to 75 percent of the structure damaged. She supported Mayor Perotte's comment favoring a goal of consistency and having equity in like situations. She believes this needs to be considered broadly throughout the city and

it should not name a particular development. She supported the direction and some of the language presented by the Chamber of Commerce and stated she would support creating opportunities for existing development plans and reconstructing a building, but if a new building is going to be added to that development, it should meet current standards and not be grandfathered in with the legal nonconforming status.

Parking: The Planning Commission discussion had some concerns about setting the vision and parking guidelines for the City that need to be further explored. The Planning Commission had a thorough debate about whether the city is under-parked and whether providing more parking takes away from or supports alternate transportation. She noted that the current parking allocations in the proposed ordinance are under-parked compared to international standards.

Open Space: She does not believe that enclosed spaces, such as a community room in an enclosed building, should count as open space; and noted that the current proposed ordinance would count a community room in an enclosed building as open space. She agreed that the given the public comment, a rooftop should not count as open space.

RVs and Trailers: Supported broadening the concept of a paved surface for RVs, and considering decomposed granite, paving stones, or other types of bases.

Telecommunications Facilities: Supported looking at antenna height regulations.

Mobile Vendors: Supported not allowing cannabis mobile vendors. Supported the direction so far with regard to loosening the permit guidelines. Suggested lowering the permit requirements for a non-profit effort, for example, providing food for free; or for closed events for only for employees or groups.

Childcare: The number of children allowed at a facility is set by the California Health and Safety Code.

Weddings on Farms: Supported allowing weddings on farms and suggested a Temporary Use Permit.

Parking Behind Buildings: Supported the concept of providing parking spaces behind buildings vs. parking in front.

Overlay Concept: Supported the idea of the City purchasing properties as they come available on Hollister Avenue with regard to maintaining some views along the Hollister Corridor.

Cultural Resources: Suggested considering Cultural Resources at the May 9, 2019 Planning Commission Workshop 9. Supported making sure language is included about consultation required for any find including human remains and making sure if anything is found during the construction project the Native American communities are consulted to determine what they would like to see happen with that find. She commented that often previously disturbed spaces still have a lot of artifacts that may not be in the same location necessarily, but are still very important, and supported considering strengthening requirements for monitoring even in previously disturbed locations.

Curb Cuts for RVs: Supported not requiring a curb cut for RVs. If curb cuts are required, requested support for people having to add curb cuts, for example, taking away the restriction on the number of curb cuts.

Childcare: Supported the Planning Commission discussion regarding downgrading many of the requirements for childcare and allowing childcare in Business Parks and Business and Commercial Districts in general. She does not believe childcare belongs in industrial spaces because of concerns regarding bringing sensitive receptors into industrial spaces. Slightly higher permit requirements are recommended when a site is located near commercial intersections.

Fees or Fee Reductions: Deferred this discussion to the City Council.

Planning Commission Chair Smith commented as follows:

Echoed much of Commissioner Maynard's comments.

RVs and Trailers: Supported discussion regarding making the code consistent both with the short-term rental ordinance and the nuisance ordinance regarding not allowing people to live in the RVs but allowing some exceptions and making it consistent.

Parking: The Planning Commission is trying to balance the current realities that most people are still using their car with a future reality. She noted that consideration was given to not reducing as many parking reductions as had been proposed but in some situations it can be appropriate.

Shade Structures for Parked Vehicles: The Planning Commission discussed the concept of providing shade structures that have solar panels for parked cars in commercial areas, noting that it could also encourage more electric vehicles.

Childcare: Some of the Planning Commission discussion regarding childcare is consistent with some of the comments received at tonight's meeting.

Planning Commissioner Maynard commented as follows:

Parking Reductions: Clarified that one Planning Commission discussion item regarding parking reductions is to determine the required number of parking spaces and whether it should be higher or lower. The other consideration is allowing for parking reductions as an incentive for transportation demand management and other types of ways to encourage people to use alternate transportation. She encouraged both higher parking requirements and higher parking reductions to incentivize transportation demand management as a way to initiate and make this feasible in the future.

Shade Structures on Parking Facilities: Supported shade structures on parking facilities and encouraged incentivizing these shade structure.

RVs and Trailers: Noted there was a general consensus of the Planning Commission to not allow people to live long-term in an RV but to look at a number of days and number of times that would be appropriate.

Councilmember Kasdin commented as follows:

Story Poles/Visualizations: He recalled that Story Poles/Visualizations is an action item to be pursued with regard to the General Plan and he noted it would be something to add a little more incentive to.

Day Care: Suggested considering first some sort of permit process for Day Care but subsidize the cost as an alternative to a ministerial permit.

Inclusionary Housing for Rental Housing: Noted that the inclusionary housing for rental housing would need a General Plan Amendment.

Hedges and Fences: The idea for lowering the requirement for fences from 6 feet to 4 feet was to keep the front yards more neighborly.

Mayor Perotte commented as follows:

RVs and Trailers: Supported the proposal with regard to RVs as a great compromise. She understands that public safety is something that is very important to all. She would support having an RV, trailer, or boat parked in the front yard setback as long as it is safe. Supported allowing a trailer in the back yard.

Streamside Protection Areas: Supported looking at the setbacks for creeks. She noted the suggestion made by Commissioner Maynard to increase the maximum setback is interesting.

Non-compliant Buildings and Consistency: Requested more information regarding the request from the Bacara and the repercussions for others.

Childcare: Supported finding a local solution for the need for childcare and requested staff provide ideas how this can be addressed and how childcare can be made more accessible.

Hedges and Fences: Questioned the rationale for limiting the height of hedges to 4 feet within the front setback without a Conditional Use Permit. She noted there are some 6-foot hedges and fences that are done very nicely and can be useful, for example, when there is no backyard to provide an enclosed space; and she is not sure about such a restriction.

Planning Commissioner Shelor commented as follows:

There have been some good improvements in the proposed ordinance with regard to the calculation of height, calculations for open space, and the standards for signs and lighting.

Story Poles: In his opinion, story poles are more valuable than 3D simulations. Story poles allow for maximum public awareness and transparency for people in the neighborhood to know there is a project. He believes larger projects should have to prove infeasibility with regard to installing story poles.

Large Childcare: He believes this should be regarded as a beneficial project, perhaps with a Minor Conditional Use Permit with significantly reduced costs, or completely waived costs, and with expedited processing.

Conservation Element CE 2.2: Any exception to the 100-foot Streamside Protection Area setback should require a determination of infeasibility to be proved by the developer.

Concept Review: He believes conceptual review along with pre-application consultation with City staff sets a project off in the right direction which can reduce project timelines and costs. A robust review by the Design Review Board is important and there should not be limitations placed on the Design Review Board purview during the initial concept review, although there have been attempts to do so.

Battery Storage: Strategic siting of battery storage is important for community resilience.

Housing and In-lieu Fees vs. Onsite Affordable Housing: He is not a proponent of in-lieu fees and believes on-site affordable housing is better, if at all possible. On-site affordable housing is more inclusive and limits clustering of lower-income units.

General Plan Policy TE 13: With regard to General Plan Policy TE 1.3, Mitigating Traffic Impacts of Development, he commented that the Storke/Hollister intersection is already at LOS "F" and there are still numerous individual projects yet to be built.

Mayor Pro Tempore Richards commented as follows:

Drive-Throughs: Mayor Pro Tem Richards questioned whether Drive-Throughs have been discussed and whether there have been any changes from the 2016 version. He noted that it has been a contentious issue in the past.

Councilmember Kasdin commented as follows:

Hedges and Fences: The photographs of the tall walls did not look attractive; however, the hedges did not seem inappropriate. He could support 4-foot walls with a 6-foot or 7-foot hedge.

Streamside Protection Areas: Suggested that the Creek and Watershed Management Plan might be a good venue to be able to evaluate if there are certain localized conditions where a broader or larger setback is more appropriate; and noted it can be tailored to specific needs.

Planning Commissioner Fuller commented as follows:

Hedges and Fences: Suggested it might be worth not lowering the maximum height standard for a fence in front setback, but have a smaller required setback from the street to add some space or landscaping that would contribute to the aesthetics of the neighborhood, rather than creating nonconforming fences. He noted some residents may want privacy and it does not seem appropriate to impose a lower height. The height of the hedges is not as much of a concern.

Streamside Protection Areas: Requested information regarding how many properties would be located within the bounds of a 300-foot maximum setback so the effect can be understood. Parcels might be unusable.

Nonconforming Buildings: Supported looking for a way to incorporate and grandfather previously-approved Development Agreements and Development Plans within the New Zoning Ordinance so they do not become nonconforming.

Planning Commissioner Maynard commented as follows:

Drive-Through Facilities, 17.24.070: Noted that there are some recommended changes to Section 17.24.070 regarding Drive-Throughs and commented that she supported the Drive-Through section as proposed.

Mayor Perotte commented as follows:

RVs and Trailers: Commented with regard to being able to live in RVs in the front yard that she does not have an understanding regarding how it would be enforced.

**ADJOURNED AT 9:56 P.M.**

GOLETA CITY COUNCIL

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PAULA PEROTTE,  
MAYOR

ATTEST:

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DEBORAH S. LOPEZ  
CITY CLERK