



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

August 18, 2011

### **CALL TO ORDER:**

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

### **I. ROLL CALL**

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

**Bruce Bartlett arrived at 1:01 P.M.**

### **STAFF PRESENT:**

N. Scott Vincent, Assistant City Attorney  
Steve Foley, Supervising Transportation Planner  
Michael Berman, Project Planner/Environmental Analyst  
Allison De Busk, Project 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.

Allison DeBusk, Project Planner announced that the Planning Commission meeting of August 25, 2011 has been cancelled. On August 25, 2011, there will be a special meeting of the Planning Commission and Fire and Police Commission in Council Chambers at 4 P.M.

Commissioner Jacobs announced that she will not be in attendance at the special meeting.

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

Chair Jostes opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

**III. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 1:01 P.M.**

**APPLICATION OF CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, JEFF PALMER, PROJECT MANAGER, 200 BLOCK CHAPALA STREET, APN: ROW-002-070, HRC-2 / SD-3 (HOTEL AND RELATED COMMERCIAL / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2010-00263/CDP2011-00007)**

The project would demolish the existing 4,655 square foot (s.f.) bridge deck and replace it with a 2,740 s.f. bridge deck. The south side of the new bridge deck would be supported on piles and a foundation behind the existing sandstone abutment. The north side of the new bridge would be supported by a new abutment that would be located in the same location as the existing abutment. The new bridge would provide one vehicular lane in each direction and a five foot sidewalk on each side. New bridge railings and approaches to the bridge would be constructed.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies, and the public on the adequacy and completeness of the Draft Initial Study and Proposed Mitigated Declaration for the proposed project. Written comments on the Draft MND will be accepted through **August 26, 2011**.

**No formal action on the development proposal or environmental document will take place at this hearing.**

Case Planner: Michael Berman, Project Planner/Environmental Analyst  
Email: MBerman@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4558

Michael Berman, Project Planner/Environmental Analyst, gave the Staff presentation. Jessica Grant, Project Planner, was available to respond to the Commission's questions.

Jeff Palmer, Public Works Engineer, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:51 P.M., and with no one wishing to speak, the public hearing was closed.

The Commissioners made the following comments:

1. Commissioner Jacobs appreciated the considerations made for traffic and circulation, particularly for pedestrians and bicycles. Would appreciate more attention to the landscaping when it returns to Historic Landmarks Commission (HLC).
2. Many Commissioners suggested keeping the neighbors involved, especially in the demolition phase given the noise involved. Did not feel that the noise levels could be mitigated solely with sound walls or sound blankets. Would like neighborhood to be made aware, beyond noticing. Would also like mitigation considerations so that

- other neighboring projects do not occur simultaneously. Commissioner Jostes added that when updating environmental review procedures that better mitigation is needed for short term nuisance impacts, particularly when pile drivers are used.
3. Commissioner Jordan felt there was a lack of reconciliation on what exists now and what will be put in. There is a lack of response in the noise/traffic sections to the increased capacity and what will happen when the public is more aware of its existence and begin increasing its use. Would like to see traffic counts include projections.
  4. Commissioner Jordan was not on board with the concept but appreciated the alternatives offered. Would like to see consideration given to as small a width of bridge as possible.
  5. Commissioner Bartlett felt that the environmental impacts and mitigations were in line with the amount of construction that is being proposed for the replacement bridge. Not comfortable with over all premise of the project and was concerned with amount of money being spent on the bridge replacement; seems exorbitant for a bridge that is not used often.
  6. Commissioner Bartlett was concerned with view blockage from train depot and would like some view studies given to the HLC that show what the bridge looks like in place. Does not agree with changing all parking adjacent to the railroad park from 90 degree to angled parking. Suggested aligning all crosswalks on either side of Yanonali Street so that they line up with each other.
  7. Commissioner Larson would like the reduction in square footage to be as great as possible. Urged the removal of existing graffiti and treating of sandstone so that it is protected. Suggested Arundo abatement due to the Arundo being invasive and splitting the sandstone.
  8. Commissioner Schwartz appreciated the structural and seismic improvements, and asked to also consider making improvements to balancing traffic circulation without encouraging more traffic. Felt that there is a need to design the bridge configuration with appropriate lighting to deter crime in the area. Appreciated the undergrounding of utilities and the fact that the majority of funding is leveraged so that city funding is a modest contribution.
  9. Commissioner Jostes commented on the air quality section of the MND and needed to understand how a bridge will create 3.6 tons/year of CO2 emissions. Suggested looking at the model assumptions made to see if the number is credible.
  10. Some Commissioners suggested that the Applicant, prior to requesting a Coastal Development Permit, return for a concept review to look at expanding the map to include expanded development and consider a more in-depth review of alternative options.

Jeff Palmer offered to review the alternatives with the Commission but also stated that after much review Staff was presenting the best option.

Scott Vincent, Assistant City Attorney, said that it would be appropriate to increase the scope in the Staff Report when it returns for the Coastal Development Permit. The Staff Report could also include a discussion of what alternatives were considered and why they were not pursued further.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:47 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

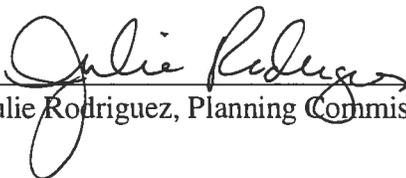
a. Commissioner Larson reported on the Historic Landmarks Commission meeting of August 17, 2011.

b. Commissioner Lodge reported on the Grand Opening of the Airport Terminal on August 17, 2011.

**V. ADJOURNMENT**

Chair Jostes adjourned the meeting at 2:52 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary