



**PLANNING COMMISSION
MEETING MINUTES
Thursday, May 09, 2019**

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

Members of the Planning Commission

*Jennifer R. Smith, Chair
Robert 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

Chair Smith called the meeting to order at 6:00 P.M., followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Smith, Commissioner Fuller,
Commissioner Maynard, Commissioner Shelor
Absent: Vice Chair Miller

Staff Present: Peter Imhof, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Andy Newkirk, Senior Planner; J. Ritterbeck, Senior Planner; Megan Garibaldi, Counsel, Best Best & Krieger; and David Cutaia, Deputy City Clerk.

PUBLIC FORUM

Dr. Ingeborg Cox questioned who will be handling Temporary Use Permits and Coastal Development Permits now that the Administrative Hearing Officer position has been removed. She believes that Variance requests should remain at the Planning Commission level of review. With regard to Chapter 17.36 Nonconforming Uses and Structures, Dr.

Cox questioned what would happen with the Ellwood Onshore Facility that is nonconforming. Also, in her opinion oil drilling and production plans should be reviewed by the Planning Commission and City Council rather than by discretionary review. Dr. Cox commented that lot line adjustments, parcel maps, and reclamation and surface mining permits should have at least a one-line statement informing the public where to go for a decision rather than just removing them. She recommended that the language with regard to reclamation and surface mining permits should state that any such activity is not permitted within the city, but just not remove the permit. She noted that she did not see in a notice that the cultural resources section will be discussed at tonight's workshop. Dr. Cox agrees that previously disturbed spaces could still have a lot of artifacts. With regard to the Bacara site, she requested consideration that there are at least five to seven archaeological sites associated with the original application in the late 1980s.

Ken Alker commented that a paragraph in Section 17.01.040.E Effect on Projects in the Entitlement Process in the draft zoning ordinance dated November 2015 was not included in the New Zoning Ordinance and requested that it be reinstated. He noted that the language stated that projects accepted for processing prior to the adoption of this ordinance may continue to be processed with the previously adopted Title 17 or may utilize the provisions herein. Mr. Alker stated that he received notice of application completeness for the Kenwood Village Project in 2010 and has paid for architectural plans, two EIRs and various studies under the guidelines of the current zoning ordinance. Mr. Alker commented that the permit process has been long and expensive and he implored that the paragraph be reinstated as it critical to the processing of his project, and requested this matter be addressed at the workshop today.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. PUBLIC WORKSHOP

A.1 Revised Draft New Zoning Ordinance -Planning Commission- Requested Follow-up Items

Receive a presentation, allow public comments, and provide feedback on Planning Commission-requested follow-up items and provide feedback on other items in the Revised Draft New Zoning Ordinance.

[A.1 NZO Workshop 9 -- Staff Report](#)

[A.1 PC NZO Workshop 9 -- PRESENTATION](#)

[A.1 PC NZO Workshop 9 -- COMMENTS 57-79](#)

Staff Speakers:

Peter Imhof, Planning and Environmental Review Director
Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner
J. Ritterbeck, Senior Planner
Megan Garibaldi, Counsel, Best Best & Krieger

The staff report was presented by Anne Wells, Advance Planner; Andy Newkirk, Senior Planner; and J. Ritterbeck, Senior Planner; including a PowerPoint presentation entitled, "City of Goleta Revised Draft New Zoning Ordinance, Planning Commission Workshop 9 of 9, Presentation By: Peter Imhof, Anne Wells, Andy Newkirk, J. Ritterbeck; May 9, 2019".

After each topic was presented, staff responded to questions from the Planning Commission and the Planning Commission then accepted public comment including comments regarding all topics, followed by Planning Commission discussion and deliberation.

TOPIC: SETBACKS IN NON-RESIDENTIAL ZONES

Public Speakers:

Dr. Ingeborg Cox requested and the Planners and speakers not use so much lingo to make it easier for the public to understand. She requested clarification regarding the measurements for the front, rear and side setbacks for Open Space and Residential districts.

Holly Garcin, with Suzanne Elledge Planning and Permitting Services, extended gratitude for the opportunity to provide feedback regarding the New Zoning Ordinance and questioned when the public comment will be closed.

Kirk Sloan, Goleta resident since the early 1990s, commented that he wants a zoning ordinance that is consistent and fair and suggested an NZO that is responsive to the needs of the community, sympathetic to the historical precedent, and respectful of the wishes of Goleta residents. He questioned how it would be known if other Goleta residents were upset but do not comment. He stated that trailer owners request that the ability to parking their vehicles on private property not be restricted. He noted from his observation in the Santa Barbara Shores area that all parcels are not equal and some favor trailer and RV parking, and some are not designed or intended for trailer and motor home parking, which he believes is a natural check on the proliferation. Mr. Sloan commented that registration of trailers is a state function and noted motor homes and house trailers are required

to be registered; however, other trailers can legally be placed on a Planned Non-Operation status. He suggested

William Master commented regarding recreation vehicle storage lots and supported allowing storage in general commercial zones, although general commercial has a limited number of parcels. He recommended the terminology be changed to Vehicle Storage for operable vehicles from Outdoor Storage which suggests non-operable vehicles. He noted that there are very few industrial zones in the city. He suggested that the permit requirement for vehicle storage in a commercial zone be changed from Major CUP to up to minor CUP. Mr. Master also suggested considering adding RV storage as an allowed accessory use for a business in business parks.

Jeff Wayco requested the City Council or others find a way to help take the pressure off the need for parking for recreational vehicles, but not eliminate what can be stored on private property, noting there are people who live in apartments and condos. Mr. Wayco stated there were about 400 or 450 people that were counted who had some sort of RV or trailer in their yard and noted there are many young families who would like to enjoy recreational opportunities. He noted that a facility in Santa Paula is closing soon. Mr. Wayco commented that most of the items on the proposed list seem okay but suggested the following: 1) Allow exemptions for occupancy when needed due to damage from fire, flood, earthquake, etc.; 2) Do not make the requirements for materials for the pad surface so restrictive because it is not cheap or easy and some boats and vehicles are smaller; and 3) Requested that the language with regard to approved driveway access be removed. Mr. Wayco also commented that he was encouraged with the discussion regarding day care.

Planning Commission and Staff Discussion Regarding General Comments from Public Speakers:

Commissioner Maynard supports designating general commercial districts for RV storage lots and making the necessary adjustments for vehicle storage. She is not quite sure if vehicle storage is appropriate in business park districts. She supports having less restrictions regarding pad surfaces, and more variety for the materials, especially for smaller items being stored.

Chair Smith commented regarding a comment from Dr. Ingeborg Cox by noting that there is a district for common open space that is distinct from the concept of common open space standards that may be provided as part of a multi-unit development.

Commissioner Fuller commented that he highly recommends requiring a rear yard setback on open space.

Commissioner Fuller commented that believes it is fair and equitable to allow projects that are substantially completed or that are submitted and complete under a certain zoning ordinance to continue under that ordinance, considering how long it takes for a project to get approvals.

Commissioner Maynard commented that it seems fair that the Planning Commission or City Council could use the flexibility of the earlier zoning ordinance when reviewing a project for consistency with the General Plan. She supports language that requires that the applicant has submitted a complete application to qualify to use the flexibility of the earlier zoning ordinance and would support vesting with a completed application.

Planning Commission Discussion Regarding Setbacks in Non-Residential Zones:

Commissioner Fuller supports having upper stories stepped back on second stories for residential units where there are zero lot line situations in non-residential zones. He noted it is not comfortable for residents to have their windows exactly above the sidewalk when there are people walking below. He noted a potted plant could fall from a second-story window onto the sidewalk. He would support not stepping back when there is a setback that is, for example, 20 feet.

Commissioner Maynard commented that the minimum setback for mixed-use should be based on the first-floor use of the mixed use. She suggested a minimum setback of 5 feet rather than 3 feet which seems random as everything else is in measurements of 5 feet. Also, she does not see the rationale for having the setback on the second floor.

Commissioner Shelor questioned what was envisioned for a 3-foot setback and suggested a lot more could be done with a 5-foot setback, for example, adding landscaping.

Chair Smith commented in the terms of setbacks, that after having heard more background and information with regard to the philosophical approaches of the two drafts, the 2019 draft makes sense overall.

TOPIC: TRANSITIONAL STANDARDS

Public Speakers:

Dr. Ingeborg Cox expressed concern that when looking at the Transitional Standards the residential house will get overpowered by the RH District, noting that the distance of 10 feet is very low and the privacy will be lost because people can look into the adjacent backyards. She commented that residential areas are suffering and disappearing because they are overpowered by these other buildings.

Planning Commission Discussion Regarding Transitional Standards:

Commissioner Shelor commented that he believes when there are transitional zones it is not ideal for residential homes to be overpowered by other buildings and that it was not originally envisioned and may need to be reconsidered. He commented that the idea of setbacks and stepping back in tandem makes sense; however, when considering this along with density issues, the issue of more height will also need to be considered. He believes it is achievable but needs to be done strategically so it is done in the right places where height can be accommodated and it is not destroying views.

Commissioner Maynard commented that she still sees the value of the Transitional Standards because it helps with neighborhood compatibility to have some transition between the areas. If forty feet is too long to require for the setback, she suggested considering a shorter distance

Commissioner Fuller stated in general he supports the 2019 Transitional Standards. He echoed Commissioner Maynard's comments and believes the RM, RP and RH Districts not have a 25-foot height limit and there will not be the probability of three-story buildings.

Commissioner Maynard supports the direction to not require the mobile home parks to be set back a further distance than the setback requirement for single-family residences.

Commercial Maynard supports the inclusion of the requirement for a 50-foot rear setback in the IS and IG Districts if abutting residential districts, given the additional risks that come up with industrial uses. She noted the picture for this item is appreciated.

Chair Smith commented that generally it is helpful to hear the background and an overview of this topic and believes the Transitional Standards are moving in the right directions. Chair Smith could consider adding back in the 50-foot rear setback requirement in the IS and IG Districts, noting protection from the industrial districts would make sense.

TOPIC: MOBILE VENDORS

Public Speakers:

Dr. Ingeborg Cox requested that the staff clarify how the mobile vendors will be regulated and whether someone will be hired for this purpose. Dr. Cox commented that currently the response for cars parked over the required time limit is complaint driven.

Discussion by Planning Commission Regarding Mobile Vendors:

Commissioner Maynard supports possibly requiring a business license or Temporary Use Permit in most cases for mobile vendors, and she is leaning towards a business license since that is what is required in the right-of-way; and then only requiring a minor CUP if there are three or more vendors. She is more concerned about how many mobile vendors are in an area, rather than how often they are there, as it can create traffic and parking issues. She is concerned about how late at night the mobile vendors would be operating, and recommended that a minor CUP may be needed, depending on the location. She is more concerned about how late the vendor is operating than the number of hours the vendor is operating. She also requested clarification with regard to the meaning of "hours of operation".

Commissioner Maynard suggested that reasons for exemptions, or for a lower level of approval, could include a birthday party an internal event for employees that would not cause additional traffic or a program for the distribution of free food. She recommended some equity and a balance between the standards for mobile vendors on the right-of-way vs. on private property. She expressed concern that significant requirements for private property may push the mobile vendors onto the right-of-way rather than a large parking lot where there is more space.

