



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

March 17, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:02. P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, and Stella Larson.

Absent: Commissioner Deborah Schwartz

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Dan Gullett, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of March 3, 2011
2. Resolution 003-11
500 James Fowler Road
3. Resolution 004-11
415 Alan Road

MOTION: Jordan/Bartlett

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: (Jacobs) Absent: 1 (Schwartz)

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

C. Announcements and appeals.

Mr. Kato announced that the Planning Commission's decision on 415 Allan Road has been appealed to City Council and will be scheduled in July.

D. Comments from members of the public pertaining to items not on this agenda.

Chair Jostes opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jacobs recused herself due to the neighboring property being represented by her husband's law firm.

Commissioner Jacobs left the dais at 1:07 P.M. and did not return.

APPLICATION OF CALTRANS, DISTRICT 5, LOCATION: HIGHWAY 101 IN THE VICINITY OF SALINAS ST. ON/OFF RAMPS, APN: 099-MSC-0PW, SD-3 (COASTAL) ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE/BUFFER (CASE# MST2004-00701)

The proposed project is to amend the approved Coastal Development Permit for the Highway 101 Operational Improvements Project (Milpas to Hot Springs), to widen Highway 101 to three lanes in the vicinity of the Salinas Street on/off-ramps. The revised project will require the reduction or elimination of previously improved landscaping in the median (between the northbound and southbound lanes) and the area adjacent to the new sound walls. The project also includes relocation of a portion of the sound wall near the end of the off ramp, installation of guard railings, and enclosure of a portion of a drainage ditch in a box culvert.

The discretionary application required for this project is an amendment to an approved Coastal Development Permit (CDP2011-00003) to allow revisions to an approved development in the Coastal Commission's Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

A Final Environmental Impact Report (FEIR)/ Federal Environmental Assessment Finding of No Significant Impact (FONSI) was certified for the Highway 101 Operational Improvements Project by Caltrans District 5 in March 2004. The City prepared an Addendum to the FEIR to document minor changes to the project description prior to Planning Commission approval of the project in December 2004. Caltrans prepared an

Addendum to the FEIR in February 2011 to reflect the changes in the proposed project. Prior to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act (CEQA) §§21081 and 21081.6 and CEQA Guidelines §§15091, 15092, 15096, 15097, and 15164.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner, gave the Staff presentation.

Gregg Hart, Director of Government Affairs, Santa Barbara County Association of Governments (SBCAG), gave the applicant presentation, joined by David Beard, Caltrans Project Manager; and David Emerson, Caltrans Landscape Architect.

Chair Jostes opened the public hearing at 2:02 P.M.

Paul Zink, Architectural Board of Review Member (ABR), stated that ABR found the proposal unacceptable by a unanimous vote. Suggested the Applicant come back with revised landscaping which has not been seen. ABR remains concerned over the visual aspects of proposal.

Phil Suding, Highway 101 Design Review Team Member, stated that no reduction should be made in median landscape width. It should remain 10 feet per page 21 of the Highway 101 Santa Barbara Coastal Parkway Design Guidelines.

The following people spoke in support of the project:

1. Pat Kissler, Carpinteria Chamber of Commerce
2. Bob Short, Montecito Association

The following people spoke in opposition to the project or with concerns:

1. Beth Collins-Burgard, Brownstein, Hyatt, Farber, and Schreck, for Santa Barbara Sunrise RV Park: construction impacts, safety concerns, and CEQA impacts

With no one else wishing to speak, the public hearing was closed at 2:14 P.M.

Many of the Commissioners were concerned with preservation of the aesthetics of the Highway 101 corridor.

MOTION: Larson

Approve the project for a third lane at Salinas, making findings in the Staff Report, with a return to ABR and HLC with the understanding that the boards will make decisions with a reasonable time for turn-around.

The motion was withdrawn.

MOTION: Bartlett/Jordan

Assigned Resolution No. 006-11

Approve the project, making the CEQA and Coastal Development Permit findings as outlined in the Staff Report, with a condition that alternate offsite areas for the wetland mitigation be explored for areas more appropriate for the Sycamore Creek riparian habitat, and the understanding that the project will return to Architectural Board of Review (ABR) for further consideration of landscaping within the given physical constraints approved by the Planning Commission.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Larson, Lodge) Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Jostes announced the ten calendar day appeal period.

Chair Jostes called for a recess at 2:56. P.M. and reconvened at 3:07 P.M.

Mr. Kato did not return to Council Chambers after the break with John Ledbetter, Principal Planner continuing the meeting.

IV. DISCUSSION ITEM

ACTUAL TIME: 3:08 P.M.

EX PARTE COMMUNICATION:

Commissioner Lodge disclosed an ex parte communication with Council Members Dale Francisco and Das Williams regarding the General Plan Update.

REQUEST OF PLANNING COMMISSION CHAIR JOHN JOSTES FOR A STATUS REPORT ON PLAN SANTA BARBARA GENERAL PLAN UPDATE, COMMISSION DISCUSSION OF CONTINUED COMMUNICATION WITH COUNCIL AND THE ADHOC SUBCOMMITTEE, AND APPOINTMENT OF PLANNING COMMISSION PLANSB SUBCOMMITTEE.

Website and email: www.YouPlanSB.org

John Ledbetter, Principal Planner, provided the Staff update.

Chair Jostes presented the Planning Commission with an alternative Plan "PlanB" for review and comments, and the implications and lost grant opportunities by the lack of decision on the General Plan Update.

Chair Jostes opened the public hearing at 3:40 P.M.

The following people commented on the project:

1. Mickey Flacks, SB4All, supports sustainability in the General Plan and would like to see the Housing Element separated from the General Plan Update. Supports the Plan B alternative.
2. Debbie Cox Bultan, Coastal Housing Coalition, reiterated support for the Planning Commission's work. and remained concerned with the implications of not having a certified Housing Element.
3. Michael Holliday, Santa Barbara Region Chamber of Commerce, voiced continued support for *PlanSB* and supports the Commission's introduction of a "Plan B" alternative.

With no one else wishing to speak, the public hearing was closed at 3:51 P.M.

Some Commissioners acknowledged having lost ground in making recommendations to City Council and appreciated the introduction of a "Plan B" alternative.

Commissioner Larson left the dais at 4:13 P.M.

Scott Vincent, Assistant City Attorney, stated that a subcommittee reports back to or advises its Commission. If the Commission wished to reengage its Plan Santa Barbara subcommittee, Mr. Vincent recommended that proper tasks for the subcommittee would be to refine the Plan B proposal; recommend to the Planning Commission the process as to how the Planning Commission, as a whole, would consider the proposal; and how the Planning Commission would consider making comments on that proposal, or any other alternative, to City Council. It would not be appropriate for the subcommittee to communicate directly with City Council, given the process established in state law for the updating of general plans and the fact that the Planning Commission, as a whole, has already provided its recommendations to the City Council.

MOTION: Jostes/Bartlett.

Continue the Planning Commission *PlanSB* Subcommittee; with Commissioners Bartlett, Jostes, and Lodge; with the focus of reviewing PlanB and providing feedback to the Planning Commission on its deliberations and appropriate steps it might take to further assist the City Council and the Council's Subcommittee, if appropriate, to bringing closure to the PlanSB process in a productive way.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Larson, Schwartz)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:21 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Water Commission meeting of March 14, 2011.

VII. ADJOURNMENT

MOTION: Bartlett/Jordan

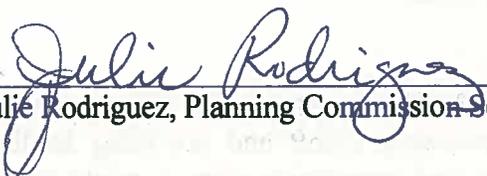
Adjourn the meeting of March 17, 2011.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

The meeting was adjourned at 4:22 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary