City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

December 1, 2016

CALL TO ORDER:
Chair Campanella called the meeting to order at 1:00 P.M.

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

STAFF PRESENT:
Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steven Greer, Project Planner/Environmental Analyst
Jessica W. Grant, 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.
   Ms. Gularte announced that the appeal of the Planning Commission’s decision on 1925 El Camino de la Luz will be heard by City Council next Tuesday, December 6, 2016.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
   1. November 10, 2016
   2. PC Reso No. 031-16
      402 S. Hope Avenue
3. PC Reso No. 032-16
   535 E. Yanonali Street

**MOTION: Pujo/Lodge**
Approve the minutes and resolutions as presented.

This motion carried by the following vote:
Ayes: 4 Noes: 0 Abstain: 1 (Higgins) Absent: 2 (Jordan, Schwartz)


**MOTION: Pujo/Thompson**
Approve the minutes and resolutions as amended.

This motion carried by the following vote:
Ayes: 5 Noes: 0 Abstain: As noted Absent: 2 (Jordan, Schwartz)

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

Chair Campanella opened the public hearing at 1:03 P.M. and, with no one wishing
to speak, closed the hearing.

III. **ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 1:03 P.M.**

**LAS POSITAS MULTI-USE PATH PROJECT - CITY RIGHT-OF-WAY ALONG
LAS POSITAS AND MODOC ROADS**

The purpose of this meeting is to receive public and Commission comments on the Draft
Mitigated Negative Declaration (DMND) that has been prepared for this project and is
available for review and comment. No action on the DMND or project permit request will be
taken by the Planning Commission at this hearing.

The proposed project involves design and construction of a 2.6 mile-long separated
multiuse pathway for bicyclists and pedestrians in City right-of-way along Modoc Road
from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc
Road to Cliff Drive. The project would provide key connections among Santa Barbara’s
regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path,
Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve.

The discretionary applications that will be required for this project include:

1. A Coastal Development Permit to allow the proposed development in the
   Appealable/Non-Appealable Jurisdictions of the City’s Coastal Zone (SBMC
   §28.44.060) for a portion of the project location; and

2. Project Design Approval by the Architectural Board of Review (SBMC §22.68).

The DMND examines environmental impacts, which may be associated with this project.
Potentially significant environmental effects identified in the DMND, which are anticipated
as a result of the project include impacts related to visual, biological, geology and soils, noise, water quality and hydrology, and land use and planning. The DMND includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The DMND is available for review at the Planning Division, 630 Garden Street, City Clerk's Office, 735 Anacapa Street and at the Public Library at 40 E. Anapamu Street during hours of operation, and online at www.SantaBarbaraCA.gov/EIR.

The public review period for the DMND extends through Thursday, December 22, 2016, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Jessica W. Grant, Project Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or email to JGrant@SantaBarbaraCA.gov.

Contact: Jessica W. Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4550

Jessica W. Grant, Project Planner, gave the Staff presentation. Ashleigh Shue, Supervising Engineer, Derrick Bailey, Supervising Transportation Engineer, and Steve Greer, Environmental Project Planner, were available to answer any of the Commission’s questions.

Staff acknowledged public comment letters were received from Kimberly Sven-Brown; Daniel Seymour, La Positas Meadows Owners Association; Marilyn Wales; Connie Sheller; Channing Soladar; Suzanne Cortright; Donald Zak; Linda Albert and Byron Eakin; Dan McCarter, Friends of Arroyo Burro; Weyan and Marilyn Jones; Bill Caplinger, La Cumbre Circle; Lesa Stern; Scott Wenz, Cars are Basic; Bob and Karin Hughes; and Jane Poythress.

Brian Hannegan, ASLA, Senior Designer, RRM Design Group gave the Applicant presentation on behalf of the City’s Public Works Department. Dan Gira, AMEC-Foster-Wheeler, was also available to answer any of the Commission’s questions.

Chair Campanella opened the public hearing at 2:14 P.M.

The following people commented on the project:

1. George O’Brien, La Cumbre Circle resident, represented La Cumbre Home Owners Association, an 86 home development at Calle De los Amigos and Modoc Road. There are 10 homes along Modoc Road that will be impacted by the removal of the Oleanders. The Oleanders help shield from the 101 Freeway traffic, the railroad, Modoc Road, and hide the overhead wires and cables. He requested that the Oleanders be kept.

2. Dan McCarter, Friends of Arroyo Burro, submitted written comments. He referenced the Las Positas/Modoc Multiusue Project intrudes on the City’s Las Positas six-acre Arroyo Burro Vision Restoration Project that was promoted by Jill Zachary to the Arroyo Burro Vision Group in 2004 in an Arroyo Burro Watershed document. Unfortunately this plan was never delivered. In 2007, there was a subsequent document published that also addressed Las Positas Restoration. In 2016, City Creeks Division presented a restoration project for Arroyo Burro Park, including the Las
Positas six-acre parcel. Since 1997, community members have been restoring the Las Positas Valley six-acre parcel with measured success. This path project, as designed, treads on wildlife habitat and the community restoration project. He asked that it be redesigned to avoid intruding impacts. Please keep the path on the Las Positas Road bed.

