



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 1, 2007  
**AGENDA DATE:** March 8, 2007  
**PROJECT ADDRESS:** Highway 101 from Milpas Street to Hot Springs (MST2004-00691)  
 Highway 101 Operational Improvements Project  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Michael Berman, Project Planner

### I. INTRODUCTION

The Planning Commission approved, with Conditions, a Coastal Development Permit for the Highway 101 Operational Improvements Project in December 2004. The Conditions of Approval were adopted by Resolution #059-04 (available upon request) and require that annual updates be provided by the applicant to the Planning Commission on the progress and status of the project. The applicant has submitted a letter (see Exhibit A) that is intended to provide the Planning Commission with the second required status and progress report. Exhibit A provides more details on the progress that has been made preparing the necessary plans, obtaining approvals from city design boards and obtaining permit approval. Staff has also indicated below milestones that have been reached, developments that have occurred, and issues that have not been resolved.

### II. PROJECT STATUS

#### A. 95% PLAN REVIEW COMPLETED

Santa Barbara County Association of Governments (SBCAG) and CALTRANS submitted 95% drawings for the project. The 95% submittal was consistent with the project approval and the 35% and 65% drawings and responded to all substantial comments by Staff on these earlier submittals.

#### B. ABR REVIEWS

The ABR reviewed designs for a sign and guard rail and found them to be acceptable. Final Approval was granted for the sign and the ABR expressed a preference for a beam and post guard rail design to a solid concrete barrier design (See Exhibit B). CALTRANS has indicated that there may be problems acquiring a strip of land, near the Bird Refuge, belonging to the Southern Pacific Railroad because the California Transportation Commission does not usually endorse acquisition of railroad right-of-way for purposes of landscaping. The strip of land would provide a wider, more substantial, visual landscape screen. The ABR expressed a preference for acquisition and use of the landscape strip for

screening as originally approved, recognized that the acquisition may not be possible, and requested additional landscape screening if the landscape strip is not acquired and only existing road right-of-way is available for landscaping.

ABR reviewed and approved the wetland required as mitigation at hearing on January 29, 2007, on Sycamore Creek in Dwight Murphy Park. This followed Planning commission approval of the Coastal Development Permit on December 7, 2006.

ABR review for the Old Coast Highway sidewalk design is expected to occur in late February 2007.

**C. RAILROAD BRIDGE AT CABRILLO BLVD.**

SBCAG continues to work on obtaining the funding to replace the bridge. This component of the project has been separated from the remaining elements of the project but CALTRANS anticipates constructing it in the fourth phase of the larger project.

**D. CDP EXTENSION**

The Coastal Development Permit (CDP) was extended to December 16, 2007 in response to a CALTRANS request for an extension.

**E. MISCELLANEOUS ITEMS**

CALTRANS and SBCAG have embarked upon a substantial community relations effort with local business owners and groups. As a result of that process, the closure times for freeway ramps were substantially reduced and the public has been familiarized with the project and the effects of the project on their activities.

CALTRANS provided the City with a Conditional Letter of Map Revision (CLOMR) that indicates that the Federal Emergency Management Agency has accepted the resulting flood plain and floodway improvements studies and map changes.

The applicant has initiated applications for Army Corps of Engineers permits, California Department of Fish and Game Streambed Alteration Agreements, and Regional Water Quality Control Board Certification and anticipates approval by March 2007.

CALTRANS is continuing to work on undergrounding utilities where they conflict with proposed development.

**III. CONCLUSION**

The US 101 Highway Improvement Project has made substantial progress since its approval in late 2004. City staff believes that CALTRANS continues to work diligently to meet the Coastal Development Permit conditions. CALTRANS expects to start construction in the Spring of 2008.

Exhibits:

- A. CALTRANS letter, February 9, 2007
- B. ABR/HLC Minutes

**DEPARTMENT OF  
TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05/>



**RECEIVED**

**FEB 14 2007**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

*Flex your power!  
Be energy efficient!*

February 9, 2007

SB-101-KP 17.4/20.6 (PM 10.8/12.8)  
Santa Barbara Operational Improvements; EA05-447800  
CDP2004-00013

City of Santa Barbara  
Paul Casey, Community Development Director  
Community Development Department  
630 Garden Street  
Santa Barbara, CA 93101

Dear Mr. Casey:

The intent of this letter is to provide an annual progress report to the City of Santa Barbara as per the Conditions of Approval for the Coastal Development Permit (CDP 2004-00013) issued for the Operational Improvements project between Milpas and Hot Springs/Cabrillo on State Route 101. The Annual Progress Report and Fact Sheet are enclosed.

This item is scheduled for the Planning Commission meeting of March 8, 2007. If you have any questions or need any additional information prior to the meeting date, please contact me at (805) 542-4791 or via e-mail at: [michael\\_sandecki@dot.ca.gov](mailto:michael_sandecki@dot.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sandecki".

Mike Sandecki  
Associate Environmental Planner  
Department of Transportation – District 5  
Central Coast Environmental Analysis Branch

cc: Michael Berman

Enclosure

**EXHIBIT A**



Santa Barbara 101 Operational Improvement Project  
Milpas to Hot Springs/Cabrillo  
Annual Project Update to the Planning Commission

**Coastal Development Permit CDP2004-00013**

March 2007

The following is an update of the progress toward fulfillment of the Conditions of Approval for the Coastal Development Permit for the Operational Improvement Project on State Route 101, between the Milpas and Hot Springs/Cabrillo Interchanges (CDP2004-00013). The last annual update for CDP2004-00013 was given to the Planning Commission on March 2, 2006.

**CDP Extension**

An extension of the CDP, to December 16, 2007, was approved by the Community Development Department in a letter dated October 11, 2006.

**95% Design Submittal**

The 95% design submittal was submitted to the Community Development Department in January 2006 per the conditions of the Coastal Development Permit. This submittal was distributed to the City Review Team. Caltrans received written comments in March 2006. Detailed responses to these comments were prepared in May 2006. Further resolution of these items, that has since become available, is detailed here.

**ABR/HLC Final Approval**

The joint Architectural Board of Review/Historic Landmarks Committee (ABR/HLC) gave final approval of the 95% plans for the project in May 2006, reserving a few items for approval via "consent after final". Follow up with the ABR/HLC occurred in November 2006, January 2007 and late February 2007.

Some additional items came before the ABR in November 2006 and January 2007 due to changes in the design that occurred after final approval was received. These changes included landscaping changes related to right of way acquisition processes, as well as modification to the median barrier near Cabrillo Boulevard and an overhead sign structure near Salinas Road. Upon review, final approval status on these items remains.

At the time of the 95% approval by ABR/HLC in May 2006, one item, the Old Coast Highway sidewalk, was reserved for future consideration and review that is part of the design package prepared by Santa Barbara County Association of Governments (SBCAG) consultant team. In May 2006, ABR/HLC provided comments to the concept plan for developing the Old Coast Highway sidewalk between the roundabout and the tennis courts. The final plan will be presented to ABR on February 26, 2007 related to the Old Coast Highway sidewalk and recent modifications to the Hot Springs/Cabrillo Roundabout. The ABR will have submitted its findings associated with these items to the Planning Commission by the time the annual update is presented on March 8, 2007.

## **Community Relations**

In the Spring of 2005, SBCAG and the Department of Transportation (Caltrans) opened up the community dialogue by planning a number of meetings to inform the public about the 101 Operational Improvements as the project moved through the detailed design phase. The community outreach plan was funded by SBCAG and included participation from Caltrans, SBCAG, the City of Santa Barbara and County of Santa Barbara. SBCAG, Caltrans and the City of Santa Barbara will continue to dialogue with the community throughout 2007 and as we move closer to construction. For a list of meetings held to date please refer to **Attachment A**. The project team has agreed to continue an open dialogue with the public prior to and throughout construction.

## **Permit Status**

Army Corps of Engineers permits, Department of Fish and Game Streambed Alteration Agreements, and Certification from the Regional Water Quality Control Board have been initiated. All approvals from these agencies, including approvals for the wetland mitigation site, are anticipated to be in hand by March 2007.

## **CLOMR**

Hydraulic studies were completed by Caltrans staff and submitted by City Staff to the Federal Emergency Management Agency (FEMA) on April 10, 2006. These studies clarified flood plain and floodway improvements that will occur as a result of this project. The final outcome of this process is the receipt of the Conditional Letter Of Map Revision (CLOMR) from FEMA. The City received the CLOMR on November 8, 2006, to the attention of Mayor Marty Blum.

