



**PLANNING COMMISSION
SPECIAL MEETING MINUTES
Tuesday, April 23, 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

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

ROLL CALL OF PLANNING COMMISSION

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

Staff present: Peter Imhof, Director of Planning and Environmental Review; Anne Wells, Advance Planning Manager; Andy Newkirk, Senior Planner; J. Ritterbeck, Senior Planner; Shannon McAlpine, Intern, Advance Planning; Winnie Cai, Assistant City Attorney; and Deborah Lopez, City Clerk.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. PUBLIC WORKSHOP

A.1 Revised Draft New Zoning Ordinance - Trailers and Recreational Vehicle Parking/Storage and Planning Commission-Requested Follow-up Items

Recommendation:

- A. Receive a presentation, allow public comments, and provide feedback on the Revised Draft New Zoning Ordinance (NZO) regulation of Trailers and Recreational Vehicle Parking/Storage in Section 17.38.070(A)(3) of the Revised Draft New Zoning Ordinance (page IV-86). This issue is highlighted on page 59 of the Key Issues Guide.**
- B. Time permitting, receive a presentation, allow public comments, and provide feedback on Planning Commission-requested follow-up items.**

[A.1 PC NZO Workshop 8 -- staff report.pdf](#)

[A.1 PC NZO Workshop 8 -- PRESENTATION](#)

[A.1 PC NZO Workshop 8 -- COMMENTS 40-48](#)

[A.1 PC NZO Workshop 8 -- COMMENTS 49-56](#)

Staff Speakers:

Peter Imhof, Director of Planning and Environmental Review
Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner
J. Ritterbeck, Senior Planner

The staff report was presented by Anne Wells, Advance Planning Manager; 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 8 of 9, Presentation By: Peter Imhof, Anne Wells, Andy Newkirk, J. Ritterbeck, April 23, 2019".

Staff responded to questions from the Planning Commissioners and public speakers during the workshop. The Planning Commissioners provided feedback at the close of the discussion of each topic.

TOPIC: TRAILERS AND RV PARKING/STORAGE

Public Speakers:

Barbara Remick, 40-year resident, spoke in support of the direction of the proposed RV Parking/Storage Guidelines with one change that she could keep her 18-foot travel trailer on her driveway because the side yards are too narrow. Ms. Remick suggested that people who have room elsewhere on their property should provide space for their vehicles in side or back yards, but it should not be required because it would create financial challenges to make adjustments such as creating a passage or destruction of current landscaping and features. She requested removing Section 17.38.070.f. Ms. Remick requested the City continue to work with the public to allow RV owners to store RVs at their home. She noted that if the RV parking is not allowed, and because of the shortage of existing RV storage in the area, many RVs may need to be sold. She commented that instead of decreasing property values, allowing RV storage at homes may create the interest of persons who own RVs and instead increase their value.

Wes Herman, retired Fire Captain, County of Santa Barbara, stated that he does not see that there are any overriding problems that are being addressed. He discussed two principles called “traditional and historical usage” and “past practices and procedures” as they relate to how property owners have used their lots. He believes the policies should not be changed radically and the revisions should follow the reasonable changes discussed in the past and agreed upon. Upon running out of time, Andrew Vineyard relinquished his time to Wes Herman to continue. He then noted that the owners are put in a difficult situation because several storage sites have gone out of business due to zoning. Mr. Herman commented if the City takes more action forcing trailer storage off of the owners’ property, which has been done for many years, it would be considered the taking of value of private property. If the City were to pursue more restrictions, he expects that legal action may need to be taken to defend their property rights.

Craig Buzzell, resident since 1973, expressed concern that the proposed ordinance is restrictive and would preclude almost anything stored on his property. Mr. Buzzell commented that he believes it is important to consider the concerns of the residents in attendance at tonight’s meeting who have acquired and maintained RVs, boats, and trailers over the years, as well as the age demographics. Noted that there were millions of dollars worth of investment throughout the community in RVs, boats, and trailers.

John Profant commented that when he bought his home over 30 years ago, one of the reasons he purchased his home was that it had a 30-foot RV pad which he has used for various boats and RVs. He stated that his RV has been parked perpendicular and there has not been a problem even though he hops a curb because he has built ramps instead of having a curb cut. Mr. Profant requested that his comments be taken into consideration so he will still be able to use the RV pad, and not have this value taken away.

