



**PLANNING COMMISSION
MEETING MINUTES
Monday, December 09, 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; Anne Wells, Advance Planning Manager; Vyto Adomaitis, Neighborhood Services & Public Safety Director; Andy Newkirk, Senior Planner; Mary Chang, Supervising Senior Planner; Chris Noddings, Assistant Planner; James Campero, Deputy Public Works Director; Dennis Lammers, Public Works Consultant; Jaime Valdez, Principal Project Manager; Gerald Comati, Project Manager, COM3 Consulting, Inc., Brenna Weatherby, Consultant, Rincon Consultants Inc.; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

Peter Imhof, Director of Planning and Environmental Review, reported a clerical amendment on the agenda for the Item C.1 recommendation to read: "Staff recommends that the City Council adopt the Goleta Train Depot 2019 Station Area Master Plan (SAMP) and determine that the SAMP is exempt from the California Environmental Quality Act" rather than "Staff recommends that the Planning Commission adopt the Goleta Train Depot 2019 Station Area Master Plan (SAMP) and determine that the SAMP is exempt from the California Environmental Quality Act. Mr. Imhof noted that the staff report has the correct language.

A. ADMINISTRATIVE AGENDA

A.1 Approval of the Planning Commission Special Meeting Minutes of November 18, 2019

Staff recommends that the Planning Commission:

Approve the Planning Commission Special Meeting Minutes of November 18, 2019

Planning Commission Special Meeting Minutes of November 18, 2019

MOTION: Vice Chair Miller/Commissioner Shelor to approve the Planning Commission Special Meeting Minutes of November 18, 2019, as submitted.

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

B. PUBLIC HEARING

B.1 Public Hearing to Consider Case No. 18-031-DP-CUPRVDRB; Development Plan and Conditional Use Permit Revision to allow a Synagogue Building, Storage Building, and associated site improvements with a parking modification at 6045 Stow Canyon Road; APN 077-170-044

Staff recommends the Planning Commission:

1. **Open a public hearing to take verbal and written testimony; and**
2. **After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 19-entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration, Adopting the Mitigation Monitoring And Reporting Program, and Approving the Development Plan and Conditional Use Permit Revision with a parking modification for Chabad of Santa Barbara located at 6045 Stow Canyon Road, Goleta, CA; Case No.18-031-DP-CUPRV-DRB; APN: 077-170-044.**

[Case No. 18-093 Chabad of Santa Barbara, Synagogue Development Plan, Conditional Use Permit Revision](#)

Site visits and ex-parte conversations: Site visits reported by Chair Smith, Vice Chair Miller, Commissioner Maynard, and Commissioner Shelor. Commissioner Shelor reported he saw the project a year ago as a member of the Design Review Board. No ex-parte conversations reported.

Staff Speakers:

Lisa Prasse, Current Planning Manager
Chris Noddings, Assistant Planner

The staff report was presented by Lisa Prasse, Current Planning Manager, and Chris Noddings, Assistant Planner, including a PowerPoint presentation entitled "New Synagogue Buildings and Site Improvements for Chabad of Santa Barbara, City of Goleta, Planning Commission Meeting, December 9, 2019".

The applicant presentation was made by agent Steve Fort, with Suzanne Elledge Planning and Permitting Services (SEPPS), Rabbi Mendel Loschak, and members of the project team including Scott Schell, Associated Transportation Engineers; and Jeffrey Berkus, project architect.

Staff and the applicant responded to questions from the Planning Commissioners.

Chair Smith opened the public hearing for public comment at 6:42 p.m.

