



**UNAPPROVED  
PLANNING COMMISSION  
MEETING MINUTES  
Monday, January 25, 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**

No speakers.

## AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

### **A. ADMINISTRATIVE AGENDA**

#### **A.1 Planning Commission Minutes for the Planning Commission Meeting of January 11, 2016**

**A.1 Approve the Planning Commission minutes for the meeting of January 11, 2016.**

[Planning Commission Minutes for the Planning Commission Meeting of January 11, 2016](#)

MOTION: Vice Chair Jenkins/Commissioner Daniels to approve the Planning Commission Minutes for January 11, 2016, as amended.

VOTE: Motion approved by the following unanimous voice vote:  
Ayes: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels, Commissioner Fuller, Commissioner Maynard.  
Noes: None.

### **B. PUBLIC WORKSHOP**

#### **B.1 Review of Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts**

**It is recommended that the Planning Commission receive a presentation, allow public comments, and provide feedback on the Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts.**

[B.1 Review of Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts](#)

[B.1 Attachment 1](#)

[B.1 Attachment 2](#)

[B.1 Attachment 3](#)

Staff speakers:  
Anne Wells, Advance Planning Manager  
Martha Miller, consultant, RRM Design Group

Jennifer Carman, Director of Planning and Environmental Review

Martha Miller presented a summary of Part II Base Zoning Districts and Part III Overlay Districts, discussion of key issues, and next steps, including a PowerPoint entitled "City of Goleta New Zoning Ordinance Program - Public Review Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts, Planning Commission Workshop January 25, 2016".

Chair Onnen opened the workshop for public comments at 6:34 p.m.

Speakers:

Maruja Clensay, representing SEPPS, commented: 1) Table 17.07.020 states that detached SFRs are not allowed in the RM zone, but in the RM zone description it states that detached SRFs are allowed; 2) there is no mention of accessory structures such as guest houses, artist studios, cabanas, etc., in the Residential zone section; 3) a reference to Section 17.25.020 should be noted as it discusses accessory uses but not structures; 4) there is no mention that residential development would be subject to DRB review and approval, and this requirement is noted in the Commercial zone district; 5) there is no mention of parking requirements in the Residential zone section with the exception of the efficiency units, so a reference to Section 17.39 should be provided there, or further discussed; 6) Section 17.07.040 includes standards that should apply to those developments in the RS and RP zones that contain five or more units, however the RS zone does not allow multi-unit dwellings according to its description; 7) additional comments and questions regarding the residential and commercial draft zone districts will be provided; 8) suggested the City Planning Commission consider either the creation of a small working group or hosting a focused workshop that can assist with the final proofing of the details in the Draft Zoning Ordinance; 9) SEPPS would like an opportunity for dialogue with staff and the decision-makers; and 10) now is the time to work out inconsistencies.

Dr. Ingeborg Cox commented: 1) regarding Chapter 17.11.020, if a specific land use is not defined it should not be up to the director to assign the land use or activity to a classification; 2) a zero yard setback should not be allowed in Goleta; 3) regarding Chapter 17.07.030.A.2, questioned what happens if the rear yard abuts both the residence and the permanently dedicated open space; 4) the location of the Airport Clear Zone needs to be provided; 5) add language that indicates no discharges of chemical water are allowed into ESHAs and lagoons mentioned in this Chapter; and 6) mention all the ESHAs in Goleta including Devereux Slough and Bell Canyon Creek in Chapter 17.31.010.

