



**PLANNING COMMISSION  
MEETING MINUTES  
Monday, September 13, 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 the Governor's Executive Orders N-29-20 issued by Governor Gavin Newsom on March 17, 2020, and N-08-21 issued by Governor Gavin Newsom on June 11, 2021

**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, Vice Chair Fullerton, Commissioner Ramirez,  
Commissioner Alfred Smith, Commissioner Jennifer Smith  
Absent: None

Staff Present: Peter Imhof, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Andy Newkirk, Senior Planner; J. Ritterbeck, Senior Planner; David Doezeema, Consultant, with Keyser Marston Associates, Inc., Winnie Cai, Assistant City Attorney; and Linda Gregory, Recording Clerk.

## **PUBLIC FORUM**

None.

## **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None.

### **A. ADMINISTRATIVE AGENDA**

#### **A.1 Approval of the August 23, 2021 Planning Commission Meeting Minutes**

**Approve the Planning Commission Meeting Minutes for Monday, August 23, 2021**

[Approve the Planning Commission Meeting Minutes for Monday, August 23, 2021](#)

MOTION: Vice Chair Fullerton/Commissioner Jennifer Smith to approve the Planning Commission meeting minutes for Monday, August 23, 2021, as submitted.

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. PUBLIC HEARING**

#### **B.1 Recommendation to Adopt an Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report, General Plan Amendment and Title 17 Amendment to Allow Entertainment and Recreation Services in the General Commercial Land Use Designation and Zoning District**

**Adopt Planning Commission Resolution No. 21-\_\_\_\_, entitled " A Resolution of the Planning Commission of the City of Goleta, California, Recommending to City Council Adoption of an Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report, a General Plan Amendment to Land Use Element Table 2-2 of the General Plan/Coastal Land Use Plan to Allow Entertainment and Recreation Services in the General Commercial Land Use Designation, and an Ordinance to Amend Table 17.08.020 of Title 17 of the Goleta Municipal Code to Allow Certain**

**Entertainment and Recreation Services Related Uses in the General Commercial Zoning District, Case Nos. 21-0001-GPA, 21-0003ORD."**

[Staff Report - Allow Entertainment and Recreation Services in the General Commercial Land Use Designation and Zoning District](#)

[Public Comment](#)

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, "Entertainment and Recreation Services in General Commercial, Planning Commission, September 13, 2021, Presentation by Anne Wells, Advance Planning Manager, and Andy Newkirk, Senior Planner."

Staff responded to questions from the Planning Commissioners.

Chair Maynard opened the public hearing for public comment at 6:35 p.m.

Public Speaker:

Curt Dvonch spoke in support of the changes.

Chair Maynard closed the public hearing at 6:38 p.m.

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

MOTION: Commissioner Ramirez/Vice Chair Fullerton to adopt Planning Commission Resolution No. 21-07, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to City Council Adoption of an Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report, a General Plan Amendment to Land Use Element Table 2-2 of the General Plan/Coastal Land Use Plan to Allow Entertainment and Recreation Services in the General Commercial Land Use Designation, and an Ordinance to Amend Table 17.08.020 of Title 17 of the Goleta Municipal Code to Allow Certain Entertainment and Recreation Services Related Uses in the

General Commercial Zoning District, Case Nos. 21-0001-GPA, 21-0003-ORD."

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

**B.2 Residential Affordable Housing In-Lieu Fee, Non-Residential Affordable Housing Development Impact Fee, and Associated Goleta Municipal Code Title 17 (Zoning) Ordinance Amendments.**

**Adopt Planning Commission Resolution No. 21-\_\_\_\_. entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending the City Council Adopt of Residential Affordable Housing In-Lieu Fees, Adopt a Non-Residential Development Impact Fee Nexus Study and Affordable Housing Development Impact Fees, and Adopt an Ordinance Amendment for Various Sections of Goleta Municipal Code 17 for Affordable Housing Fees, Case No. 21-0004-ORD."**

[Staff Report - Housing Fees and Title 17 Amendments](#)

[Affordable Housing Fees Errata](#)

Staff Speakers:

Anne Wells, Advance Planning Manager

J. Ritterbeck, Senior Planer

David Doezenia, Consultant, with Keyser Marston Associates, Inc.

The Staff Report was presented by Anne Wells, Advance Planning Manager; J. Ritterbeck, Senior Planner; and David Doezenia, Consultant, with Keyser Marston Associates, Inc.; including a PowerPoint presentation entitled, "City of Goleta, Housing Fees and Title 17 Ordinance Amendments, Planning Commission Recommendation Hearing, Presented by Anne Wells, Advance Planning Manager; J. Ritterbeck, Senior Planner; and David Doezenia, Consultant, KMA, Inc.; September 13, 2021."

Recess held from 8:19 p.m. to 8:29 p.m.

Staff responded to questions from the Planning Commissioners

Chair Maynard opened the public hearing for public comment at 8:46 p.m.

No public speakers.

Chair Maynard closed the public hearing at 8:47 p.m.

The Planning Commissioner deliberated and considered the evidence presented at the public hearing and provided input to staff that is recorded on the video of the meeting.

**MOTION:** Commissioner Alfred Smith/Chair Maynard to adopt Planning Commission Resolution No. 21-08. entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending the City Council Adopt Residential Affordable Housing In-Lieu Fees, Adopt a Development Impact Fee Nexus Study and Non-Residential Affordable Housing Impact Fees, and Adopt an Ordinance Amendment for Various Sections of Goleta Municipal Code 17 for Affordable Housing Fees, Case No. 21-0004-ORD" incorporating the revisions as presented by staff in the Errata and, direct staff, in the report to the City Council, to (1) analyze the Above Moderate and Moderate numbers with the Low, Very Low, and Extremely Low numbers for the Residential In-Lieu Fees and to suggest a way of balancing those numbers and (2) to look at whether the Hotel Non-Residential Development Impact Fee can be analyzed from the square-footage perspective and what that number should be.

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

Commissioner Jennifer Smith noted she did not vote to approve the resolution because of her concern wanting further analysis regarding the rental fees.

### **C. DIRECTOR'S REPORT**

Peter Imhof, Director of Planning and Environmental Review, reported that the September 27, 2021 Planning Commission meeting is cancelled due to having no items.

### **D. PLANNING COMMISSION COMMENTS**

Commissioner Jennifer Smith commented that there are rental assistant funds in State programs that are available for assistance for persons who are behind on rent due to Covid issues and she encouraged renters and landlords who have been impacted to apply and see if they are eligible. She noted that there may be more

funding available by a program through the County of Santa Barbara operated by United Way.

In response to a question from Chair Maynard, Peter Imhof, Director of Planning and Environmental Review, noted there are no updates at this time as to when in-person meetings will resume. He noted staff will await direction from the State and County levels.

Chair Maynard expressed appreciation for the hard work by the Planning Commissioners at today's meeting.

#### **E. ADJOURNMENT**

Adjournment at 9:50 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>**