Public Speakers:

Don Goldberg, Chabad
Frank Arredondo, Chumash
Rabbi Zalmy Kudan

Bob Frankel

Chair Smith closed the public hearing for public comment at 6:52

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 Fuller to adopt Planning Commission Resolution No. 19-12 entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration, Adopting the Mitigation Monitoring And Reporting Program, and Approving the Development Plan and Conditional Use Permit Revision with a parking modification for Chabad of Santa Barbara located at 6045 Stow Canyon Road, Goleta, CA; Case No.18-031-DP-CUPRV; APN: 077-170-044" with the necessary adjustments to reflect allowing uncovered parking throughout the document and to include the recommended amendments as proposed by staff at the Planning Commission meeting on December 9, 2019.

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

B.2 Public Hearing to Consider Case No. 19-144-ORD: New Accessory Dwelling Unit Ordinance.

Staff recommends that the Planning Commission:

Adopt Resolution No. 19- entitled, "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt both (A) An Urgency Ordinance and (B) A Non-Urgency Ordinance Repealing and Replacing Ordinance No. 18-01 Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Determining the Ordinance to be Exempt from CEQA." (Attachment 1)

The Planning Commission should refer the report back to staff for appropriate modifications, if the Commission does not adopt the recommended action.

[Case No. 19-144-ORD: New Accessory Dwelling Unit Ordinance \(ADU\)](#)

Staff Speakers:
Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner

The Staff Report was presented by Anne Wells, Advance Planning Manager, and Andy Newkirk, Senior Planner, including a PowerPoint presentation entitled "New Accessory Dwelling Unit Ordinance".

Staff responded to questions from the Planning Commissioners.

Chair Smith opened the public hearing for public speakers at 7:35 p.m.

No public speakers.

Chair Smith closed the public hearing for public speakers at 7:36 p.m.

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

MOTION: Vice Chair Miller/Commissioner Maynard to adopt Resolution No. 19-13 entitled, "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt both (A) An Urgency Ordinance and (B) A Non-Urgency Ordinance Repealing and Replacing Ordinance No. 18-01 Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Determining the Ordinance to be Exempt from CEQA" (Attachment 1), with an amendment adding a front setback of 20 feet and a secondary front setback of 10 feet in Section F.4 Setbacks.

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

C. DISCUSSION/ACTION ITEMS

C.1 Goleta Train Depot 2019 Station Area Master Plan (SAMP)

Staff recommends that the City Council:

- 1. Adopt the Goleta Train Depot 2019 Station Area Master Plan (SAMP) and determine that the SAMP is exempt from the California Environmental Quality Act.**

[Goleta Train Depot 2019 Station Area Master Plan \(SAMP\)](#)

Staff Speakers:

Vyto Adomaitis, Neighborhood Services & Public Safety Director
Jaime Valdez, Principal Project Manager
Gerald Comati, Project Manager, COM3 Consulting, Inc.
Brenna Weatherby, Program Manager, Rincon Consultants, Inc.
Scott Spaulding, Director of Rail and Transit Programs at SBCAG

The Staff Report was presented by Vyto Adomaitis, Neighborhood & Public Safety Director; Jaime Valdez, Principal Project Manager; Gerald Comati, Project Manager, COM3 Consulting, Inc., and Brenna Weatherby, Program Manager for the Station Area Master Plan Project, with Rincon Consultants, Inc.

Staff responded to questions from the Planning Commissioners.

Speakers:

Bruce Morden, representing the South Coast Railroad Museum
Steve Maas, representing the MTD

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

MOTION: Commissioner Shelor/Commissioner Fuller to recommend that the City Council adopt the Goleta Train Depot 2019 Station Area Master Plan (SAMP) and determine that the SAMP is exempt from the California Environmental Quality Act.

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

D. DIRECTORS REPORT

Peter Imhof, Planning and Environmental Review Director, reported on updates, future agenda items, and upcoming public meetings and events. The next Planning Commission meeting is scheduled for January 13, 2020. Mr. Imhof thanked everyone for a great year of service and noted a lot was accomplished this year.

E. PLANNING COMMISSION COMMENTS

The Planning Commissioners commented by wishing everyone safe holidays and looking forward to seeing everyone next year.

F. ADJOURNMENT

Meeting adjourned at 8:29 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>