3. Rick Frickmann, Santa Barbara Urban Creeks Council, has been involved with this section of Las Positas for many years. There are occasional homeless people along the trails. He would like to see the MND include planting that discourages people from accessing that area from Las Positas as it would help keep the creek to Las Positas side pristine. The 500 feet width from Cliff Drive is away from the road, and the island of dirt between that path and Las Positas Road would not benefit the habitat. The closer the pathway can be kept to the road, the larger the habitat can be. The creek has water year-round so the wildlife needs to keep being protected.

4. Daniel Seymour, President, Las Positas Meadows Association, is supportive of the project but stated that it is an attractive nuisance. Las Positas Meadows homes were built in 1989 with 12 homes on a private drive with 15 acres. Over time, these homeowners can no longer get in and out of their driveways due changes in traffic and speed. To exit a driveway, you need to go from zero to fifty-five miles. Las Positas Road has become a freeway with cars coming by at 55 miles or more an hour. The once-proposed median has now been taken out of this design. It makes no sense that speed is based on how fast the drivers drive. He referenced many accidents that have occurred there each month, but the speed limit is never addressed or changed. He would like some extended consideration to bring the speed down so that he and his neighbors can get in and out of their driveways.

With no one else wishing to speak, the public hearing was closed at 2:27 P.M.

The Commissioners made the following comments:

Commissioner Pujo:

1. Referenced the Visual Resources stating there is a difference between a visual impact and a biologic impact concerning the Mitigation Measures found on page 37 of the DMD. While there appears to be overlap, she would like to see Staff evaluate the change in visual character using visual impact terms. A clear tie is missing between the biologic restoration and landscape, which might not be a pure biologic impact. It needs to be clear in the visual section.

2. There needs to be a tie in to a project condition or mitigation measure for the Project’s landscape plan to be reviewed and approved by the Architectural Board of Review (ABR). She would like a reference to the ABR and a reference to screening and also reference any medians on Modoc Road.

3. Referenced the Biological Resources – Mitigation found on page 55 of the DMND, stating that the Special Status Plant Species Surveys give a two-year window. She would like to see the surveys done much closer to the actual construction. Two years seems like a long time not to revisit the survey before construction.
4. Make sure all recommendations in the various bio studies are included in the MND mitigation measures.

Commissioner Higgins:

1. Would like to see more sections in the plans that show a section view of what is happening with the retaining walls versus the block walls. There are several pages that do not have any sections and would give a better illustration of what is happening there. If you can afford ‘birds eye views’ on some of the sheets, it will give a better context. There are not many visual simulations of what is happening included.
2. Would like to see a response to the concerns about Oleander tree removal with respect to noise impacts.
3. There should be a place for traffic calming on Las Positas. On L 1.1.3 the speeds are very high and the block wall is below grade. More people are being introduced to the pathway, but safety hazards are not being addressed. If there is a way to reduce speeds, that would be ideal.
4. In extending Phase 1, accommodating some of the requests now may save dollars and cents on the back end if you can negotiate adding some of the onsite monitoring that may be requested as part of the consult process under AB.52.

Commissioner Lodge:

1. Shares same concerns as Commissioner Higgins regarding the pathway. Even though that section of the path drops down into the restoration area, it is still in the City right-of-way. She would like to see more thought given to getting the path further away from the restoration area.

Commissioner Thompson had nothing further to add to the comments made.

Commissioner Campanella:

1. Commented on the safety feature stating that he would like to see feedback from Class II bicyclists and whether the Project is helping or hurting them.
2. With the public interest received, he would like to see a solution to address the Oleander removal and perhaps a reasonable substitute to the service that they are currently providing can be found in the retaining walls that can do some screening for the neighbors.
3. On the biological side, impacts have been minimized. He suggests that coordination be made with other restoration projects as a part of mitigation.
4. Regarding the walls, perhaps design could help with some of the traffic, too. A decorative wall tends to slow drivers down. Consider the surfaces of the wall and how they can be traffic calming devices. Consider use of signage.

Chair Campanella thanked Staff and looks forward to seeing the final document.
IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:21 P.M.

A. Committee and Liaison Reports
   1. Staff Hearing Officer Liaison Report
      None was given.
   2. Other Committee and Liaison Reports
      a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of November 30, 2016.
      b. Chair Campanella stated that the next Planning Commission meeting will be on December 8, 2016.
      c. Chair Campanella announced that it was First Thursday and encouraged all to enjoy the events.
      d. Commissioner Pujo announced that the American Institute of Architects (AIA) Foundation has a Kids Draw Architecture calendar available and presented each Commissioner with a calendar. Calendars are available for purchase at the AIA office. Commissioners were also invited to a gallery opening on December 9, 2016.

V. ADJOURNMENT

Chair Campanella adjourned the meeting at 3:25 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary