



Chair John Jostes  
Commissioner Bruce Bartlett  
Commissioner Mike Jordan  
Commissioner Deborah L. Schwartz - *Absent*

Vice Chair Sheila Lodge  
Commissioner Charmaine Jacobs  
Commissioner Stella Larson

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, MARCH 17, 2011  
1:00 P.M.**

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**NOTICES:**

- A. THURSDAY, MARCH 17, 2011 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. Vacation Rentals and Enforcement of Conditions  
Case Planners: Renee Brooke, Zoning Supervisor, and  
Danny Kato, Senior Planner  
Email: RBrooke@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5511  
DKato@SantaBarbaraCA.gov Phone: 805-564-5470, ext 2567

**\*\* Discussion held. \*\***

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found

at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.

- B. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- C. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at [www.SantaBarbaraCA.gov/pc](http://www.SantaBarbaraCA.gov/pc). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

**I. ROLL CALL**

**\*\* Roll Call taken. Commissioner Schwartz was absent.\*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
1. Draft Minutes of March 3, 2011
  2. Resolution 003-11  
500 James Fowler Road
  3. Resolution 004-11  
415 Alan Road

**\*\* Approved the Minutes and Resolutions.**

**Jordan/Bartlett Vote: 5/0**

**Abstain: 1 (Jacobs)**

**Absent: 1 (Schwartz)\*\***

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

**\*\* No Requests were made. \*\***

C. Announcements and appeals.

**\*\* Announcements were made. \*\***

D. Comments from members of the public pertaining to items not on this agenda.  
[Due to time constraints, each person is limited to two (2) minutes.]

**\*\* No one wished to speak. \*\***

**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.

**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

**\*\* Approved with added conditions.  
Bartlett/Jordan Vote: 3/2 (Larson, Lodge)  
Abstain: 0  
Absent: 2 (Jacobs, Schwartz)  
Resolution No. 006-11. \*\***

Chair Jostes called for a recess at 2:56 P.M. and reconvened at 3:07 P.M. Senior Planner Danny Kato did not return to Council Chambers when the meeting reconvened with Project Planner John Ledbetter continued the meeting after the break.

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 3:08 P.M.**

**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](http://www.YouPlanSB.org)

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

**\*\* Discussion heard.  
Appointments to PlanSB Subcommittee made (Barlett, Jostes, Lodge).  
Jostes/Bartlett Vote: 4/0  
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

**\*\* No report given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**ADJOURNMENT:**

**\*\* Adjourn the meeting of March 17, 2011.**

**Jordan/Lodge Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz)**

**Meeting adjourned at 4:22 P.M. \*\***