



**APPROVED
PLANNING COMMISSION
MEETING MINUTES
Monday, January 11, 2016**

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

Members of the Planning Commission

*Eric Onnen, Chair
Gregory C. Jenkins, Vice Chair
Brent Daniels, Commissioner
Ed Fuller, Commissioner
Katie Maynard, Commissioner*

*Jennifer Carman, Secretary
Winnie Cai, Deputy City Attorney
Linda Gregory, Recording Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL OF PLANNING COMMISSION

Present: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels,
Commissioner Fuller, Commissioner Maynard

Absent: None

Staff present: Jennifer Carman, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Martha Miller, consultant, RRM Design Group; Winnie Cai, Deputy City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

Vivian Crawford, student representative for the APA Central Coast, presented an invitation to attend a land use planning boot camp six-week course sponsored by the APA Central Coast beginning February 10, 2016.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for the Planning Commission Meeting of December 14, 2015

Approve the Planning Commission minutes for the meeting of December, 14, 2015.

[Planning Commission Minutes for the Planning Commission Meeting of December 14, 2015](#)

MOTION: Commissioner Fuller/Vice Chair Jenkins to approve the Planning Commission Minutes for the meeting of December, 14, 2015, as submitted.

VOTE: Motion approved by the following unanimous vote: Ayes: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels, Commissioner Fuller, Commissioner Maynard.

B. PUBLIC WORKSHOP

B.1 Review of Draft Zoning Ordinance Part 1: General Provisions

It is recommended that the Planning Commission receive a presentation, allow public comments, and provide feedback on the Draft Zoning Ordinance Part 1: General Provisions.

[Review of Draft Zoning Ordinance Part 1: General Provisions](#)

Staff speakers:

Anne Wells, Advance Planning Manager

Martha Miller, consultant, RRM Design Group

Jennifer Carman, Director of Planning and Environmental Review

Anne Wells, Advance Planning Manager, announced that four letters have been received since the Draft Zoning Ordinance was released: 1) from Citizens Planning Association, dated January 11, 2016; 2) from League of Women Voters of Santa Barbara, dated January 6, 2016; 3) email from Cecilia Brown dated January 7, 2016; and 4) email from Gary Vandeman, dated December 22, 2015.

Martha Miller, consultant, RRM Design Group, presented an overview of the Zoning Ordinance Program, summary of draft regulations, discussion of key issues, and next steps, including a PowerPoint presentation entitled "City of Goleta New Zoning Ordinance Program - Draft Zoning Ordinance Overview and Part I: General Provisions, Planning Commission Public Workshop January 11, 2016".

Chair Onnen opened the public comment portion of the workshop at 6:28 p.m.

Speakers:

Cecilia Brown spoke on behalf of the Goodland Coalition in support of developing a Zoning Code that is City specific, tailored to Goleta, and not a borrowed document. Her comments included: 1) expressed interest in fully understanding the Draft Zoning Code and that the Zoning Code standards reflect and are consistent with General Plan policies; 2) a reasonably clear and comprehensive understanding of the substantive changes from the old Code to the proposed new Code is imperative; and 3) urged that the necessary time be taken to review the new code thoroughly and consider carefully and critically the implications of the changes and newly introduced standards.

Dr. Ingeborg Cox commented: 1) clarification is requested with regard to why there are chapters listed as "reserved in the document"; 2) it is not clear if the Zoning Administrator or the Planning Director are the same person; 3) she believes the Planning Commission should be the decision-maker for all precedent-setting projects; 4) with regard to determining floor area ratios, all of the elevator shafts need to be counted on each building and the communications equipment room needs to be counted as part of the building; 5) the definition of non-habitable structures is too vague; 6) the setbacks need to be clear with numbers and be consistent; and 7) regarding environmentally sensitive habitats, the Western Snowy Plover needs to be listed and addressed. Also, delete the following areas not in Goleta including Carpinteria Slough (El Estero), the mouth of the Santa Maria River, San Antonio Creek, Santa Ynez River, Jalama Beach, and Santa Anita Creek; and add other creeks in Goleta including Devereux Creek, Bell Canyon Creek, and San Pedro Creek.

Barbara Massey commented: 1) expressed concern that the Zoning Administrator is designated for most of the decisions because she believes action should be taken only after public hearings before elected or appointed bodies on the shape of the City; 2) the rules and regulations are not fully spelled out for each zone or issue; 3) requested that the word "progressive" be removed from 17.01.020.A because the word suggests a

pushing forward of development to finish the buildout of Goleta; 4) 17.01.020.D should be removed because she believes it is the duty of the City Council to define the duties and powers of administrative bodies and officers responsible for administration of this Title; 5) this document should be readable for all, for example, the language "adjudicatory" in 17.01.040.B.2 is not easily understood; 6) expressed concern regarding the noticing for this workshop; and 7) expressed concern that the schedule does not allow enough time to review the Code by the community and Planning Commission.

Carl Schneider, architect, commented: 1) he believes the use of wording "Zoning Districts" creates confusion among users, and suggested clarification is needed that is specific; 2) the effects on projects within the entitlement process needs to be clarified; 3) measuring of heights needs to be consistent with the California Building Code with regard to 17.03.060(B); 4) Figure 17.03.060(B)(1) measuring of height of fences on retaining walls is confusing and needs clarification; and 5) measuring landscaping needs to be clarified with regard to finger planters and other small areas.

Ken Alker, Kenwood Village Project owner, requested clarification regarding the definition of approval for previously approved projects.

Chair Onnen closed the public comment portion of the workshop at 6:40 p.m., there being no additional speakers.

Anne Wells, Advance Planning Manager, reported that the public may make an appointment with staff to ask questions. She also noted that the public noticing for tonight's meeting was conducted through the normal process and also posted on www.GoletaZoning.com as well as discussed at the last meeting.

Staff responded to questions from the public speakers and Planning Commissioners.

Review of Part I General Provisions, Chapter 17.01 Introductory Provisions by the Planning Commission:

17.01.010 Vice Chair Jenkins suggested that the term "this Title" be changed to "this Ordinance" globally in the document. He also suggested placing the definition of the Section symbol in the appropriate list.

17.01.020.A Commissioner Maynard suggested changing the word "progressively" to "conscientiously" or to appropriate language that better emphasizes the intent.

17.01.030 Vice Chair Jenkins suggested changing "Zoning Regulations" to "Zoning Ordinance" in the title.

17.01.030.A Vice Chair Jenkins suggested changing the title to "Organization" (removing "of Regulations").

Vice Chair Jenkins suggested using the term "land use zone" instead of "Zoning District" globally in the document to make it less confusing for the public; thereby, eliminating "Districts". He noted this would give three different items three specific names: "Zones", "Overlays", and "Specific Plan Areas". Staff will research the suggested change and report at the next meeting.

17.01.030.A.4 Vice Chair Jenkins suggested changing "Districts" to "Zones" or "Overlays".

17.01.030.A.6 Vice Chair Jenkins suggested adding "Use Classifications and Definitions" after "Part VI: General Terms".

17.01.030.B.1 Remove the comma after "regulations" in the third sentence.

17.01.030.B.2 Remove the comma after "regulations" in the second sentence. Add a comma after "antennas" and remove "and" in front of "wireless" in the third sentence.

Vice Chair Jenkins suggested if "base zoning" is included, add a definition of "base zoning" in the appropriate list.

17.01.030.B.4 Vice Chair Jenkins suggested adding a comma after "classifications", removing the next "and", changing "terms" to "general terms", and adding a comma after "general terms".

17.01.040.A.1 Remove the "or" after "organization," in the first sentence.

17.01.040.A.2 Vice Chair Jenkins suggested changing "Zoning District" to "Land Use Zone".

17.01.040.A.2 Commissioner Daniels requested eliminating use of the word "no" when referencing regulations globally in the document.

17.01.040.B.2 For consistency, the California Government Code should be referenced with regard to Government Title Section 65920 if it is the same document.

17.01.040.B.3 Vice Chair Jenkins commented that 17.01.040.B.3 seems a bit confusing.

17.01.040.C Commissioner Daniels requested clarification with regard to when the General Plan prevails.

17.01.040.D Vice Chair Jenkins suggested adding "Building Official" at the end of the second sentence if appropriate.

