



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** November 18, 2019

**TO:** The Architectural Board of Review (ABR)  
The Montecito Board of Architectural Review (MBAR)

**FROM:** Megan Arciniega, Project Planner  
Allison DeBusk, Senior Planner

**SUBJECT:** Olive Mill Roundabout – Project Clarifications  
PLN2019-00115 (City) and 19BAR-00000-00116 (County)

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The purpose of this memo is to disclose the actions the applicant has taken since the last review and clarify the permit process steps required for the project.

**Applicant Steps**

Since the last Joint Design Review Meeting in August 2019, the applicant team 1) looked into the location (placement) and shape the roundabout, 2) conducted a number of stakeholder meetings, and 3) revised the plans to clarify the project components and address some stakeholder concerns.

*Placement and Shape of Roundabout*

Per the applicant’s engineering team, the placement of the roundabout was determined by the existing critical infrastructure that it ties into—the Olive Mill Bridge and the elevated highway southbound onramp. Shifting the roundabout further south or southeast would impact these structures.

Circular roundabouts, as opposed to oblong or “bean” shaped roundabouts, are considered to be most “efficient” in terms of the space they occupy. In other words, circular roundabouts, particularly single-lane circular roundabouts, have the smallest footprint, when compared other shapes. Circular roundabouts also have the added benefit of being simpler in design and potentially easier to navigate. It is for this reason that they are the preferred design from an engineering and traffic analysis standpoint. Alternative shapes are not encouraged by traffic engineers if a circular roundabout can be accommodated.

The third factor relating to the placement and shape of the Olive Mill Roundabout in particular, are the constraints of the existing right of way. One of the main project objectives was to design the improvements to fall entirely within the existing right of way. In other words, avoid the need to take from the surrounding private property to accommodate the footprint of a roundabout.

The proposed single-lane, circular design in its current proposed location achieves each of these objectives. Per the applicant's engineering team, shifting the placement or the shape of the roundabout would result in impacts to the existing infrastructure or require additional land (from the surrounding properties). Therefore the placement and shape of the roundabout has not changed.

### *Stakeholder Meetings*

Although the City does not require applicants to meet with interested parties ("stakeholders") outside of the public hearing process, it is strongly encouraged. In the past two months the applicant team has met with the immediately adjacent property owners, the Coast Village Road Association, the Montecito Association and MTD. Additionally, the applicant team hosted an "open house" to address general public questions.

### *Changes in Project Plans*

While the placement and shape of the roundabout has gone unchanged, the following elements have been changed:

- One parking space added in front of 1298 Coast Village Road
- Bus pocket added in front of the Montecito Inn
- Bus pocket added on southbound Olive Mill

### **Permit Process Steps**

The project footprint spans both the City's and County's jurisdictions. As a result, the project requires permit approvals from both jurisdictions. The approvals include both design review approvals and permit approvals by the respective Planning Commissions. Joint meetings will be held at each phase. The steps are as follows:

- Conceptual Design Review (ABR/MBAR)
- Planning Commission Review (City PC/Montecito PC)
- Project/Preliminary Design Approval (ABR/MBAR)
- Final Design Approval (ABR/MBAR)

### **Additional Project Information**

The City's Public Works Department has provided a memorandum (attached) providing additional information regarding:

- Project background
- Current project objectives
- Project funding
- Construction timeline
- Community outreach
- Environmental review

Attachment:

Memorandum from City Public Works, dated November 14, 2019