Chair Smith commented that she likes the general direction of the draft ordinance. She recommended further staff exploration with regard to the regulations, including to address potential impacts such as fire safety, emergency access and accessibility to parking. She recommended for exemption consideration regarding a one-time use within a certain period of time and suggested maybe some narrow exemptions such as a food truck at a birthday party. Her concerns include the massing of a number of mobile vendors as well as the cumulative impacts when there are multiple single events in a neighborhood at the same time. She thinks that the section regarding event permitting might address some of her concerns. Chair Smith senses that the community enjoys one-time uses on private property. She commented that she has not heard that mobile vendors have been an issue and she does not want it to become a major issue because of

massing. She noted for consideration that there would be state law governing the public right-of-way.

Commissioner Shelor recommended that it would seem appropriate to use caution with regard to mobile vendors.

TOPIC: COMMERCIAL OPEN SPACE

Public Speakers:

None.

Discussion:

Commissioner Fuller commented that there will be setbacks in some of these zones that are going to be landscaped setbacks and will provide an aesthetic contribution to the area as well as provide open space in a context of an unused area. He noted that the open space may not be useable, common or private open space, and suggested there may need to be a fourth definition of open space such as including landscaped areas. He noted that landscaped areas have been included as part of the definition of the old open space types. Commissioner Fuller commented that a retail business is not a typical place where people would congregate or expect useable amenities unless it was wanted by the business. He noted there may be workers who would want useable amenities. Commissioner Fuller commented that he is not sure whether there needs to be a requirement for useable open space or common open space except maybe in the context of how it is ancillary to the tenants and the employees.

Commissioner Maynard believes there is value in providing open space for employees to use and stated it is consistent with a goal of the General Plan to create an open feel to the community where there is a reduced bulk and an opportunity for outdoor spaces for gatherings throughout all the different regions. She is most overall concerned regarding a significant reduction in landscaping, limitations to lot coverage, and not requiring open space in most of the commercial districts because it creates a dense bulky space and does not allow for outdoor gathering spaces throughout the community; and stated she would like to see more standards brought back.

Commissioner Shelor expressed gratitude for Commissioner Maynard's comments linking open space, landscaping, and lot coverage and the impacts of the combined standards.

Chair Smith noted a potential in business parks for some limited requirement for open space. She expressed a desire to know what other communities in the region do.

Commissioner Maynard supported some amount of common open space for business parks.

Commissioner Fuller noted Resolution 03-20 and expressed concern with adding standards that may create nonconforming properties.

TOPIC: OUTDOOR STORAGE

Public Speakers:

None.

Discussion by Planning Commission Regarding Outdoor Storage:

Commissioner Fuller suggested that the size of PODS would require a permit depending on the size. He stated also that PODS would be more substantial and sturdy than the typical types of storage sheds that can be purchased.

Commissioner Maynard supports allowing the PODS as temporary storage containment for 72 hours or less.

Chair Smith supports allowing the PODS as temporary storage for 72 hours or less. She recommended that other types of structures should be allowed, or required, and permitted for permanent storage.

TOPIC: LOT COVERAGE & LANDSCAPING

Public Speakers:

None.

Discussion by Planning Commission Regarding Lot Coverage & Landscaping:

Commissioner Fuller commented that there is no specific maximum lot coverage requirement but there are variable design standards that will determine the project's lot coverage as well as setbacks, height, parking ratios that will impact an applicant's ability to design the site.

Commissioner Maynard expressed concern about reduction in lot coverage requirements in commercial districts from the 2015 draft version. She commented that it is unclear to her how the overall lot coverage would be affected when only relying on other standards and without relying on the lot coverage standards proposed in the 2015 draft. She expressed concern about the landscape requirements and common open space considerations overlapping. She also expressed concern regarding the removal of landscaping requirements for commercial districts and the reduction in landscape requirements in commercial districts from in commercial districts from the 2015 draft. She mentioned that General Plan Policy VH 4.7.C calls out that office buildings, business parks, institutional public and quasi-public uses should provide plazas, courtyards and landscaped open space to create a campus-like setting and encourage pedestrian access. She commented that not having common open space requirements for office and business parks seems inconsistent. She recommended for clarity that the language, at least for the office and business park districts, indicates there must be open space for consistency with the General Plan.

Commissioner Shelor supports having the Design Review Board, in most cases, start with an existing minimum standard then use their discretion to potentially require more rather than have no minimum requirements and have the Design Review Board make the requirement for more.

Commissioner Fuller commented that it is questionable with no minimum landscaping requirements in some districts whether landscaping can be eliminated. He noted that most properties will have setbacks and they will likely be required to have landscaping or hardscaped as required by the DRB.

Commissioner Maynard commented that she has seen projects with inadequate landscaping in commercial districts and on industrial sites; and she believes a modest amount of a landscaping requirement would help this to be addressed. She commented it is not clear how this would affect overall lot coverage. She noted there are projects on Calle Real and in the Camino Real Marketplace in commercial districts, as well as projects in the industrial districts, that have very little landscaping. She believes this can be addressed by a minimal landscaping requirement for the commercial districts.

Chair Smith appreciates staff's comments with regard to balancing the standards and permitting, and how it fits together. She shares some of the Commissioners' concerns regarding landscaping requirements and suggested staff revisit and consider where there are no minimum requirements. Chair Smith noted while it is helpful to allow the Design

Review Board some artistic flexibility it can be helpful to have some minimum landscaping requirements in the appropriate situation.

Commissioner Fuller suggested if front setbacks are not large enough for commercial districts, maybe there should be larger setbacks, and noted it would result in more landscaping. He believes the landscaping standards for the industrial areas are sufficient and follow the current standards so non-conforming properties are not being created. He commented there is the argument of changing some standards for existing properties and also the argument of creating better standards for the community. He believes that standards need to follow the General Plan. He commented that it is hard to argue against landscaping.

Commissioner Maynard commented that one of her concerns is keeping the landscape minimum requirement only in industrial districts just because this is the way it was done before.

Commissioner Fuller noted the use of existing standards to ensure the same development rights for all property owners, whether they developed previously or not. He also noted the alternative view that we could be creating better standards for the community for the future.

Commissioner Maynard believes it is important to match the vision of Goleta as expressed in the General Plan Policy VH 4.7. She believes requiring a minimum of at least 10 percent landscaping across the board makes sense in most districts, although she suggested skipping it in Old Town because it is so dense. She does not understand requiring the 10 percent minimum for landscaping in industrial districts but not in commercial areas. She supports the 2015 version with 20% landscaping in Visitor Serving. She noted that if landscaping standards came back, she would be less concerned about lot coverage. She supports some modest amount of common open space for office buildings in business parks as well.

Commissioner Shelor commented that he believes the zoning ordinance imposes many standards that supersede discretion and he does not understand why landscaping is different. He would like to ensure that whatever the minimum landscaping requirement is, it is equal to greater than what would be required when adding up all the setbacks, the land, the unused areas, and what is required for stormwater management.

Commissioner Fuller commented that for Open Space and Resolution 03-20, he was looking at commercial as retail use, and not industrial, office park, or business park districts. He noted that because Resolution 03-20 is for non-residential and includes "shall", the analysis is up to the Design Review Board.

Chair Smith shares some of the concerns regarding landscaping and commented that the landscaping consideration is worth a second look. She stated that she may not view the issue as broadly as Commissioner Maynard. She noted it might be helpful to research what is being done in other communities near Goleta. She suggested there could be the potential for some sort of blended requirement in the business park districts and noted her primary concern is the business park districts.

TOPIC: EXEMPTIONS

Public Speakers:

None.

Discussion by Planning Commission Regarding Exemptions:

Chair Smith requested staff consider if the standards for fences change in the NZO, that the language in the Design Review Board section is consistent with the changes.

TOPIC: CITY LIGHTING

Public Speakers:

None.

Discussion by Planning Commission Regarding City Lighting:

Commissioner Fuller supports not having the lighting standard and therefore allowing the approval to be made by the Design Review Board. He noted that there are places and situations where a more daylight or neutral kelvin would be appropriate and believes the Design Review Board, the applicants, and people who will be using the property should have the opportunity to determine what temperature of lighting they want.

Commissioner Shelor believes that the technology seems to be changing and probably will be changing rapidly, and he wants the city to stay with the technology and not fall behind. He does not believe one size should fit all with regard to the standards. He read, in part, a comment letter received a few months ago suggesting a neighborhood desire for 2800K temperature in neighborhoods and a higher temperature at intersections and other appropriate places. He noted he would not want an industrial look in his neighborhood. Commissioner Shelor suggested discussing this issue at an

upcoming Planning Commission meeting with regard to the Capital Improvement Projects (CIP) consistency hearing.

Chair Smith commented that good points were made in the comment letter that was received and read in part by Commissioner Shelor.

Commissioner Fuller pointed out the sample color of the low Kelvin temperature and the moderate Kelvin temperature on the staff presentation. He commented that the low Kelvin lighting temperature is approximately 2700K which is a yellow color that would take out the other colors in the neighborhood. He noted that lighting that goes lower than 3000K would result in more amber colors and wash out the colors in the neighborhood.

Commissioner Fuller commented that the total amount of light (wattage) in a certain area should be a consideration in addition to the temperature of light.

Commissioner Maynard pointed out that she commented at a previous workshop that she had a concern about the exemption for a city facility from lighting standards and she did not support it.

Chair Smith commented that one alternative would be to include this type of exemption in a set of design standards.

Commissioner Maynard commented that she would be open to staff advising if there is another document appropriate for the requirements. She noted that a lot of projects are small enough not to require Design Review Board review.

Commissioner Maynard encouraged retaining the maximum LED lighting standard in the zoning ordinance and keeping the maximum at 3000K which would keep it in line with the dark sky guidelines and provides an upper limit.

Chair Smith supports keeping an upper limit for LED lighting temperature in the NZO. She noted that technology may change, but there would be an upper limit for the lighting temperature for now.

Commissioner Fuller and Commissioner Shelor do not support retaining the 3000K maximum standard in the zoning ordinance.

NEXT STEPS:

Anne Wells, Advance Planning Manager, reported that there is still further research being done by staff with regard to Infeasibility, Grading/Grubbing on Agricultural (AG) Land, and Developer Incentives.

Ms. Wells reported that two additional Open Houses are scheduled for May 29, 2019, at Goleta Valley Community Center.

Public Comment on Other Items in the NZO:

Ken Alker stated that he does not have an RV but suggested consideration for allowing RV storage in Community Commercial districts as well as in General Commercial districts. He owns property in a Community Commercial district that abuts a couple of General Commercial districts and has had RV storage for decades which he would like to be continued in Community Commercial districts as there obviously is a need. He noted that most all people who use his storage facility, or who call about storing RVs, live within a mile of the property, and he believes the issue of limiting to local residents is self-limiting. He requested consideration to allow indoor and outdoor personal storage in Community Commercial, noting there is public storage in the surrounding General Commercial districts. Also, he is storing a couple of seagoing containers stored in the back of this property and expressed concern if these types of containers are not allowed, it would be a huge problem and expense to remove, or it may create nonconforming uses. He suggested considering possibly taking the commercial restriction out of Outdoor Storage and move it into the Industrial, Public and Quasi Public districts where it is not permitted in the front or street side setbacks but permitted in interior side and rear setbacks. Mr. Alker also commented: 1) Requested more than one Accessory Dwelling Unit (ADU) be allowed on a property, and suggested, if needed, possibly restricting the number of units by property size; 2) Requested ADUs not be limited to 800 square feet and suggested basing it on property size, if needed. He noted he would like to provide an ADU on his DR district property for his parents. He believes 1200 square feet is allowed by the County of Santa Barbara for ADUs; 3) He purchased his property where he lives in the DR district with the opportunity to build up to a 35-foot maximum height and he wants to continue to have the right to build to this height. He noted his property is large and located in a canyon surrounded by trees that are much taller than 35 feet. Also, there are no views to preserve and no one has access to his land. He would like to build an accessory structure in the future to store tractors and utility equipment. He noted there are others that have these DR district properties. He expressed concern that the DR district properties will be included in the RS zone with smaller lots where he might not be able to build to a maximum height of 35 feet; and noted there had been a consideration to rezone the DR district to RP rather than RS. He expressed concern that requesting a re-zone is expensive, requires a General Plan Amendment, and takes a long time; and 4) He believes his suggested approach to height as detailed in his letter dated May 27, 2016, is the best approach that suggests allowing people in the RS district to build houses