Barbara Massey commented: 1) the Director should not be assigning land use or activity to any undefined lands in any district because she believes it should be the responsibility of the City Council; 2) add to Table 17.07.030 under setbacks the language "also see section 17.25.190" which regulates Truck Docks, Loading, and Service Areas; 3) in Table 17.08.020, Time Share Use should only be permitted with a CUP; 4) no project in the City of Goleta should be allowed to go to 65 feet height and/or 50 percent lot coverage because she is concerned it would open a new height limit and there is potential for redevelopment, rebuilding and possibly rezoning in the VS District, noting she believes the height limit should be at 35 feet; 5) add language from 17.08.040 Service Areas to 17.25.190 Truck Docks, Loading, and Service Areas; 6) language from 17.25.190 Truck Docks, Loading, and Service Areas should be placed in the Industrial area; 7) there should be no exception to the ten foot separation between buildings and parking in industrial areas; 8) there should be a note under additional regulations in agricultural zones that greenhouses are limited to 10 percent of lot coverage; and 9) regarding 17.20.090, all boundary changes or modifications to Master Plans should go to the Planning Commission.

Rev. Doug Miller, representing Santa Barbara Clergy Association, commented: 1) expressed concern that religious institutions are categorized as Community Assembly which is somewhat limited and he would like to see them in industrial districts, as well as residential districts, because a lot of congregations rent warehouses for services; 2) requested clarification with regard to how Public and Quasi Public Districts are distinguished; 3) the main concern is that religious institutions are limited on time for worship from 9:00 a.m. to 9:00 p.m. for services because it would limit the opportunity for retreats, Easter sunrise services, or other kinds of late programs; 4) requested clarification regarding single room occupancy; and 5) expressed support for allowing group residential in residential areas.

Cecilia Brown commented: 1) requested clarity in 17.07.030 with regard to the requirement for landscaping, the amount of paving, and whether the paving is permeable; 2) questioned why the setbacks for Community Assembly facilities in residential neighborhoods is 25 feet which seems small and does not seem compatible with adjoining neighborhoods; 3) questioned the location of hotels where there is a possible maximum allowable building height of 65 feet and expressed concern that 65 feet does not seem consistent with General Plan policies with regard to view shed requirements; 4) she did not see architectural and design standards from the General Plan being carried forward in the Commercial section and 5) questioned how the Public and Quasi-Public uses from Table 2.4 in

the General Plan were incorporated into Chapter 17.70 Use Classifications and how other uses were added.

Linda Blackburn, representing The Towbes Group, commented: 1) the outreach is working in various forms that include electronic mailers and standard public noticing; 2) requested a better understanding regarding processing assisted living types of development, noting in the Draft Zoning Ordinance it is only allowed as a Conditional Use in the General Commercial zone as a mixed-use project; 3) requested staff and the Planning Commission consider what kind of ramifications this might have to existing assisted living facilities; 4) noted the process is moving quickly and suggested taking some time for discussions in public rather than individually in separate meetings.

Chair Onnen closed the public comment portion of the workshop at 6:54 p.m.

Chair Onnen noted that detailed written comments are welcome and staff is available to meet with members of the public during the process.

Anne Wells, Advance Planning Manager, reported that the first open house workshop will be conducted on Wednesday, January 27, 2016, at 4:00 p.m. in the Council Chambers. Also, written comments are encouraged.

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

17.01.040.D Commissioner Maynard noted that a suggestion was made at the previous meeting to add language to indicate that permit extension applications would be evaluated by the Zoning Administrator as described in Part V Administration and Permits or under certain conditions to be described later. She noted that this Chapter would be revisited.

Review of Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts by the Planning Commission:

By consensus, the Planning Commission agreed to accept the global comments that were made at the last meeting on January 11, 2016, as being documented.

By consensus, the Planning Commission agreed that suggested edits, grammar, and typos will be called out rather than trying to reconstruct the language at the meeting.

17.07.010 RP Planned Residential Commissioner Maynard requested the following language from the General Plan be included or located somewhere else in the Ordinance: "clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of the site".

17.07.010 RM Residential Medium Density Commissioner Maynard requested clarification of why the minimum density of units per net acre was changed from 15 in the General Plan to 13 in the Draft Ordinance 17.07.010 RM Residential Medium Density

Commissioner Maynard requested clarification with regard to the location of the language from the General Plan that indicates maximum density could be increased in Residential Medium Density for affordable housing.

Commissioner Maynard questioned whether the maximum density increase for affordable housing could be used outside the overlay area.