David Geoffrion commented that he has stored RVs on his property for 30 years. He used to park the RV in the street, but a changed rule prohibits that, so now he uses ramps rather than curb cuts to get to the paved parking area, which has not been problematic for the neighbors or at the curb. He noted that the County of Santa Barbara gave him a choice of using a ramp or curb cut and he believes it is a significant hardship to change the rules for people who have equity for 20 to 30 years. He noted the sidewalk in front of his home is usable and the ramp is only used for a few minutes with no damage to the curb and then placed in storage. If changes are made to require curb cuts, it should apply to new RV storage after adoption of the NZO only and those properties with existing RV storage should be grandfathered.

Eric Sharp spoke in support for no new legislation and for allowing parking in all setbacks unless it interferes with the sidewalk. He commented that he uses board ramps for his boat rather than a curb cut. He prefers parking his boat on grass rather than a paved surface that is permanent and unattractive, and requested consideration. He indicated that one of the reasons he moved here from Santa Barbara was due to over-burdensome rules there compared to Goleta.

Tera Yamasaki, resident since 1994, commented on the value for her family of camping vacations with an RV and boat over the years. She indicated that to take away the ability to park RVs and trailers on your property would be taking away family time. She also noted that trips such as to Hawaii are cost prohibitive because they bought a house in Goleta.

Jim Richards commented that he is opposed to the increased restrictions, noting that he does not know of any proposals for new storage sites. He expressed concern that some of the over-size vehicles might be moved out of the City's boundary and parked within the County jurisdiction in front of other people's homes instead. He believes trailers should be allowed to stay on the owner's property and suggested an unintended consequence would be trailers being parked on City streets and just towed every 72 hours to another location on a street just to avoid a ticket. Mr. Richards noted that his RV is parked in Oxnard and he is on a 2-year waiting list for storage.

Tammy Hughes commented that she appreciates the opportunity to store her boat in her backyard and be able to take it out often to the islands. Ms Hughes noted that today she observed that 11 out of 27 houses on one street had some kind of RV, boat, or trailer being stored. Ms. Hughes noted that having access to a RV is valuable when wanting to visit scenic recreation sites in the State and not just stay indoors. She believes that RVs and recreational vehicles create more of a sense of community and indicates an active lifestyle.

Bree Belyea spoke in opposition to the proposed restrictions she considers infringements on property rights for what she believes to be no more than an aesthetic issue. Ms. Belyea commented that she is working to become part of the next generation of homeowners in Goleta and that she pays attention to City actions.

Dana Trout commented that he appreciates the public process of the NZO. He also indicated that he purposely purchased his home in the Ellwood area rather than in an HOA because he did not want the added restrictions. He also noticed at the time that there were a lot of physically active people who enjoyed boating and camping with a trailer. Mr. Trout noted that he walked around the area this afternoon and counted about 280 addresses of which he saw being stored 57 boats, trailers, and various conversions as well as about 12 medium-size trailers about the size of a passenger car that fit in the driveway.

Mark Rogers stated that he agreed with all of the previous public speakers today. Mr. Rogers requested that parking be allowed on the grass, gravel or driveway.

Scott Clark, 20-year resident, commented that he has never heard a complaint regarding RVs on his property from a neighbor or City official. Mr. Clark noted that most driveways in Goleta are not big enough to park a car without it being in the front setback, so the RV is parked in the front setback. He noted that RVs are used for many important things including recreation and as an emergency preparedness vehicle. Mr. Clark appreciates the Planning Commissions' direction to staff, but expressed concern that the two Planning Commissioners (Shelor and Miller) who spoke out against RVs at a previous workshop are not present at today's meeting would not grasp the sentiment of today's public speakers and therefore should recuse themselves on this topic in the future.

Francis Arnoult, 40-year resident, commented that although there may be some poor aesthetic examples of the use of setbacks in the City by homeowners or renters, he wants to continue to be able to park his RV,

which he keeps in good condition, in his driveway. He noted that his RV occupies one of three paved spaces on the paved driveway and uses it at least once a month. Mr. Arnoult suggested not solving the problems associated with some residents by banning all recreational vehicles from being parked on the property.

John Feeley, 30-year resident, spoke in support of not making any changes, and noted he has not seen a statement of the problem and has not heard of any problems over the years.

Virginia Pagenkopf, new homeowner, stated that she has a small RV that was ticketed a few times because it was parked in the grass. She noted that they had to build a driveway to comply with the City which cost thousands of dollars and she is now concerned with the proposed changes and requested reconsideration. Ms. Pagenkopf requested the Planning Commission focus on the graffiti and garbage on the street.

Miles Wallace requested that the ability to store RVs not be taken away. He commented that he believes all setbacks are necessary, given the various types of property. He noted that he brought his RV to his rental home in Goleta and placed it in the side yard. When his neighbor complained, he moved the RV to a more desirable place for the neighbor, along the front setback, and the neighbor complained that she can see the RV no matter where it is located. He also noted that a prior speaker at an earlier workshop spoke out against RVs and cited his trailer as an example, but that she did not mention that he responded to her by moving it.

Roland Takayama commented that he bought his house in 1983 and has interviewed his neighbors to see if his RV is a problem and they have assured him it is not. He noted that he stores a few boats and trailers on his property and he works very hard to keep everything in the back, and actually expanded the garage to keep most of the items inside and out of sight.

Sandy Andrews commented that she is a newcomer and appreciates the active character of the community with the boats and trailers, and noticed most of the properties are neat and tidy. Ms. Andrews expressed concern that she may not be able to store her toy hauler on her property and questioned why there would be rules if there was not a problem. She hopes the active character of the City can be maintained.

Robert Paul, resident since 1965, stated he has never had a problem with anyone's boat or RV. Mr. Paul lives on a cul de sac and expressed concern that it would not be economical for him to have to pay over \$200 monthly fees for off-site storage for his boat.

Kirk Sloan stated that he is commenting to try and protect the ability for himself and other Goleta residents to store their vehicles on their property. He noted that there are young, decent, tax-paying families who participate in recreation and sports who need to store boats and vehicles, as well as older people. He stressed that this is not just an issue about an older demographic with RVs, but many ages and ethnicities of families with many different types of recreational vehicles.

Jason Dave, 30-year Goleta resident commented that he believes the regulations are being considered to regulate a problem that does not exist or is perhaps an attempt to address urban blight and aesthetics. He commented that he would rather see trailers and RVs rather than houses that have been boarded up as a drug house.

Denise Tisdale, 30-year resident and 18-year homeowner, commented that the previous public speakers have voiced her concerns. Ms. Tisdale suggested that consideration be given to the fishermen as well as recreational boaters, noting that there is not enough offsite storage available. She requested that she can continue to store her boat on her property and noted she cannot afford to pay for storage. She stated that she would have to get rid of her boat and stop enjoying the recreation opportunities if forced to find and pay for off-site boat storage. She commented that Goleta residents who appreciate their property rights have chosen not to live in HOAs, which dictate all forms of rules.

Cris Wood, resident since 1977, requested consideration that RVs are important for disabled people and others who are not all active energetic people, and noted the importance of accessibility for the disabled. Ms. Wood noted she was able to use her RV to move her dad around to enjoy recreation opportunities. She was able to park her RV on the street until 2015 due to regulations imposed by the City and now parks it on her property for her and her disabled husband to use. But, if these regulations are passed she would have to get rid of it.

Brad Penkala stated that he owns a cab-over camper that he takes off when he uses his pickup truck. Mr. Penkala noted that the DMV does not register these cabs and he requested consideration regarding this situation and making an exception.

Neil Therrien, homeowner since 1988, suggested consideration be given to all of the ordinance and ADU regulations, and maintain the status quo. Mr. Therrien noted that a neighbor parked a RV that blocked his mountain view for about four or five year, but he did not file a complaint. He also noted that he thought the City should get its priorities straight as it relates to housing.

Valerie Sweat, 8th generation Santa Barbara, expressed concern that proposed regulations will cost money for the owners, and commented that she does not want to be told what she can do and what she cannot do with her property as long as it is safe and not a hazard of any sort.

Justin Wood, property owner, expressed concern about requirements that would force him to not be able to keep his boat. He also indicated that he believes that a majority of complaints about RVs, boats, and trailers were from people trying to flip homes and not people actually living in the neighborhood.

Brigitta Eggleston, 40-year resident, agreed with all of today's public comments and expressed the importance for her son to have his boat for recreational use in the local areas. Ms. Eggleston also noted that her family worked very hard to find and buy back the last boat that her father built.

Russell Granger noted that the large part of the reason he came to the community was the type of homes and a place for RVs and boats, because camping is important for his family. Mr. Granger noted that he owns a trailer small enough to fit in the driveway, not hang over the sidewalk, and not impact his neighbors.

Dale Elevatorski supported allowing RVs and trailers to be parked in the driveway off of the sidewalk, and just dealing with registrations and expirations. Mr. Elevatorski expressed concern that there is no offsite parking available and noted that the largest local site for RV parking was recently closed in order to use the land to build a retirement home.

Kevin Duffy, Goleta resident, commented on how precious the lifestyle is including the ability to enjoy recreation on the ocean and the lakes, and he does not think it is right to even discuss taking that away. Mr. Duffy noted he believes it is important for property owners to pay attention to these issues and follow through to see that residents are in harmony with the decision-makers and if not, vote in ones that will.

Conrad Metzenberg, Vice president, Santa Barbara Freedivers Club, stated that many of the members live in Goleta and own boats, and they like to keep their boats in their driveway and he is requesting that this not be taken from them. Mr. Metzenberg noted that Goleta's maritime tradition dates back to the Chumash. He also noted that some of the best fiberglass boats in the world are built locally by Anderson and Radon. He noted that many of the club's members dive and harvest fish and lobster locally and often give it out to their neighbors to share the local resource to those in the community.

Nathan Harmony, homeowner and teacher at Dos Pueblos, encouraged researching how much the effect of having to move and store RVs and boats will have on the residents, considering the lack of storage sites and the price of storage. Mr. Harmony requested the City consider that his family enjoys the use of their RV and boats, and he noted that his family chose a home based on the ability to store these items on their property and did not want to belong to a homeowners association. He also noted that forcing everyone to move their RVs and boats off-site to a facility will increase the storage costs due to a sudden imbalance in supply and demand.

Theresa Gritt commented on the importance of emergency preparedness with regard to disasters and requested that resources such as RVs and boats that are needed for evacuations are available to help ourselves and others, and are not taken away. She also commented that they also provide access to areas to the south, like Ventura, when the high is closed.

Sharon Nye commented that she has lived in Goleta most of her life, except for 15 years in San Diego while living in an HOA. She agreed with comments presented tonight by the public speakers and stated she is very interested in preserving her rights.

Trailer and RV Parking/Storage Issues for Consideration by the Planning Commission:

1. Allow parking all setbacks? (Note: Goleta Municipal Code consistency).

Commissioner Maynard stated she believes it is important to allow RV parking in the front setback as long as it is not blocking the sidewalk or the ability to walk up and down the sidewalk or bike paths. She noted that the front setback is where vehicles park throughout the Goleta region. And, no need to single out RVs and not any other vehicles.

Commissioner Fuller commented that the current proposal is to allow for parking of trailers and RVs in the setbacks with some provisions.

Chair Smith commented that all of the information presented this evening has provided a better understanding of the history of regulations and the current status quo; and also helps to understand the community expectations and the difficulty the residents have in terms of finding other places to store RVs. She stated that comments have been received by email expressing concerns and noted that the concerns included parking impacts to accommodate a RV due to the garage being used for storage and not to park cars.

Chair Smith stated that she is open to reconsider allowance for parking trailers and RVs in the front setback and noted she believes access to the sidewalks is important. With regard to allowance for parking in side setbacks, Chair Smith commented that issues could be raised with regard to having a sense of privacy and views that may be somewhat difficult to address as there are different sizes of RVs, as well as different lots sizes and structures. She noted with regard to privacy issues a concern may be if someone was living in the RV and can see into a neighbor's house, and that a vehicle that is just being stored may not trigger the privacy issues.

Commissioner Maynard spoke in support for parking in both side and back setbacks. She noted there is a lot more ability to provide screening in back yards which addresses some of the concerns.

Commissioner Fuller spoke in support for parking in all setbacks with certain common sense regulations.

2. Require current registration with DMV?

Chair Smith spoke in support for requiring current registration with the DMV and requested that staff clarify the different types of storage and situations that do not require DMV registration.

Commissioner Maynard agreed with requiring current registration with the DMV and also requested staff to research DMV regulations and provide clarifying language with regard to vehicle registration regulations that apply including operable and being capable of operation.

Commissioner Fuller agreed with comments from Chair Smith and Commissioner Maynard.

3. Allowance for RV on-site use for 14 days or less? (Note: Goleta Municipal Code consistency).

Commissioner Fuller spoke in support for allowance for RV on-site use for 14 days or less, and noted the Goleta Municipal Code should be followed regarding this item, in his opinion.

Commissioner Maynard supported the allowance for RV on site use for 14 days or less and recommended retaining the language for not allowing RVs to be occupied as a living residence. Commissioner Maynard commented that she would be interested to learn about possible new housing laws being considered by other cities, or the State of California, with regard to allowing RVs as small homes in response to

the affordable housing situation, and requested staff follow the status of current State legislation.

Chair Smith commented she believes the allowance for RV on-site use for 14 days or less is reasonable and should stay consistent with the Goleta Municipal Code. She commented that this would prevent a potential nuisance situation when there is a permanent living situation and other disruptions that are not appropriate under the City's current regulations, and noted that parking a RV in the side yard may present the potential for a problem. Chair Smith noted she is hearing from the audience that members of the community have been working well with their neighbors and also there is a nuisance code if there is a problem.

4. Require parking on paved surface? (Note: Goleta Municipal Code consistency).

Commissioner Maynard recommended requiring parking on a paved surface in the front setback but not necessarily requiring parking on a paved surface in the side and back. Commissioner Maynard recommended staff explore and encourage the City Council to consider turf block, pavers, gravel and other alternatives that may be appropriate as a base for parking.

Chair Smith supported the recommendations by Commissioner Maynard with regard to requiring parking on paved surface.

Commissioner Maynard supported a suggestion by J. Ritterbeck, Senior Planner, to explore for further discussion the option to address the gravel distinction in the glossary.

Commissioner Fuller encouraged the public to continue participation in the New Zoning Ordinance process and suggested they may want to express their points with the City Council as well as express support for Planning Commission recommendations.

5. Require owners to live on site?

Commissioner Maynard supported requiring owners of the trailer or RV to live on site and requested staff to clarify that it is the owner of the trailer or RV that must live on site.

Commissioner Fuller agreed that the owner of the trailer or RV must live on site.

Chair Smith supported requiring owners of the trailer or RV to live on site. She commented that if there is an occasional issue or concern that may arise there should be an owner on site for the City to contact.

6. Require parking to be perpendicular to road?

Commissioner Maynard stated that she would not support adding this requirement. If the proposed requirement is added, she recommended it would not apply to vehicles that are lower in height and with height below a fence or hedge line but to taller RVs. Also, Commissioner Maynard suggested considering the size equity between different types of vehicle, for example a SUV and RV.

Commissioner Fuller commented that he had proposed requiring parking of RVs to be perpendicular to address the impact of views of the house; however, he would not necessarily need to support this requirement.

Chair Smith commented that it would not make sense for smaller vehicles and trailers, and it would depend on the size of the property and the particular driveway. She noted she has not heard that perpendicular parking is a particular concern or problem and suggested, if considered, it would need to be narrowly applied.

7. Any other issues?

Commissioner Fuller commented that he does not see why curb cuts would be a requirement and suggested it be deferred to Public Works if there are safety concerns.

Commissioner Maynard suggested that that Section 17.38.070.e be removed because it is restrictive and she believes if this section is not removed, additional curb cuts would need to be allowed by the City for more access so people can achieve that development standard. Commissioner Maynard expressed concern that there may need to be more leniency by Public Works with allowing curb cuts and noted the feedback from tonight's indicates there has not been a problem in the past for those that "jump" the curb.

Chair Smith agreed with the above comments from Commissioner Maynard regarding curb cuts.

TOPIC: DAY CARE FACILITIES:

Public Speaker:

Eileen Monahan made the following comments with regard to the idea of permitting Large Family Child Care by-right and not requiring a Land Use Permit:

- A) Noted that the care provider is typically an individual person and for them, the Land Use process is daunting, and she has seen that people may likely not go through with the process;
- B) There is a need for neighbors to understand what is going on in the community, and she does not believe neighbors complain often about day care facilities;
- C) It is difficult to make these types of facilities pencil out, so anything that can be done to make the permit process easier for child care facilities outside of the home will increase the number of child care programs;
- D) Requested additional consideration of all the policies that affect child care;
- E) Think of ways to incentivize child care with developers; and
- F) Recommended using the local child care planning council, such as being done by other cities and counties, to figure out the development and properties that are going on in the market that can be useful for child care.

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

Day Care Uses questions for consideration by the Planning Commission:

1. Allow Day Care Facilities without a CUP in certain Commercial Zones?

Commissioner Fuller supports these facilities being allowed in tertian Commercial Zones without a Conditional Use Permit (CUP).

Commissioner Maynard recommended that Goleta Old Town (OT) is an appropriate place for day care centers, noting it is family centric and there is a need for day care facilities. She commented she is open to including the Community Commercial (CC) and General Commercial (CG) uses as well, and expressed concern regarding the Intersection or Highway Commercial (CI) use because lots of children around major intersections seems problematic.

Commissioner Maynard supported keeping Regional Commercial (CR) and CI at least requiring a Minor CUP, and possibly a Major CUP; and in the CU zone; and recommended moving CC, OT, and CG to “P” (Permitted).

Commissioner Fuller supported the analysis and recommendation by Andy Newkirk, Senior Planner.

Chair Smith generally supported the recommendations by staff, and questioned whether the Service Industrial (IS) and General Industrial (IG) zones are appropriate even though consistent with the General Plan.

Commissioner Maynard recommended not allowing day care facilities in IG at all, and moving to Major CUP for IS; and stated that at the minimum she would like Major CUP for IS and IG for day care facilities. Commissioner Maynard stated that she appreciates the need to have more day care facilities in the community but noted she believes in the basis of zoning to separate sensitive receptors from potential hazards, not just when in normal facilities but also during emergencies and major disasters.

Commissioner Fuller supported designating Permitted "P" for Business Park (BP) and Office Institutional (OI) zones. He commented that it may be valuable to have day care facilities in areas where people work as it would alleviate people needing to drive further to day care facilities. Also, he believes that specific safety concerns regarding a facility would be addressed.

Chair Smith indicated support for the staff recommendation that IS and IG require a Major CUP.

Commissioner Maynard indicated that she was open to dropping BP and OI to Permitted "P" since it is more of a support service.

Chair Smith reiterated support for staff's recommendation and also that she supported designating Permitted "P" for BP and commented that it is worth considering changing the allowance to Permitted "P" for the OI zone.

2. Reduce Major CUPs for Day Care to Minor CUPs?

Commissioner Maynard supported the staff recommendation not to allow Large Family Day Care Facilities or Day Care Facilities, but to allow Small Family Day Care in Agricultural (AG) zones. (Commissioner Maynard stated she commented regarding Major and Minor CUPs under Question 1).

Commissioner Fuller agreed with Commissioner Maynard's support of the staff recommendation.

Chair Smith agreed with Commissioner Maynard's support of the staff recommendation. (Chair Smith had no additional comments other than those made with regard to the BP and OI zones in Question 1).

3. Remove Land Use Permit requirement for Large Family Day Care?

Commissioner Fuller supported, with the understanding that the Large Family Day Care is regulated by the State of California, removing the requirement for a permit in Residential zones.

Commissioner Maynard stated that she would support the potential revisions 1, 2, and 3 in NZO Section 17.41.130 with regard to parking regulations, and would like to see additional parking requirements in consideration of the off-loading.

Commissioner Maynard spoke in support of moving towards a Zoning Clearance with some additional parking requirements.

Chair Smith noted the distinction would be if there is no permit, the parking would be a code enforcement matter.

Commissioner Fuller commented although concern with parking is valid, adding an additional parking space on a small property may negate the ability for some applicants to conduct day at the home.

Chair Smith stated that she generally supports the Zoning Clearance, and noted she has heard from the community that there is a real need for child care in the community and the City needs to look at ways to promote them.

Commissioner Fuller supported the Zoning Clearance and the standards for dropping off and access to the property.

Commissioner Maynard commented that she could support the Zoning Clearance with staff making recommendations on how to add some flexibility, possibly as a type of transportation demand management program or guidelines for parents to follow.

After staff provided information regarding how parking requirements are reviewed by the Business License permit process along with the Planning Department, Commissioner Maynard spoke in support of the staff recommendation, along with reference to the Business License permit process rather than requiring the Zoning Clearance. She also recommended that staff address the loading and unloading requirements for the Day Care Facilities and possibly align these closer to the Large Family Day Care standards.

After further discussion, Chair Smith spoke in support of the staff proposal, along with reference to the Business License permit process rather than the Zoning Clearance.

Chair Smith also commented that she would be open to addressing loading and unloading and parking requirements for the Day Care Facilities as part of the Business License process.

Commissioner Maynard indicated that loading and unloading standards for Day Care Facility should be aligned with those for Large Family day Care.

Commissioner Fuller commented that the current proposed language in the New Zoning Ordinance presumes that the curbside is adequate for loading and unloading.

4. Are there any other issues within this topic that need to be discussed?

Commissioner Maynard questioned the rationale for Large Family Day Care only being allowed in Residential zones, and noted there was discussion about bringing more day care closer to where parents are working.

Chair Smith stated that comments received in this section have raised some interesting questions about how all of the policies might impact child care issues. She noted that issues such as incentives are more of a discussion worthy for the City Council to consider.

TOPIC: RESIDENTIAL SETBACKS

Residential Setbacks Questions for the Planning Commission to Consider:

1. Add back 20' front setback in RP?

Commissioner Fuller commented in regard to Planned Residential (RP), when a planned unit development comes up to a public street, especially a frontage, the development should be 20 feet off of the public street, but if there are internal private streets in a development, no setback standards. He noted if the development has a side that is on a public street, the side setback should be applied.

Chair Smith questioned whether the entire elimination would be supported by the community and suggested looking for a more flexible standard.

Commissioner Maynard noted she would advocate for a 20-foot setback for RP from the front of the overall development and allowing more flexibility within the development.

Commissioner Maynard requested further discussion when appropriate at a future workshop with regard to commercial setbacks with regard to Section 17.08.030 Commercial Districts and Section 17.24.120 Mixed-Use Development. She noted her concerns in 17.24.120 included the minimum setback requirement seemed low, and there is no language about setbacks.

Commissioner Fuller recommended discussing commercial setbacks when discussing commercial issues.

Chair Smith commented the intent of this zone is to allow flexibility, but she is not certain that a '0' setback is appropriate.

After hearing from staff, Chair Smith commented that she could be comfortable with setbacks being adjusted through the Development Plan process as a way to address her concern about allowing flexibility for projects in the RP zone.

Commissioner Fuller commented that he would support a 20-foot setback off a public road for buildings in a planned unit development.

Commissioner Fuller also spoke in support of keeping the backyard setbacks the same whether or not the backyard backs up to open space.

Commissioner Maynard supported Commissioner Fuller's comment to keep the rear yard setbacks the same whether or not the rear yard backs up to open space.

Chair Smith commented that she is not certain to support Commission Fuller's comment in support of keeping the rear yard setbacks the same whether or not the backyard backs up to open space, but the point is taken.

2. Are there any other issues within this top that need to be discussed?

None.

Anne Wells, Advance Planning Manager, reported that the next meeting will be a Joint City Council/Planning Commission Workshop on May 7, 2019. Also, Workshop #9 will be held on May 9, 2019, for final topics for discussion. Staff is also planning two more Open Houses for the public to review the NZO materials.

Commissioner Maynard requested confirmation that the following items will be discussed at the upcoming Workshop: 1) minimum Open Space and landscaping for Commercial districts; and 2) staff response to the discussion regarding infeasibility and how to assess infeasibility.

Chair Smith commented that the community might appreciate at least one Open House held at another location besides City Hall.

Commissioner Maynard supported Chair Smith's comment in support of holding a public Open House at a mixture of other locations, and at least one at the Goleta Valley Community Center.

B. ADJOURNMENT

Adjournment at 9:32 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>