



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

June 14, 2012

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:03 P.M.

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Campanella

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 May 17, 2012
2. Draft Minutes of May 31, 2012

MOTION: Bartlett/Jordan

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Campanella)

Commissioners Larson and Schwartz abstained from the Minutes of May 17, 2012.

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

None.

C. Announcements and appeals.

City Council will hear the appeal of the 1085 Coast Village Road Project on June 26, 2012. Commissioner Larson will represent the Planning Commission.

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

Chair Lodge opened the public hearing at 1:09 P.M.

Commissioner Larson shared that she and her husband had completed the Community Emergency Response Training and encouraged community members to take the training. With no one wishing to speak, the hearing was closed at 1:11 P.M.

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:11 P.M.

SOUTH COAST 101 HOV LANES PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT. Continued from May 31, 2012.

The purpose of the environmental hearing is to receive comments from the Planning Commission on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the South Coast 101 HOV Lanes Project. Caltrans proposes to modify Highway 101 to provide a new, part-time, continuous-access High Occupancy Vehicle lane in each direction on Highway 101 extending from Carpinteria Creek in the City of Carpinteria to Cabrillo Blvd. in the City of Santa Barbara. The portion of the project within the City of Santa Barbara's jurisdiction is between Sycamore Creek and the Olive Mill Road bridge. Written comments on the Draft EIR, incorporating concerns raised by the Planning Commission will be prepared by City staff and submitted to Caltrans prior to the close of the comment period on Monday, July 9, 2012. **No action on the Draft EIR or the project will be taken at this hearing.**

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner, gave a Staff summary.

Scott Eades, Caltrans Project Manager, followed by Gregg Hart, Santa Barbara County Association of Governments (SBCAG); gave the South Coast 101 HOV Lanes Project presentation and remained available to answer any of the Commission's questions.

Chair Lodge opened the public hearing at 2:15 P.M.

The following people commented on the project:

1. Tom Bollay would like options considered that have least impact on Coast Village Road.
2. June Pujó, Save Our Village, prefers configuration F Modified as having the least impacts; summarized a previously submitted letter.

3. Martha Siegel, Save our Village, concurs that configuration F Modified is the best option.
4. Diane Handover, Save Our Village, also concurs with F Modified as having the least impact on Coast Village Road and its neighborhood.
5. Sybil Rosen, Save Our Village, supports configuration F Modified.
6. Bob Short, Montecito Association, gave a presentation recommending that the EIR be re-circulated, and would like J Modified with a northbound offramp feeding into a rebuilt Hot Springs roundabout to be included and thoroughly analyzed.
7. Jake Overall, Montecito Planning Commission, asked that consideration be given to economic impact to local business community with construction closures.

With no one else wishing to speak, the public hearing was closed at 2:43 P.M.

The Commissioners made the following comments:

1. Commissioner Jordan would like to see the EIR acknowledge economic impacts with construction closures.
2. Commissioner Schwartz sees a disconnect in relieving mainline congestion and adding congestion to local streets. Sees that the EIR has not sufficiently evaluated the impacts that are our legal responsibility per CEQA and NEPA. Cannot make findings of overriding considerations on the identified Class 1 impacts that have not been mitigated. Asked that the Design Review Team be reinstated, and that a wider range of people be appointed to the Team..

Scott Vincent commented that Caltrans is the lead agency and will make any overriding considerations and will certify the joint CEQA/NEPA document. The purpose of this hearing is for the Planning Commission and the public to help inform the comments that will go to Staff on behalf of the City and help form Caltrans decisions on the preparation and certification of the document.

3. Commissioner Jordan would like to see the EIR include the projected north bound Cabrillo Boulevard construction-related off ramp closure and the economic impacts of increased northbound exiting traffic routed through Hermosillo,. Believes F Modified is in the right direction. Need replacement ramps for the left hand ramps. Stated that J and M would be horrible choices. Agrees with the 2013 schedule. Supports choices in mainline widening that provide choices in flexibility.
4. Commissioner Larson likes F Modified because of concern for impacts to bird refuge and businesses along the Los Patos exit with other alternatives. Encourages Caltrans to merge great design with great engineering. Acknowledged that creating a City gateway at Cabrillo with the project will be a challenge. Wants to see aesthetic treatments to the K rail, such as a sandstone finish used on other Caltrans facilities. Wants small town feel kept in the attention to detail. Wants greatness, not adequacy.
5. Commissioner Bartlett commended community members who have participated in the process, and wants to carry forward the community spirit and enthusiasm. EIR analysis needs to look at impact caused by the temporary railroad realignment and

the loss of skyline trees and landscaping on Los Patos to allow for the railroad bridge to be raised. The visual impacts on J and M need to be reevaluated with better documentation and visual analysis. Believes F Modified is the better option presented. Stated that the project will need to rely on good design and good landscaping.

6. Commissioner Thompson stated that the Commissioners discussion was centered around a little bit of aesthetics and a lot about traffic. Agreed with Commissioner Larson with regard to aesthetics. Agrees with Commissioner Schwartz on having a design review team put in place. Traffic is biggest issue. Most of the EIR focus is on impacts to the mainline and the off ramps and on ramps. The DEIR gives the impression that there is no traffic impact. If you factor in the impacts to local traffic, then you would find significant impacts and should be included as an impact and looked at closely. Coast Village Road and Cabrillo are impacted today because people are not following the assumptions of circulation model used in the Operational Improvements Project. Cannot support any option that exits Cabrillo Blvd. traffic through a roundabout. Any solution that does not minimize the route to the beach area is not a good solution. F Modified appears to be best solution of those presented. We need more clear and up to date reference to city policies reviewed/included in the EIR.
7. Commissioner Schwartz agrees with colleagues in support of F Modified. Also felt that it would bring an adverse economic impact to the businesses on Coast Village Road to close Hermosillo or have traffic dumped onto a roundabout.
8. Commissioner Larson added that relocation of utilities and undergrounding utilities through Santa Barbara would be a positive mitigation, along with decorative K-rail, enhanced landscaping, and graffiti proofing.
9. Commissioner Lodge agrees with peer comments. J Modified seems to bring less construction, however she does not support an on and off ramp at Los Patos. The EIR should recognize our concerns with aesthetics given that this is an entry into Santa Barbara. Wants to see a new southbound on ramp as soon as possible. Would like to see widening of Cabrillo under the railroad tracks to allow for a right hand turn lane and provide adequate pedestrian and bicycle access. Would like mitigation measures for the Olive Mill Road and Coast Village Road intersection to be included in the EIR.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:24P.M.

- E. Committee and Liaison Reports.
 1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meetings held on May 30, 2012 and June 13, 2012.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Water Commission meeting held on June 11, 2012.
- b. Commissioner Jordan reported on the Regional Water Quality Board and is scheduling some tours of the Water Treatment Plant and The Sewer Treatment Plant.

V. ADJOURNMENT

Chair Lodge adjourned the meeting at 3:28 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary

