



# City of Santa Barbara

## SPECIAL JOINT HEARING OF THE PLANNING COMMISSION (PC)/ MONTECITO PLANNING COMMISSION (MPC)

### CITY PLANNING COMMISSION MINUTES 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

#### CITY STAFF:

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

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#### CALL TO ORDER

Chair Schwartz called the meeting to order at 9:04 a.m.

#### I. ROLL CALL

City Planning Commission Members: Chair Deborah L. Schwartz, Vice Chair Lesley Wiscomb, Commissioners Roxana Bonderson, Gabriel Escobedo, Sheila Lodge, and Barrett Reed

Montecito Planning Commission Members: Chair Donna Senauer, 1<sup>st</sup> Vice Chair Bob Kupiec, 2<sup>nd</sup> Vice Chair Ron Pulice, Commissioners Charles Newman, Susan Keller

Absent: City Planning Commissioner Jay Higgins

#### CITY STAFF PRESENT

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Jessica W. Grant, Supervising Transportation Planner  
Laura Yanez, Supervising Engineer  
Megan Arciniega, Project Planner  
Ellen Kokinda, Planning Analyst  
Timmy Bolton, Associate Planner  
Tony Ruggieri, City TV Production Supervisor  
Heidi Reidel, Commission Secretary

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**COUNTY STAFF PRESENT**

Lisa Plowman, Director  
 Brian Pettit, Deputy County Counsel  
 Travis Seawards, Division Deputy Supervisor  
 Jeffrey Wilson, Assistant Director  
 Alex Tuttle, Division Supervisor  
 David Villalobos, Board Assistant Supervisor  
 Ron Boyle, Senior Manager  
 Walter Rubalcava, Transportation Engineering Manager  
 Nicole Lieu, Planner

**II. PLEDGE OF ALLEGIANCE****III. PRELIMINARY MATTERS**

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

Public comment opened at 9:06 a.m., and as no one wished to speak, it closed.

**IV. NEW ITEM**

**ACTUAL TIME: 9:08 A.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).

**EX PARTE COMMUNICATION:** Chair Schwartz disclosed that she spoke to John Price. Commissioner Newman disclosed he had a working relationship with Arcadia Studios but had no ex parte communications with them in regards to the Project. Commissioner Newman also disclosed that he had ex parte communications with the homeowners of 110 Olive Mill Road, and City Staff regarding the item. He also disclosed that he participated in a site visit for the project. Chair Senauer disclosed that she spoke to the applicant. Chair Senauer and

Commissioner Keller disclosed that they participated in site visits and the Olive Mill Roundabout Working Group.

Allison DeBusk, Senior Planner; and Nicole Lieu, Senior Planner, gave the Staff presentation. Megan Arciniega, Project Planner, was available to answer questions.

Jessica Grant, Supervising Transportation Planner; Laura Yanez, Supervising Engineer; Walter Rubalcava, Transportation Engineering Manager; and Ron Boyle, PE, Senior Manager, GHD; gave the Applicant presentation.

Public comment opened at 9:49 a.m., and the following individuals spoke:

1. Roger Rittner
2. Sharon Byrne
3. Thomas Becker

Written correspondence from Douglas Fell, Nancy Mullholland, Pamela Boehr, Roger Rittner, Scott Wenz, Thomas Becker, and Tod Berlinger was acknowledged.

Public comment closed at 10:04 a.m.

Public comment re-opened at 10:06 a.m.

**\* THE COMMISSIONS RECESSED FROM 10:10 TO 10:27 A.M.  
TO ADDRESS TECHNICAL ISSUES\***

Public comment continued at 10:27 a.m., and the following individuals spoke:

1. Douglas Fell
2. Bob Hazard

Public comment closed at 10:38 a.m.

**\* THE COMMISSIONS RECESSED FROM 12:30 TO 1:01 P.M. \***

**\* THE COMMISSIONS RECESSED FROM 3:38 TO 3:50 P.M. \***

(CITY) Straw poll: How many Commissioners can support adding the language “the proposed bus stop on Olive Mill Road shall be adjusted or relocated such that permanent vehicular access to the driveway serving 1298 Coast Village Road is maintained at all times”?  
Ayes: 4 Noes: 2 (Escobedo and Lodge opposed) Passed

(CITY) Straw poll: How many Commissioners can support recommending that the City should consider sponsoring a competition for local artists to design art elements for the project?  
Ayes: 6 Noes: 0 Passed

***(CITY PLANNING COMMISSION MOTION)*****MOTION: Reed / Wiscomb****Assigned Resolution No. 007-20**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated August 13, 2020, and subject to the Conditions of Approval as outlined in the Staff Report and revised August 19, 2020 and with the following revisions:

1. On page 2, condition C.1.g, change the last sentence to read “Additionally, the Public Works Department will certify compliance on behalf of the City.”
2. On page 3, within condition C.2 add the following condition: “Three 24-inch minimum box trees shall be installed in the public right-of-way adjacent to private property at 110 Olive Mill Road if the homeowner requests them.”
3. On page 3, within condition C, add the following condition: “The proposed bus stop on Olive Mill Road shall be adjusted or relocated such that permanent vehicular access to the driveway serving 1298 Coast Village Road is maintained at all times.”
4. On page 3, within condition C, add the following condition: “Lighting shall be code compliant and provide the minimum required light levels. Full cut off, dark skies compliant light fixtures have been selected at heights to minimize glare and light pollution while focusing the light on the roundabout. The lighting levels shall not exceed the minimum requirement of any applicable legal standard, and ten volt dimmers shall be installed and maintained to attain the minimum lighting levels.”
5. On page 15, within condition E.1, add the following condition: “A Memorandum of Understanding between the City, County, SBCAG and Caltrans that outlines the long-term funding agreement for landscaping within the project area shall be approved prior to issuance of a permit.”
6. On page 16, within condition E.2, add language that introduces provisions in the context of containing construction to protect businesses and residences in the immediate area affected by the project to the maximum extent feasible.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Higgins)

**\* THE COMMISSIONS RECESSED FROM 5:16 TO 5:55 P.M. \***

***(COUNTY MONTECITO PLANNING COMMISSION MOTION)*****MOTION: Newman/Kupiec**

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

This motion carried by the following vote:


Ayes: 5 Noes: 0 Abstain: 0 Absent: 0

V. **ADJOURNMENT**

Chair Schwartz adjourned the City Planning Commission meeting at 6:08 p.m.

Chair Senauer adjourned the Montecito Planning Commission meeting at 6:16 p.m.

Submitted by,



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Heidi Reidel, Commission Secretary