Table 17.07.020 Commissioner Maynard would like to see assisted living facilities considered in the residential area. Commissioner Maynard would like to see Large Family Day Care facilities considered in the RMHP Mobile Home Park District as "AU" or "CU" rather than not allowed.

Commissioner Maynard questioned why Conditional Use Permits are required in mobile home parks and would like to see "AU" or "P" rather than "CU". She would like to see Community Assembly uses allowed in the Mobile Home Park District. She would like to see the Community Garden Use to be "AU" for all Districts. She requested clarification why the Parks and Recreation Facilities require an Administrative Use Permit.

Jennifer Carman, Director of Planning and Environmental Review, noted that Chapter 17.70 Use Classifications provides a specific level of detail with regard to the Districts. She clarified that some of the Uses are subject to State laws.

Vice Chair Jenkins suggested an "AU" or "CU" designation for Family Day Care Large at least in the RS District. He suggested consideration be given to how close large Family Day Care facilities can be located next to each other.

Commissioner Fuller commented that the localized use of a facility might be more appropriate as opposed to a magnet facility in the RMHP District.

Chair Onnen supported considering an "AU" requirement for Community Garden for all Districts. He requested addressing the issue that the Conditional Use Permit process is more costly than "AU".

Commissioner Fuller supported an "AU" requirement for Community Garden for all Districts, noting that a hearing may be appropriate and also an appeal process is available.

Table 17.07.030 Commissioner Maynard noted that she saw a difference between the Zoning Code and the General Plan with regard to Maximum Building Height for Residential High Density (RH) with 35 feet Inland and 25 feet Coastal Zone in the General Plan, and 35 feet for both Inland and Coastal Zone in the Zoning Ordinance.

Vice Chair Jenkins commented: 1) the term RS 43.6 is cumbersome and suggested RS-AC or RS-A1; 2) add "(Building Footprint)" after "Maximum Lot Coverage" if that is the intent; 3) with regard to interior yard setbacks in RS, keeping the current method carried over from the County is within the spirit of 17.07.010.B "to protect and enhance the character of well-established residential neighborhoods" versus the proposed 5 feet from the property line.

Commissioner Daniels proposed that the numbers of the Chapters that are included on each page in the document be shown at the top of each page globally.

17.07.030.A.1 Commissioner Fuller commented that there are some examples of reduced zero side yard setbacks that exist in Goleta and there are benefits and negative aspects, as well as tradeoffs.

17.07.030.B Commissioner Maynard recommended consideration for permeable pavement and also looking at some requirements for minimum maintained landscaping, using carefully considered language with regard to the drought. Also, consider other landscaping forms that look maintained and are not full landscaping such as a rock garden.

17.07.030.C.1.b Vice Chair Jenkins requested clarification with regard to measurement of the food preparation areas.

17.07.030.C.3 Commissioner Maynard recommended considering alternative transportation measures to decrease the amount of parking. She recommended a minimum requirement for short-term bicycle parking especially for the RM and RH Districts.

17.07.030.C.4 Vice Chair Jenkins suggested considering if there should be a minimum total size required for the Common Open Space.

Commissioner Fuller suggested it would be helpful to include in the open space section a reference to the section that addresses landscaping standards.

17.07.030.D Commissioner Fuller suggested it would be helpful to include in the "Garage" section a reference to the section that addresses parking standards.

17.07.030.D Vice Chair Jenkins questioned whether tandem parking is allowed.

17.07.030.D.1 Vice Chair Jenkins suggested adding language to clarify the design requirements with regard to rebuilding garages if a home is destroyed.

17.07.030.D.3 Vice Chair Jenkins believes this section regarding "Carriage-style" and other non-conventional sectional garage door styles should be included in design guidelines and not in the Zoning Ordinance.

17.07.030.D.4 Vice Chair Jenkins believes this section should be included in design guidelines and not in the Zoning Ordinance.

17.07.040 Vice Chair Jenkins believes "Additional Development Regulations for RS and RP Districts" relate to design guidelines and should not be included in the Zoning Ordinance.

Commissioner Maynard agreed with Vice Chair Jenkins that some of the design elements are design guidelines. She requested clarity and assurance that design guidelines will be reviewed by the DRB.

17.07.040.A.3.c Vice Chair Jenkins suggested adding this section regarding front porch covers to 17.07.030.A regarding setbacks.

17.07.050.A.2 Commissioner Fuller requested clarification regarding minimum interior side setback from an RS or RP District boundary.

17.07.050 Commissioner Maynard recommended that the maximum height should match the maximum height of the neighboring district with regard to RM and RH Districts adjacent to RS or RP Districts.

Vice Chair Jenkins questioned whether the language should be changed from "RM and RH" to "RM or RH".



17.07.050.B.1; 17.07.050.B.2 Vice Chair Jenkins believes these sections are design guidelines and not appropriate for the Zoning Ordinance.

17.07.050.D Vice Chair Jenkins noted a typo - change "in" to "is".

17.07.050.D.1 Vice Chair Jenkins noted the language needs to be reworked for clarification.

17.07.050.F Commissioner Maynard recommended that there should be a connection between bike lanes coming up to the property and bike lanes throughout the property as well as connecting to the bike parking. She noted there needs to be a system for bike paths particularly for the larger residential buildings.

17.07.050.F Vice Chair Jenkins questioned whether "adjoining residential and commercial areas" refers to surrounding or adjacent areas, and if it does refer to adjoining or adjacent, is it building a potential conflict between an adjoining or adjacent property owner's rights?

17.07.050.F Commissioner Maynard noted that the language is very similar to the language in 17.07.060.C with regard to Pedestrian Access with some small differences, and requested clarification particularly in the last sentence in the first paragraph, and questioned if it should not be different.

17.07.050.F.1; 17.07.060.C.1 Vice Chair Jenkins suggested the minimum width of walkways be reduced from six feet wide to five feet wide globally and noted it would meet ADA standards.

17.07.050.F.2 Commissioner Maynard spoke in support for adding bubble bumps globally to comply with the State ADA access code.

17.08.010 Commissioner Maynard requested clarification with regard to the use of the language "without limitations" in CR Regional Commercial. She noted for consideration that there is more specific language in the General Plan with regard to "Regional Commercial" and "Community Commercial".

17.08.010.A; 17.08.010 OT Vice Chair Jenkins questioned whether the hyphen in each of these sections needs to be removed.

17.08.010 CG Commissioner Maynard suggested consideration be given to comments from the public with regard to CG being a buffer zone

between residential and light industrial, and whether too much industrial is included in CG District.

Recess held from 8:02 p.m. to 8:09 p.m.

Table 17.08.020 Commissioner Maynard suggested "AU" instead of "P" in CG for Automobile/Vehicle Service and Repair, Minor.

Vice Chair Jenkins believes the regulation should be "P" in CG for Automobile/Vehicle Service and Repair, Minor.

Chair Onnen questioned why Restaurants, Takeout Only is not included in the OT and VS Districts.

Vice Chair Jenkins requested clarification regarding the difference with regard to General Personal Services and Restricted Personal Services.

Commissioner Maynard noted that Restaurants with Drive Through should not be permitted in Old Town per the General Plan.

Commissioner Maynard requested "AU" or "CU" in CG for Heavy Vehicle and Large Equipment Sales Rental, Service, and Repair.

Chair Onnen questioned why Outdoor Storage is not allowed in Old Town and if there is an existing conflict in the Old Town Heritage District.

Chair Onnen questioned whether outdoor water vending machines would be permitted in Old Town.

Chair Onnen requested clarification regarding the source of the 30 foot Maximum Building Height in Old Town.

Chair Onnen questioned the validity of the 20 percent Minimum Landscaping in the VS District.

17.08.030.D, 17.08.030.E Vice Chair Jenkins believes these sections are design guidelines and not appropriate for the Ordinance.

17.08.030.A.1 Commissioner Maynard expressed concern regarding the maximum allowable structure height of 65 feet for hotels; and recommended requests should be considered by a CU type of hearing rather than "by right".

17.08.030.C Commissioner Maynard recommended consideration with regard to setbacks from residential in the CG District.

17.08.030.E.3 Commissioner Maynard questioned who is the approving authority.

17.08.030.F Commissioner Maynard referred to her previous comments regarding bike access.

17.08.030.E.1; 17.08.030.E.2; 17.08.030.E.3 Vice Chair Jenkins believes these sections are design guidelines.

17.08.030 Vice Chair Jenkins cautioned against creating cookie cutter design, and noted this Table 17.08.030(E) is a design guideline.

17.08.030.H Commissioner Maynard recommended that the Transitional Standards for height match the adjacent District rather than be set at 30 feet.

Vice Chair Jenkins noted he does not agree with Commissioner Maynard's comment that the Transitional Standards should match the adjacent District.

Commissioner Fuller noted he supports the Transitional Standards as proposed.

17.08.040.A.1.a(2) Commissioner Maynard requested bike parking be added.

17.080.040.A.3.d; 17.080.040.A.3.f Commissioner Maynard commented that language with regard to bike paths and bike parking is missing in language regarding sidewalks and other forms of circulation.

17.08.040.A.4.e Commissioner Maynard suggested adding language that cart corrals shall not encroach into pedestrian access ways, and shopping cart returns should be conveniently located and also screened, or include the language in design guidelines.

17.08.040.A.4.f Commissioner Maynard recommended adding a reference to protection from the rain with regard to Transit Facilities.

17.09.030.D.1 Vice Chair Jenkins requested clarification with regard to the intent of the language.

17.10.020 Commissioner Maynard expressed concern with potential noxious impacts in Industrial Districts and recommended being cognizant of it being close to Residential.

Table 17.10.020 Chair Onnen requested clarification why Freight/Truck Terminal and Warehouses require an Administrative Use Permit. He questioned why Transportation Passenger Terminals require Administrative Use Permits. Also, he believes Caregiver Unit is currently an allowed use and requested clarification.

17.10.030.B Commissioner Fuller commented that the Transitional Standards provide for 50 feet minimum building setback in this section.

Table 17.11.020 Commissioner Maynard questioned why the Park and Recreation Facilities were kept separate from the Public and Quasi Public District in the General Plan but are combined into this section in the Zoning Ordinance.

Vice Chair Jenkins requested a definition of the difference between major and minor transportation terminals.

17.12.010.C Chair Onnen requested clarification regarding the meaning of "Establish controls on development that will protect these areas in a manner consistent with the General Plan".

Table 17.12.020 Commissioner Maynard and Commissioner Fuller requested clarity with regard to Parking, Public or Private because it seems confusing.

Vice Chair Jenkins believes 200 square feet of gross floor area is small for Produce Stands and suggested more square feet, possibly 400 net floor area. Also, check with regard to Fairview Gardens.

Table 17.12.030 Vice Chair Jenkins and Chair Onnen requested clarification regarding the source for the designation of 10 percent for lot coverage for greenhouses, and if it has been vetted with the agriculture community. Also, are berry hoop structures included in the greenhouse or a separate structure?

17.13.020 Vice Chair Jenkins questioned whether the hyphen in front of PD is appropriate (-PD).

17.13.030.F.3 Vice Chair Jenkins recommended adding the following language after "removal": ", and existing structures on adjacent properties."

17.13.030.F.4 Vice Chair Jenkins recommended adding a requirement to indicate the land use zone of adjacent properties.

17.13.040 Vice Chair Jenkins requested clarification regarding who is making the findings.

17.17.040.B.3 Chair Onnen requested clarification whether the threshold of 25 persons per gross acre means employment per acre.

17.17.040 Vice Chair Jenkins questioned whether any type of restriction or enforcement can be addressed for airport clear zones with regard to items such as radio control airplanes, kites, and drones.

17.17.050 Vice Chair Jenkins recommended clarifying CNEL as "Community Noise Equivalent Level".

17.17.060 Commissioner Daniels questioned whether the height limits could be included in the attachments.

17.17.060.B Chair Onnen questioned the FAA Notification section with regard to approval vs. notification.

17.17.070.A Typo - change "Aviation" to "Avigation".

17.18.030.A.1 Vice Chair Jenkins requested clarification with regard to the specific distribution of the five percent affordable unit among the extremely low and very low income households.

17.18.030.A.4 Vice Chair Jenkins questioned whether the hyphen between "moderate" and "income" is appropriate.

17.18.030.B; 17.18.050.A Chair Onnen requested an understanding of the source for the Affordable Housing Requirement regarding "No Reductions Allowed"; and also for Fee Waivers for Processing Fees.

17.18.050.B Vice Chair Jenkins questioned if fees are waived for all agencies, such as County Fire Department and the Goleta Water District.

17.19.020 Vice Chair Jenkins noted a typo- change "the Chapter" to "this Chapter".

17.19.040 Vice Chair Jenkins questioned the logic behind the three story limitation and questioned whether four stories should be considered with regard to the 55 feet maximum height. Staff reported this regulation is from the General Plan.

17.19.050 Commissioner Daniels questioned why 40 percent lot coverage is noted when the maximum is 60 percent.

17.20.010.B Commissioner Maynard requested a definition of "environmental equilibrium" and suggested adding "ecosystems" to the list.

17.20.010.D Vice Chair Jenkins requested an explanation regarding "Promote sensitive site planning and design"; and possibly consider removing it.

Commissioner Maynard recommended revisiting this language when there is a better understanding of the goal.

17.20.090 Vice Chair Jenkins suggested replacing "Changed Plans" in the title to "Modified Plans".

17.20.090.D Commissioner Maynard would like to see if some additional guidelines could be developed to support the Zoning Administrator in making these types of decisions.

17.21.010 Vice Chair Jenkins commented that he is not sure what is being looked for as far as the Old Town Heritage, noting there is a mix.

17.21.020 Vice Chair Jenkins requested clarification regarding the meaning of "extension".

17.21.050 Vice Chair Jenkins believes this section is a design guideline.

The Planning Commission concluded preliminary review of the Draft Zoning Ordinance Part II Base Zoning and Part III Overlay Districts.

Jennifer Carman, Director of Planning and Environmental Review, reported that staff will respond to questions in the Staff Report.

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

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

- 1) Two Planning Commissioners have signed up to attend League of California Cities Planning Commissioners Academy.
- 2) Staff will check availability of the Planning Commissioners for a Special Meeting on Monday, March 7, 2016.

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

Commissioner Fuller reported that he will be attending the land use planning boot camp course sponsored by the APA Central Coast.

In response to a question from Commissioner Maynard, staff provided an overview of the Supplemental Environmental Impact Report (SEIR) review process and how the process overlaps with zoning.

Vice Chair Jenkins reported that he had a conversation with Ken Alker, owner of an active project application, who has some questions with regard to land use zones and may be contacting staff.

Jennifer Carman, Director of Planning and Environmental Review, reported that staff is working with Mr. Alker.

Chair Onnen requested comments and suggestions to optimize the review process of the Draft Zoning Ordinance.

Commissioner Fuller commented that he would support taking more time for the Draft Zoning Ordinance review process as opposed to the current schedule.

Commissioner Maynard commented that the review process for the Draft Zoning Ordinance is a workshop format that is more of a flexible structure and suggested considering possibly allowing the public to make more public comments or comment at certain stages of the workshop. She also noted that written commentary is very helpful as well as feedback from the public meetings and public comments to staff.

Commissioner Fuller suggested that speakers provide a written list of their comments in advance because it would be valuable to know their interest and details.

#### **E. ADJOURNMENT**

Meeting adjourned at 8:33 p.m.