



**City of Santa Barbara**  
**SPECIAL JOINT HEARING OF THE**  
**PLANNING COMMISSION (PC)/**  
**MONTECITO PLANNING**  
**COMMISSION (MPC)**  
**AUGUST 20, 2020**

9:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**CITY PLANNING COMMISSION MEMBERS:**

Deborah L. Schwartz, Chair  
Lesley Wiscomb, Vice Chair  
Roxana Bonderson  
Gabriel Escobedo  
Jay D. Higgins  
Sheila Lodge  
Barrett Reed

**MONTECITO PLANNING COMMISSION MEMBERS**

Donna Senauer, Chair  
Bob Kupiec, 1<sup>st</sup> Vice Chair  
Ron Pulice, 2<sup>nd</sup> Vice Chair  
Charles Newman  
Susan Keller

**CITY STAFF:**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Heidi Reidel, Commission Secretary

**COUNTY STAFF:**

Brian Pettit, Deputy County Counsel  
Jeffrey Wilson, Assistant Director  
David Villalobos, Board Assistant Supervisor

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**PLEASE BE ADVISED**

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://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 at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Decisions of the **Santa Barbara Planning Commission** may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. Appeals must be submitted in writing, *via email to [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) and by first class mail postage prepaid* within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals post marked after the 10<sup>th</sup> calendar day will not be accepted.

Decisions of the **Montecito Planning Commission** may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeals may be filed in writing to the Santa Barbara County Board of Supervisors within ten (10) calendar days of the date of the action by the Montecito Planning Commission. Appeals must be delivered to the Clerk of the Board Office drop box located in the Santa Barbara County Administration Building, 105 East Anapamu Street, Santa Barbara, CA 93101

**I. ROLL CALL**

**Roll call taken. Commissioner Higgins was absent.  
(Commissioner Reed left at 6:07 p.m. and did not return.)**

**II. PLEDGE OF ALLEGIANCE**

**III. PRELIMINARY MATTERS**

A. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**No one wished to speak.**

**IV. NEW ITEM**

**ACTUAL TIME: 9:08 P.M.**

**APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS, COUNTY OF SANTA BARBARA PUBLIC WORKS, SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, AND CALIFORNIA DEPARTMENT OF TRANSPORTATION, OWNER OF INTERSECTION OF OLIVE MILL ROAD, COAST VILLAGE ROAD, NORTH JAMESON LANE, AND HIGHWAY 101, APN: RIGHT-OF-WAY, ZONE: (CITY) C-1/S-D-3, (COUNTY) TC; LAND USE DESIGNATION: (CITY) COMMERCIAL/MED-HIGH RESIDENTIAL, (COUNTY) TRANSPORTATION CORRIDOR, MONTECITO COMMUNITY PLAN; ((CITY) PLN2019-00115, CDP2019-00008; (COUNTY) 19DVP-00000-00024, 19CDP-00000-00048)**

The project consists of reconfiguring the six-legged intersection at Olive Mill Road, Coast Village Road, Jameson Lane, Highway (HWY) 101 northbound off-ramp, and HWY 101 southbound on-ramp to a single lane roundabout. The approaches to the intersection at each of the legs would be modified to include new road curvature (to slow traffic), pedestrian refuge islands, sidewalks, street lighting, signage, crosswalks, landscaping, and drainage facilities. The project requires a Coastal Development Permit from the City (PLN2019-00115, CDP2019-00008) and requires a Development Plan and Coastal Development Permit from the County (19DVP-00000-00024, 19CDP-00000-00048). The project is appealable to the Coastal Commission per Public Resources Code §30603(a)(5).

**Santa Barbara Planning Commission approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated August 13, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with revisions to the Conditions of Approval.**

**Reed/Wiscomb Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Higgins)**

**Resolution No. 007-20**

**Montecito Planning Commission continued the project to September 16, 2020.**

**Newman/Kupiec Vote: 5/0**

**Abstain: 0**

**Absent: 0**

**V. ADJOURNMENT**

**Meeting adjourned at 6:16 p.m.**