17.01.040.D Commissioner Maynard commented that it would be helpful to know under what conditions an extension could be made and she recommended a limit for the length of the extension. Martha Miller, consultant, reported that this discussion would be appropriate under Administration and Permits, and recommended ending the second sentence after "extension".

17.01.040.D Commissioner Fuller requested clarification in the language with regard to the required timing associated with the adoption of the Ordinance.

17.01.060 Vice Chair Jenkins suggested adding the language "with the exception of building and grading permits" at the end of the first sentence if appropriate.

17.01.070 Vice Chair Jenkins suggested the title be changed to "Zones and Overlays Established".

17.01.070.C Vice Chair Jenkins suggested that "Specific Plan Districts" be changed to "Specific Plan Areas".

17.01.080.B.2 Staff will research and report back with regard to whether the length of time for abandonment needs to be specified.

17.02.020.H, 17.02.020.I Staff will provide an example for clarification at the next meeting. Commissioner Maynard raised a concern about the complexity of the language.

17.03.040 Vice Chair Jenkins suggested changing "Calculating Density" to "Calculating Dwelling Unit Density".

17.03.060.A.1 Vice Chair Jenkins suggested removing "prior to development".

17.03.060(A)(1), 17.03.060(A)(2) Vice Chair Jenkins commented that the

arrows within the structures seem confusing and irrelevant on the diagrams.

17.03.060(B)(1) Change "Retailing" to "Retaining".

17.03.060.C.1 Vice Chair Jenkins requested staff check for consistency with the California Building Code Section 505 with regard to mezzanines.

17-03-060.C.2 Vice Chair Jenkins requested clarification regarding 25 foot ceiling heights counting as two stories, specifically how it would affect a theater.

17.03.070 By consensus, the Planning Commissioners requested staff clarify the language. Vice Chair Jenkins commented that the five feet horizontal dimension seems restrictive in certain parking lot areas.

17.03.090.(B) Commissioner Daniels suggested clarification with regard to measurements in Figure 17.03.090(B).

17.03.120 Vice Chair Jenkins suggested referring to "net" rather than "gross" horizontal areas for determining floor area.

17.03.120.A Commissioner Maynard commented that she will defer to the Building Code with regard to counting stairways, stairwells, or elevator shafts.

Vice Chair Jenkins suggested moving "within" in front of "two feet" rather than after "two feet" in the first sentence.

17.03.120.B Vice Chair Jenkins suggested including habitable floor area below finished grade rather than excluding it from floor area, for example, habitable basements.

17.03.120.C Vice Chair Jenkins requested suggested placing "interior" in front of "pedestrian" and removing "interior" in front of "walkways" in the first sentence. He requested clarification between covered courtyard and uncovered courtyard with regard to floor area.

17.03.130.A Vice Chair Jenkins requested staff review the language with regard to clarity.

17.03.150.C Vice Chair Jenkins requested a definition for "ultimate right-of-way". He also suggested removing "back of sidewalk" as a measurement for a setback and tying measuring setbacks to the property line or right-of-way.

Jennifer Carman, Director of Planning and Environmental Review, reported that a second workshop will occur at the next Planning Commission meeting on January 25, 2016. The next items for review are a summary of the Draft Ordinance Part II Base Zoning Districts and Part III Overlay Districts for Planning Commission and public input.

Anne Wells, Advance Planning Manager, reported that a Special Meeting of the Planning Commission is proposed to be held on Monday, March 21, 2016.

C. DIRECTOR'S REPORT

C.1 League of Cities Planning Commissioners Academy: March 2-4, 2016

Jennifer Carman, Director of Planning and Environmental Review, reported:

- 1) The League of California Cities Planning Commissioners Academy will be held March 2-4, 2016.
- 2) Staff is moving forward on the Draft Zoning Ordinance Project and looking forward to working with the Planning Commissioners and the community. A public meeting was held in January, 2016, with the Santa Barbara Association of Realtors. The City Council Ordinance Subcommittee will be updated monthly.

D. PLANNING COMMISSION COMMENTS

Commissioner Maynard thanked staff and the consultants for their work and preparation with regard to the Draft Zoning Ordinance review. She commented that the comments and questions from the Planning Commissioners and the public are appreciated.

E. ADJOURNMENT

Meeting adjourned at 8:33 p.m.