



**PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, March 29, 2021**

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

Members of the Planning Commission

*Katie Maynard, Chair
Jennifer Fullerton, Vice Chair
Sam Ramirez, Commissioner
Alfred Smith, Commissioner
Jennifer Smith, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Deputy City Attorney
Linda Gregory, Recording Clerk*

This virtual meeting is held pursuant to Executive Order N-29-20
issued by Governor Gavin Newsom on March 17, 2020

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Maynard at 6:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Maynard, Commissioner Fullerton, Commissioner Ramirez,
Commissioner Alfred Smith, Commissioner Jennifer Smith
Absent: None

Staff Present: Peter Imhof, Director of Planning and Environmental Review; Lisa Prasse, Current Planning Manager; Kathy Allen, Supervising Senior Planner; Laura Bridley, Contract Planner; Gerald Comati, Project Manager; Christine Lazzaretto, Consultant with Historic Research Group; Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

Peter Imhof, Director of Planning and Environmental Review, welcomed new Planning Commissioners Sam Ramirez and Alfred Smith.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Meeting Minutes for the Meeting of February 8, 2021

Approve the Planning Commission Meeting Minutes of February 8, 2021

[Planning Commission Meeting Minutes for the Meeting of February 8, 2021](#)

MOTION: Commissioner Fullerton/Commissioner Jennifer Smith to approve the Planning Commission Meeting Minutes of February 8, 2021, as submitted

VOTE: Motion approved by the following roll call vote: Ayes: Chair Maynard, Commissioner Fullerton, and Commissioner Jennifer Smith. Noes: None. Abstain: Commissioner Ramirez and Commissioner Alfred Smith.

B. DISCUSSION/ACTION ITEM

B.1 Selection of the Chair and Vice Chair

Elect the Chair and Vice-Chair from among the members of the Planning Commission.

Staff Speaker:
Deborah Lopez, City Clerk

[Selection of the Chair and Vice Chair](#)

Commissioner Fullerton nominated Chair Maynard to serve as Chair of the Planning Commission.

Roll call vote to elect Chair Maynard to serve as Chair of the Planning Commission:

Ayes: Chair Maynard, Commissioner Fullerton, Commissioner Ramirez, Commissioner Alfred Smith, and Commissioner Jennifer Smith.

Noes: None.

Commissioner Jennifer Smith nominated Commissioner Fullerton to serve as Vice Chair of the Planning Commission.

Roll call vote to elect Commissioner Fullerton to serve as Vice Chair of the Planning Commission:

Ayes: Chair Maynard, Commissioner Fullerton, Commissioner Ramirez, Commissioner Alfred Smith, and Commissioner Jennifer Smith.

Noes: None.

C. PUBLIC HEARING

C.1 Proposed Development Agreement for Goleta Gardens LLC, 907 South Kellogg Avenue, APN 071-190-035; Case No. 20-0004-ORD

It is recommended that 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 Resolution No. 21-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending to the City Council Approval of a Development Agreement to Extend the Date of Application of the Former Zoning Ordinance to the SyWest/Goleta Gardens LLC Project located at 907 S. Kellogg Avenue, Case No. 20-0004-ORD."**

[Proposed Development Agreement for Goleta Gardens LLC - Staff Report](#)

[Goleta Gardens LLC - Presentation](#)

Site visits and ex-parte conversations: Site visits reported by Chair Maynard and Commissioner Jennifer Smith. Commissioner Alfred Smith reported he is familiar with the site. No ex-parte conversations reported. Chair Maynard noted she has attended several public hearings and has not learned anything from the applicant outside of the public record.

Staff Speakers:

Lisa Prasse, Current Planning Manager

Kathy Allen, Supervising Senior Planner
Laura Bridley, Contract Planner
Gerald Comati, Project Manager

The staff report was presented by Lisa Prasse, Current Planning Manager, and Laura Bridley, Contract Planner, including a PowerPoint presentation entitled, "Goleta Gardens/SyWest Development Agreement (DA), Case No. 20-0004-ORD, May 29, 2021, City of Goleta Planning Commission Special Meeting".

The applicant presentation was made by Bill Vierra, president of SyWest Development, and Steven A. Amerikaner, attorney for the applicant.

Staff and the applicant's representatives responded to questions from the Planning Commissioners.

Chair Maynard opened the public hearing for public comment at 7:16 p.m.

No public speakers.

Chair Maynard closed the public hearing at 7:18 p.m.

Chair Maynard re-opened the public hearing at 7:24 p.m. for questions to staff.

Chair Maynard closed the public hearing at 7:27 p.m.

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

MOTION: Commissioner Ramirez moved to recommend to the City Council approval of a Development Agreement to extend the date of application of the former Zoning Ordinance to the SyWest/Goleta Gardens LLC Project located at 907 S. Kellogg Avenue, Case No. 20-0004-ORD.

No second.

MOTION: Commissioner Jennifer Smith/Vice Chair Fullerton to recommend that the City Council not approve a Development Agreement to extend the date of application of the former Zoning Ordinance to the SyWest/Goleta Gardens LLC Project located at 907 S. Kellogg Avenue, Case No. 20-0004-ORD.

VOTE: Motion approved by the following roll call vote: Ayes: Chair Maynard, Vice Chair Fullerton, and Commissioner Jennifer Smith. Noes: Commissioner Ramirez and Commissioner Alfred Smith.

C.2 Revisions to the Draft Historic Preservation Ordinance Provisions

Review the revisions to the Draft Historic Preservation Ordinance provided in Attachment 1 and the revised Historic Resources Inventory provided as Attachments 2 and 3 (Historic Resources Inventory and Points of Historical Interest respectively) and provide input on both documents.

[Historic Preservation - Staff Report](#)

[Historic Preservation Presentation](#)

Site visits and ex-parte conversations: No ex-parte conversations reported.

Staff Speakers:

Lisa Prasse, Current Planning Manager

Christine Lazaretto, Consultant with Historic Research Group

Chair Maynard opened the public hearing for public comment at 9:16 p.m.

Public Speaker:

Fermina Murray spoke in support of a separate Historical Preservation Commission.

Staff responded to questions from the Planning Commissioners.

The Planning Commissioners reviewed the revisions to the Draft Historic Preservation Ordinance and provided input to staff which is recorded in the video of the meeting.

D. DIRECTOR REPORT

Peter Imhof, Director of Planning and Environmental Review, reported that on March 18, 2021, the Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Allocation (RHNA) methodology for the next housing cycle and more details will be provided as the housing element process moves forward.

Mr. Imhof welcomed new Planning Commissioners Sam Ramirez and Alfred Smith.

E. PLANNING COMMISSION COMMENTS

Commissioner Ramirez commented that he looks forward to serving as a Planning Commissioner and expressed appreciation to staff for their work and information provided.

Commissioner Alfred Smith agreed with Commissioner Ramirez's comments.

Chair Maynard and Commissioner Alfred Smith both expressed appreciation for the opportunity to attend the American Planning Association Planning Academy and League of California Cities 2021 Planning Commissioners Academy, and reported that the training is very helpful.

F. ADJOURNMENT

Adjournment at 10:00 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>