



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

December 10, 2015

CALL TO ORDER:

Chair Thompson called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Addison Thompson, Vice-Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, June Pujo, and Deborah L. Schwartz.

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Derrick Bailey, Supervising Transportation Engineer
Jessica Grant, Project Planner
Peter Brown, Associate Transportation Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Senior Planner Beatriz Gularte made the following announcements:

1. Ms. Gularte announced that this is the last Planning Commission meeting of the year. The December 17, 2015 Planning Commission is cancelled and the next meeting will be January 7, 2016.
2. Commissioner Pujo announced that the American Institute of Architects is providing each Commissioner with the 2016 Kids Draw Architecture calendar.

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

Chair Thompson opened the public hearing at 1:02 P.M. and, with no one wishing to speak, closed the hearing.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:02 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Pujo recused herself from hearing this item due to owning property along one of the streets being discussed. Commissioner Pujo left the dais at 1:03 P.M.

DRAFT BICYCLE MASTER PLAN (BMP)

The Planning Commission will hold a public hearing on the draft 2016 Bicycle Master Plan (BMP) to evaluate the completeness of the plan and make a recommendation to City Council for adoption. The intent of the BMP is to establish a set of goals, policies and projects for the City of Santa Barbara in order to improve safety for all road users, reduce collisions, close gaps in the bicycle network and improve transportation options and public health. Public comment is welcome and BMP can be viewed on the project website: www.SantaBarbaraCA.gov/BMP.

Contact: Rob Dayton, Principal Transportation Planner

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Contact: Peter Brown, Associate Transportation Planner

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Rob Dayton, Principal Transportation Planner, gave the Staff presentation. Peter Brown, Associate Transportation Planner; and Shannon Davis, Melendez Landscaping Architecture, Planning and Urban Design, were available to answer any of the Commission's questions.

Chair Thompson opened the public hearing at 1:46 P.M.

The following people spoke in support of the Draft Bicycle Master Plan:

1. Demian Barnett, Superintendent Principal of Peabody Charter School: Foothill Road route/ Child Safety.
2. Donn Longstreet: Micheltorena bike route / increased bicycle use
3. Cameron Clark: Micheltorena bike route / bicyclist safety
4. Amy Steinfeld, Attorney, Brownstein, Hyatt, Farber and Schreck: Micheltorena bike route / bicyclist safety / increased bicycle use
5. Alan Kuhn: fills in gaps in bike network
6. Jeff Rawlings: Micheltorena bike route
7. Joey Juhasz-Lhromiski: increased bike use
8. Dennis Allen: bicyclist safety / increased bicycle use / climate change
9. Ed France: Sola option would add costs/delays

10. Cameron Gray, Community Environmental Council: increased bicycle use / bicyclist safety / climate change/ Micheltoarena bike route option
11. Kim Stanley: prefers Sola bike route option / expedite Foothill bike route for Peabody School / climate change / increase bike use
12. Eve Sanford: BMP is a blueprint for other cities

The following people spoke in opposition to, or with concerns mainly to the proposal to remove on-street parking along a four block stretch of Micheltoarena Street:

1. Dr. Elizabeth Alden, a local psychologist located on Micheltoarena Street: Micheltoarena route and loss of parking/ economic hardship / patient mobility
2. Joe DeFiglo, Micheltoarena Street resident: Micheltoarena route and loss of parking
3. Laurel Hall, Micheltoarena Street resident: Micheltoarena route and commercial and service parking
4. Jennifer MacMillan: Micheltoarena and Arrellaga alternative
5. Gabrielle Johnson, Micheltoarena Street resident: Micheltoarena bike route and neighborhood safety
6. Jennifer Larson, psycho therapist on Micheltoarena Street: Micheltoarena bike route and loss of mobility access parking / economic hardship.
7. Joel Orr: opposed to La Rada bike route
8. Barbara Hirsch, Owner of Santa Barbara Yoga Center, on Micheltoarena Street: Micheltoarena bike route / loss of mobility access parking/ economic hardship / Arrellaga and Sola Street alternative route.
9. Greg Sanderson lives on Bath and Micheltoarena Streets: Micheltoarena bike route / loss of mobility access parking / neighborhood safety/ property value impact / Arrellaga and Sola alternative route / restricted parking hours alternating with bike route
10. Dr. Charles Falzune, dentist on Micheltoarena Street: Micheltoarena bike route / loss of parking / economic hardship / Sola Street alternative route
11. Mark Christmancyclist who lives on the corner of Micheltoarena and De la Vina: Micheltoarena bike route/ loss of parking / property value impact / neighborhood safety / Sola Street or Micheltoarena and Arrellaga alternative route
12. Barbara Elliott: frequently parks on Micheltoarena Street with handicap permit: Micheltoarena bike route / loss of mobility access parking
13. Kalon Kelley office building owner on Micheltoarena and Chapala Streets: Micheltoarena bike route / loss of parking
14. David Sinch, owner of 100 year old La Bamba market: Micheltoarena bike route/ economic hardship
15. Yvonne Ashton property owner at 22 W. Micheltoarena: Micheltoarena bike route / property value impact / meeting notification
16. Denise Singer, colonoscopy practice on Micheltoarena between State and Arrellaga: Micheltoarena bike route / loss of parking / patient safety / advocates patient loading and unloading zone
17. Jason LoCicero: Arrellaga and Sola Street alternative
18. Ron Glover, 10 year resident at 125 W. Micheltoarena: Micheltoarena bike route / parking loss/ mobility access / consider alternative routes

19. Dale Zurawski a 44 year bike commuter, property owner at 210 W. Micheltorena: Micheltorena bike route / loss of parking
20. Douglas Beard, 112 W. Micheltorena resident: Micheltorena bike route / Anapamu foot bridge option / loss of parking
21. Vernon McCaslin, business owner at 32 W. Micheltorena: Micheltorena bike route / loss of parking / economic hardship
22. John Holehouse business owner at 33 W. Micheltorena: Sola and Arrellaga option is best

Commissioner Schwartz left the dais at 2:23 P.M. and returned at 2:26 P.M.

With no one else wishing to speak, the public hearing was closed at 2:52 P.M.

Commissioner's comments:

Commissioner Lodge:

- Cannot support removal of parking on Micheltorena when the Sola Street option is preferred by some cyclists.
- Many of the homes on Micheltorena were built around 1905 with no garages and have been subdivided into apartments no longer serving as single family homes.
- Council needs to speed up the process of investing and planning for traffic lights and put bike lanes on Sola.

Commissioner Schwartz:

- Does not think that the community can wait to secure funds to reconfigure Sola Street and install proper signalized intersections and accommodate all parking.
- Micheltorena bike route is the best solution for bringing balance to a bifurcated city and providing east and west access.
- Safe Routes to School is identified in all general plan phases.
- The public right of way is not proprietary to any one constituency and needs to be shared by all.

Commissioner Jordan:

- Concurs with Commissioner Schwartz. The Micheltorena bike route is a key east/west transport system for both vehicles and bicycles and can be reached in a reasonable period of time.
- There may be other alternatives, but they either cause congestion in other places or cost money and in 15-20 years you will end up back here talking about the next plan.
- Would like to have been at today's point sooner in learning about off street parking and how elimination of it would impact people.
- Requests the same transparency in this public works community benefit process as is asked of private projects. Involve community engagement in contentious projects; spell out what that looks like and write it down so that people can recognize when effort is made and when they can participate.

- Recommends asking for the funding resources to put together an engagement team that will begin to look at cross streets for more available parking, look for where it makes sense to have handicapped or loading zones, look into other opportunities in the neighborhood where there is underutilized parking and where those with displaced parking needs can mitigate with owners of off-street parking.
- Wants to see a commitment of dollars as this plan goes forward to mitigate what will be consequence for people on Micheltorena St.
- With regard to the five year assessment plan, he suggests coming back to the Planning Commission in 2.5 years and talking about what is going on in the street, what are some of the consequences, and what are some of the components that would be important to the Planning commission to see to measure success or to make adjustments
- The overriding component for recommending this plan is that everyone using the road has safe and equal access.
- This plan pecks away at troublesome areas that need to move into modern life and dove tails with the General Plan and the Average-Unit Density (AUD) program.

Commissioner Higgins:

- Agrees with Commissioner Jordan that we are now getting to where we need to be and including people that were not included two months ago. Suggests building in time to meet with people in the area to give people the chance to challenge numbers and assumptions and to provide more detail, defensible analysis to council.
- The Bicycle Master Plan (BMP) still does not do enough to include schools in the network and doesn't recognize all gaps in the network.
- Thinks that Micheltorena bike route is the only solution for implementing some of the other projects and General Plan policies.
- In considering the Sola bike route option over the Micheltorena bike route, he does not want to throw more money at a problem. The concern is whether or not we need to include language in the plan that after 15 years we do need to find funding for Sola.

Commissioner Campanella:

- Agrees with commissioners on need to tie the BMP together, especial east/west connectivity.
- In the absence of hours for biking during peak hours to get to and from work, we have to look toward alternate transportation and safety to tie entire system together. As redevelopment occurs on property that is older, not historical, we are going to need to have fixes to the status quo.
- Agrees with Commissioners Schwarz and Jordan at looking into street markings, what is available for handicapped, how can we squeeze more space in, car share, etc. There are customers, residents that will need to look into car share.
- Look for an opportunity on Micheltorena at what can be done in the immediate vicinity to improve the situation, not just on short term, but on long term.
- Suggested that the Micheltorena bike route stop at State Street so that commercial can still park.

Commissioner Thompson:

- Thanked the public for attending and making comments, acknowledging that the Michteltorena corridor was the majority of the discussion.
- Appreciated that Staff incorporated comments and changes from other meetings.
- Logically, Micheltoarena is the only viable east/west route.
- The requirement for an east west route has been in the BMP since the 1998 plan.
- The primary purpose of a street is movement of vehicles (cars, trucks, bicycles). Secondary purpose is parking where space is available.

MOTION: Jordan/Campanella

Assigned Resolution No. 020-15

Recommend that City Council approve the Bicycle Master Plan (BMP) as outlined in the Staff Report, dated November 30, 2015 with the Planning Commission's comments.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Pujo)

Commissioner Lodge cannot support the Micheltoarena bicycle route, but thinks the BMP is a good plan. She empathized with the potential loss of La Bamba Market that has been there since 1915.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:04 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of December 9, 2015.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of December 2, 2015.

b. Commissioner Campanella reported on the Architectural Board of Review meeting of December 7, 2015.

c. Commissioner Higgins announced that the American Planning Association is sponsoring a 6-week class starting February 1, 2016 at the Association of Realtor's building. www.OpenSpace-cc.com

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 4:09 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