up to a maximum 33 feet in height in order to have attractive gabled two-story homes, rather than flat roofs, to be able to preserve and enhance the character of Goleta. If this suggestion is not chosen, he requested adding a stipulation that allows building to a maximum 35-foot height or 40 percent higher than base, if using a percentage, by right for lands that are in the DR district. He believes creating an overlay is most appropriate; or allowing a 35-foot maximum height on any land greater than a minimum lot size such as 10,000 square feet, or possibly higher. Mr. Alker requested consideration be given to a suggestion by one Planning Commissioner for a 35 percent maximum height modification and noted that there was another suggestion to allow higher heights based on land location and/or lot size.

Planning Commission Comments regarding Public Comments:

Commissioner Maynard supports allowing RV storage in the Community Commercial district based on the need, and not allowing personal storage. Generally, she would like to see Community Commercial districts more engaging and with more storefronts rather than a lot of storage spaces. She supports allowing RV storage in General Commercial districts.

Commissioner Maynard commented that there has been much discussion with regard to ADUs and she is reticent to make changes at this time. She noted that very good points were made regarding ADUs by the public comment.

Commissioner Fuller supports keeping vehicle such as RVs, motorcycles, and trailers as a separate class for storage and not as a part of Outdoor Storage which should include machinery, engines, equipment, building materials, etc. He supports finding more places for vehicle storage that would not reduce the required parking or encroach into open spaces.

Planning Commission Comments on Other Items in the NZO Not Previously Discussed:

Commissioner Maynard recommended requiring compost containers to be available at Multi-unit Dwellings in Section 17.24.140.B.1.a.ii Recycling and Waste Storage Areas because new state legislation was passed to encourage cities to increase composting percentages to 75 percent. She believes this is the appropriate time to help meet the State goals and consider the limits of the local landfill.

Commissioner Fuller commented that he just received a notice that Marborg Industries is creating a very large facility that will separate out compostable items as well as all other forms of recycling that will bring the recycling percent up to 85 percent and he noted it is moving in the direction of

addressing the state legislation requirements. He was not sure whether we needed to add a requirement on site. He commented also that green bins are used for residents to separate yard waste.

Commissioner Maynard commented that she believes the separation of compostable materials at the facility is very good but it does not negate the value of separating the composting materials at the dwelling units because this maintains the quality of the materials being recycled and reduces the overall costs of the recycling system.

Commissioner Maynard recommended making sure that each of the Native American tribes are aware of the Cultural Resources section and has looked over this section; and requested verification by staff.

Commissioner Maynard recommended additional language be added to Chapter 17.34.030 Cultural Resources Application Requirements to require during each stage of the cultural resources review that if any artifact at any level of significance is found there would also be consultation with the Native American community regarding what would be done with that item. She believes this is important and in line with the recent legislation that has been passed about repatriation of Native American artifacts back to the Native American community.

Commissioner Maynard suggested for consideration along with the Historic and Cultural Resources Ordinance ways that could go beyond the CEQA process with regard to Cultural Resources. She suggested considering increased Native American monitoring including previously disturbed spaces.

Chair Smith suggested staff consider the status of the process for ADU applications and check if any adjustments could be made in terms of the NZO based on feedback and objective data that is available.

Chair Smith supports some way to timely address inclusionary housing in the NZO process.

Commissioner Maynard supports Chair Smith's comments regarding housing.

B. ADJOURNMENT

Adjournment at 9:45 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>