## **Utility Undergrounding**

Caltrans is working closely with the various utility owners to relocate or eliminate overhead utility features where they conflict with proposed construction. The relocation plans include undergrounding of electrical, telephone, and cable television facilities to the maximum extent feasible. In some cases, such as high voltage transmission lines, isolated segments of overhead lines, or crossings of the Union Pacific Railroad, there are cost and technical issues that make undergrounding infeasible. Nevertheless, many visual elements such as poles nearest the freeway are being eliminated by increasing the span of the existing crossings, or by eliminating the crossings entirely. Also, at the utility companies' request, the proposed Cacique Street connection under the freeway will incorporate buried conduits to provide future undergrounding opportunities after completion of the project.

## **Indio Muerto Roundabout**

As noted in last year's update to the Planning Commission, roundabout design alternatives for the Indio Muerto/Milpas Street intersection were evaluated and determined to not be feasible as part of this project. Concurrence of this finding by the City Community Development Director and Public Works Director was provided as part of last year's update

to the Planning Commission. Coordination between the City, Caltrans, and SBCAG staff continues to ensure that out-year traffic operations at this intersection are adequate.

### **Wetland Mitigation**

The preferred wetland mitigation site identified in the project CDP required coordination between Caltrans, County Flood Control, City Parks, City Streams Restoration, and the ABR/HLC. The project also requires an additional CDP from the Planning Commission. Detailed plans were prepared and modified by Caltrans as directed by these various agencies, and the Planning Commission approved a CDP for the mitigation project in its December 7, 2006 meeting. A Notice of Final Action approving the new CDP from the Planning Commission is forthcoming.

### **Traffic Management Plan: Transit Study**

As noted in last year's update to the Planning Commission, the Condition of Approval (COA) for the transit study has been fulfilled. At the time the City of Santa Barbara issued the Coastal Development Permit to Caltrans in December 2004, a condition was placed on the project to evaluate impacts to levels of service of transit operations under the purview of the Metropolitan Transit District due to increased congestion during the project. Caltrans made findings in the certified Environmental Impact Report (EIR) for the project that there would be no mitigating of impacts to transit operations, and thus appealed this COA requirement to the City of Santa Barbara. However in early 2005, a number of meetings between the City of Santa Barbara, Caltrans, SBCAG and Metropolitan Transit District (MTD), staff were directed to review this situation. Caltrans revoked their appeal, and a solution was achieved through the above-mentioned meetings. MTD provided more information as to what they saw as impacts to certain lines of operation and through input from SBCAG and Caltrans provided data to include in a 'study' that would meet the condition requirement. In May 2005, the City of Santa Barbara, SBCAG and Caltrans agreed to include in the cost of the project up to \$200,000 for costs related to maintaining service levels due to anticipated delays during the course of project construction. It is the intent of Caltrans, SBCAG and the City of Santa Barbara to continue the discussion as to how this funding is directed for the services agreed.

### **Traffic Management Plan: Rail Study**

As noted in last year's update to the Planning Commission, the condition of approval for the rail study has been fulfilled. At the time the City of Santa Barbara issued the CDP to Caltrans in December 2004, a COA was placed on the project to develop an intercity commuter rail study to address the effects of project construction on traffic. In early 2005, meetings between the City of Santa Barbara, Caltrans, and SBCAG staff were held to review this COA. It was agreed that funding be added to the existing Los Angeles to San Diego Rail Corridor (LOSSAN) study for commuter rail to include an analysis of commuter rail in Santa Barbara County. Additionally the draft final 101 In Motion Commuter Rail Assessment and the LOSSAN North Corridor Strategic Plan would satisfy the requirements of this condition. Copies of these draft studies have been submitted to the City.

## **Cabrillo Pedestrian Access**

The approved project included an extension of the multipurpose path from Los Patos Drive, under the railroad structure at Cabrillo Boulevard and Highway 101. The crossing under the railroad was originally designed as a tunnel behind the existing railway bridge abutment. As noted in last year's update to the Planning Commission, the Union Pacific Railroad Company (UPRR) has stated that such modification of their facilities would compromise the structure, and that a new bridge will be needed. The SBCAG Consultant team is developing design options for replacement of this structure. Preliminary cost estimates for the structure replacement range from four to five million dollars.

