



**PLANNING COMMISSION
MEETING MINUTES
Monday, October 28, 2019**

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

Members of the Planning Commission

*Jennifer R. Smith, Chair
Richard 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; Lisa Prasse, Current Planning Manager; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Approve the Planning Commission Special Meeting Minutes of Monday, October 7, 2019

Approve the Planning Commission Special Meeting Minutes of Monday, October 7, 2019

Special Planning Commission Meeting Minutes of October 7, 2019

MOTION: Vice Chair Miller/Commissioner Fuller to approve the Planning Commission Special Meeting Minutes of Monday, October 7, 2019, as submitted.

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

B. PUBLIC HEARING

B.1 Request by AJR Trucking, Inc. for a Determination of Similar Use Under the General Commercial (C-G) General Plan/Coastal Land Use Plan (GP/CLUP) and General Commercial (C-3) Inland Zoning Ordinance. Case No. 19-96-DSU; APN: 073-070-005; 6416 Hollister Avenue.

It is recommended that the Planning Commission:

- 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 proposed trucking business and dispatch office use in the C-G General Commercial General Plan land use designation and the Inland C-3 zone district:**
 - a) Determine that a trucking business and dispatch office use is similar to the Outdoor Storage or Building/ Contractor Services or other similar use permitted under the C-G land use designation and determine that the**

trucking business with a dispatch office use is of similar character to permitted uses enumerated under the Inland C-3 zone district; or

- b) Determine that a trucking business with a dispatch office use is not similar to the uses as defined under the C-G land use designation, and not included among the permitted uses enumerated in the Inland C-3 zone.**

B.1 Staff Report AJR Trucking

Site visits and ex-parte conversations: Site visits reported by Chair Smith, Vice Chair Miller, and Commissioner Shelor. Commissioner Fuller reported he is familiar with the site. Commissioner Maynard reported she has been by the site a number of times, but not necessarily for this item. Commissioner Maynard reported she spoke with agent John Cuykendall with Dudek on the phone this afternoon and learned information that there will be no loading or unloading on the site as this part of the project is done at the post office; the applicant has a plan for backing in their trucks into the spaces during the day, so when they pull out at the wee hours of the night, there is less back-up beeper near the housing; cleaner fuels are being used, so there will not be as much onsite air pollution; vehicles that will leave at the earliest hours of the morning will be parked away from the closest residences; and clarifications regarding some of the operations and measures the applicant is taking to address noise concerns.

Staff Speakers:

Lisa Prasse, Current Planning Manager

Peter Imhof, Director of Planning and Environmental Review

The staff report was presented by Lisa Prasse, Current Planning Manager, including a PowerPoint presentation entitled "AJR Trucking Use Determination, Planning Commission, October 28, 2019"

Staff responded to questions from the Planning Commissioners.

Chair Smith opened the public hearing at 6:38 p.m.

The applicant presentation was made by agent John Cuykendall, with Dudek; Zachary Brys, Vice President of Operations, with AJR Trucking, Inc.; and Brad Frohling with Radius Group.

No public speakers.

Chair Smith closed the public hearing at 6:58 p.m.

The Planning Commissioners deliberated on the information presented and provided input to staff, which is recorded in the video of the meeting.

MOTION: Commissioner Maynard/Commissioner Shelor to determine that a trucking business with a dispatch office use is not similar to the uses as defined under the C-G land use designation, and not included among the permitted uses enumerated in the Inland C-3 zone.

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

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 next Planning Commission meeting is scheduled for November 18, 2019, and it is anticipated that there will be an item for the regular Planning Commission meeting on December 9, 2019.

D. ADJOURNMENT

Adjournment at 7:12 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>