



**PLANNING COMMISSION
MEETING MINUTES
Monday, May 24, 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, Assistant 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 Vice Chair Fullerton at 6:04 p.m.

ROLL CALL OF PLANNING COMMISSION

Present: *Chair Maynard, Vice Chair Fullerton , Commissioner Ramirez,
Commissioner Alfred Smith, Commissioner Jennifer Smith

*Chair Maynard entered the meeting at 6:55 p.m.

Absent: None

Staff present: Peter Imhof, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Lisa Prasse, Current Planning Manager; Kathy Allen, Supervising Senior Planner; Charlie Ebling, Public Works Director; James Campero,

Deputy Public Works Director; James Winslow, Senior Project Manager; Teresa Lopes, Senior Project Manager; Debbie Talarico, COM3 Consulting, Project Manager; Gerald Comati, COM3 Consulting, Project Manager; 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 that staff recommends Item C.1 be moved ahead of Item B.1 on the agenda.

There being no objections, Vice Chair Fullerton moved Item C.1 ahead of Item B.1.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Meeting Minutes Monday, April 12, 2021

Approve the Planning Commission Meeting Minutes of Monday, April 12, 2021.

Planning Commission Meeting Minutes Monday, April 12, 2021

MOTION: Commissioner Alfred Smith/Commissioner Ramirez to approve the Planning Commission Meeting Minutes of April 12, 2021, as submitted.

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

C. PUBLIC HEARING

C.1 Proposed Conditional Use Permit for Santa Barbara County Association of Governments (SBCAG) Regional Transit Facility, 6416 Hollister Avenue, APN 073-070-005; Case No. 21-0001-CUP

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 Planning Commission Resolution No. 21-__, entitled "A Resolution of the Planning Commission of the City of**

Goleta, California, Approving the Conditional Use Permit to allow a Regional Transit Facility by Santa Barbara County Association of Governments (SBCAG) to be located at 6416 Hollister Avenue, Goleta, CA; Case No. 21-0001-CUP; APN 073-070-005”.

[Santa Barbara County Association of Governments \(SBCAG\) Proposed Conditional Use Permit for Santa Barbara County Association of Governments \(SBCAG\) Regional Transit Facility, 6416 Hollister Avenue, APN 073-070-005; Case No. 21-0001-CUP - Staff Report](#)

[Santa Barbara County Association of Governments \(SBCAG\) Regional Transit Facility CUP - Staff Presentation](#)

Site visits and ex-parte conversations: Site visits reported by Vice Chair Fullerton, Commissioner Ramirez, Commissioner Alfred Smith, and Commissioner Jennifer Smith. No ex-parte conversations were reported.

Staff Speakers: Kathy Allen, Supervising Senior Planner
Lisa Prasse, Current Planning Manager

The staff report was presented by Kathy Allen, Supervising Senior Planner, and Lisa Prasse, Current Planning Manager, including a PowerPoint presentation entitled, "Santa Barbara County Association of Governments Regional Transit Facility CUP, Case No. 21-0001-CUP".

The applicant presentation was made by Scott Spaulding, Rail and Transit Director for SBCAG, and agent Steve Welton with Suzanne Elledge Planning and Permitting Services (SEPPS), including a PowerPoint presentation entitled, "Santa Barbara County Association of Governments Regional Transit Facility, Conditional Use Permit, Planning Commission, May 24, 2021".

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

Vice Chair Fullerton opened the public hearing for public comment at 6:52 p.m.

Speakers:

Martin Erickson, Public Transit Director, VCTC, Ventura County Transportation Commission, supported the project.

Ernesto Paredes, Executive Director, Easy Lift Transportation, supported the project.

Vice Chair Fullerton closed the public hearing at 7:00 p.m.

The Planning Commission considered the evidence presented during the public hearing and provided input that is recorded in the video of the meeting.

MOTION: Commissioner Alfred Smith/Commissioner Ramirez to adopt Planning Commission Resolution No. 21-03, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Approving the Conditional Use Permit to allow a Regional Transit Facility by Santa Barbara County Association of Governments (SBCAG) to be located at 6416 Hollister Avenue, Goleta, CA; Case No. 21-0001-CUP; APN 073-070-005."

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

C.2 Title 17 (Zoning) Amendments Ordinance (Case No. 21-0001-ORD)

Continue this item to the June 14, 2021 Planning Commission meeting.

[Title 17 \(Zoning\) Amendments Ordinance \(Case No. 21-0001-ORD\)](#)

Staff Speaker:

Anne Wells, Advance Planning Manager

Anne Wells, Advance Planning Manager, reported that staff recommends Item C.2, Title 17 (Zoning) Amendments Ordinance, be continued to June 14, 2021, after the public hearing is opened.

Chair Maynard opened the public hearing at 7:08 p.m.

No speakers.

MOTION: Chair Maynard/Vice Chair Fullerton to continue the public hearing on Title 17 (Zoning) Amendments Ordinance (Case No. 21-0001-ORD), be continued to June 14, 2021.

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

B. DISCUSSION/ACTION ITEM

B.1 General Plan Conformance Findings for the Capital Improvement Program FY 2021-2022

It is recommended that the Planning Commission:

Adopt Resolution No. 21-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2021-2022 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code."

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

[General Plan Conformance Findings for the Capital Improvement Program FY 2021-2022 - Staff Report](#)

Staff Speakers:

James Campero, Deputy Public Works Director

Charlie Ebling, Public Works Director

Anne Wells, Advance Planning Manager

Peter Imhof, Director of Planning and Environmental Review

James Winslow, Senior Project Manager

Gerald Comati, COM3 Consulting, Project Manager

Teresa Lopes, Senior Project Manager

Debbie Talarico, COM3 Consulting, Project Manager

The staff report was presented by James Campero, Deputy Public Works Director and members of the project team, including a PowerPoint presentation.

Staff responded to questions from the Planning Commissioners.

No public speakers.

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

The Planning Commission had concerns regarding CIP Projects R-13, Los Carneros Way Realignment, and R-18, Los Carneros Road/Calle Koral

Roadway Widening, and encouraged the City Council to take a careful look at both of these projects.

MOTION: Commissioner Alfred Smith/Commissioner Ramirez to adopt Planning Commission Resolution No. 21-04, "A Resolution of the Planning Commission of the City of Goleta, California, Finding the Fiscal Year 2021-2022 Capital Improvement Program is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65401 of the Government Code" as amended to include the Capital Improvement Projects listed only for FY 2021-22, ending with Project No. #9070 on Page 14 of the Matrix.

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

D. DIRECTOR'S REPORT

Peter Imhof, Director of Planning and Environmental Review, reported on updates and future agenda items. Mr. Imhof noted the City Council will conduct a 2021/22 and 2022/2023 Two-Year Budget Workshop at 5:00 p.m. on May 25, 2021, and that the Community 2021 State of the City event will be presented on May 27, 2021, at 7:00 p.m. The upcoming Planning Commission meetings are scheduled for June 14 and 28, 2021.

E. PLANNING COMMISSION COMMENTS

Commissioner Alfred Smith commented in support of the benefit of involving the Public Tree Advisory Commission (PTAC) when appropriate and noted it would avoid delay and disruption. He stated that the PTAC has worked in developing the Urban Forest Management Plan and making recommendations regarding public trees.

Commissioner Jennifer Smith inquired about the status of a return to in-person public meetings.

F. ADJOURNMENT

Adjournment at 8:40 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>