In order to allow the remaining project components to move forward, the UPRR structure replacement will be constructed through a separate contract. Construction of the new structure has been planned to occur in the last construction stage of the larger project. If work on the structure proceeds as planned, and adequate funding is available, it is anticipated that construction of the new structure will occur during the last construction stage of the larger project, as previously planned. SBCAG and Caltrans are currently evaluating funding options for construction of the new structure.

## **Ramp Closure Durations Reduced**

As noted during the last update, the duration of four of the six temporary ramp closures has been reduced. The overall duration of the closures has been reduced in half compared with the times anticipated as part of the environmental document. These ramp closure revisions are summarized in the attached fact sheet.

*Summary provided by Caltrans Environmental Planning  
February 2007*

# Highway 101 Operational Improvements

Milpas St. to Hot Springs Rd. / Cabrillo Blvd.

Fact Sheet • January 2007

## Purpose

The purpose of this project is to improve traffic congestion, ramp access, and safety on Highway 101 from Milpas Street to Hot Springs Road/Cabrillo Boulevard. The project will also improve local circulation for vehicles and provide improved pedestrian and bicycle facilities. This project focuses on 2 miles of Highway 101 between Santa Barbara and Montecito.

## Partners



Caltrans has partnered with SBCAG to jointly develop this \$50 million construction project. Both Caltrans and SBCAG are jointly working with the City of Santa Barbara on specific project features, design details, and implementation.

## Background and Milestones

- **1989** - Measure D, a ½ cent sales tax, is approved to fund Santa Barbara County transportation projects
- **1996** - SBCAG allocates funding, a portion of which is from Measure D, for eleven "101 Operational Improvement" projects – this includes the operational improvements between Milpas St. and Hot Springs Rd./Cabrillo Blvd.
- **2000 – 2004** Environmental Impact Report (EIR) process; **2003** - Caltrans conducts 24 informational meetings with various community groups and local agencies regarding the draft EIR for the Highway 101 Operational Improvements between Milpas St. and Hot Springs Rd./Cabrillo Blvd.; **2004** –EIR approved; **2004** - Public hearings are held and the Planning Commission approves a Coastal Development Permit
- **2005 - 2007** - The project team is working on obtaining permits, acquiring right of way, and completing detailed design and construction drawings for the project. The City of Santa Barbara continues to provide review of detailed design and staging.
- **2008** - The project is slated to begin construction in 2008

## Project Updates

The project team has agreed to add a third northbound lane over Milpas Street. Since it will connect with the existing third lane north of Milpas, this new lane will provide a substantial operational benefit above what the auxiliary lane would have achieved. This also means a new bridge will be installed on Highway 101 over Milpas Street.

### Traffic and Monitoring

Traffic volumes are projected to increase significantly over the next 20 years on Highway 101 as well as on local roads. As a means of easing congestion, this project includes new freeway lanes, a new roundabout, and improvements to on/off ramps and pedestrian facilities. In addition, Caltrans has agreed to monitor traffic volumes and work with the County and the City of Santa Barbara on future improvements.

The project team is also working with Traffic Solutions to provide incentives to commuters to reduce peak period traffic trips. These include working with employers to encourage carpooling, vanpools, bus incentives, flexwork, telecommuting, and much more. For additional information, call 963-SAVE.

### Temporary Ramp Closure Reductions

Based on constructive feedback from the public at community meetings in the Spring/Summer 2005, the duration for 4 of the 6 temporary closures has been reduced. The total duration of closures has been reduced in half.

Ramp Closures - in 1 <sup>st</sup> year of construction unless marked with * denoting 2 <sup>nd</sup> project year	Initial Duration (months)	Revised Duration (months)
Milpas NB Off-ramp	10	7
Milpas SB On-ramp	12	5
Hot Springs/Cabrillo SB Off-ramp*	12	4
Cabrillo NB Off-ramp*	6	2
Cabrillo NB On-ramp	2	No change
Los Patos SB Off-ramp	12	No change

There will also be intermittent nighttime ramp closures.

### 101 In Motion

To learn more about near-term and long-term solutions for the Highway 101 corridor, please visit the *101 In Motion* website at [www.101InMotion.com](http://www.101InMotion.com).

For additional project information, please call: 1.888.SB ROADS (1.888.727.6237)



# Highway 101 Operational Improvements

Milpas St. to Hot Springs Rd. / Cabrillo Blvd.

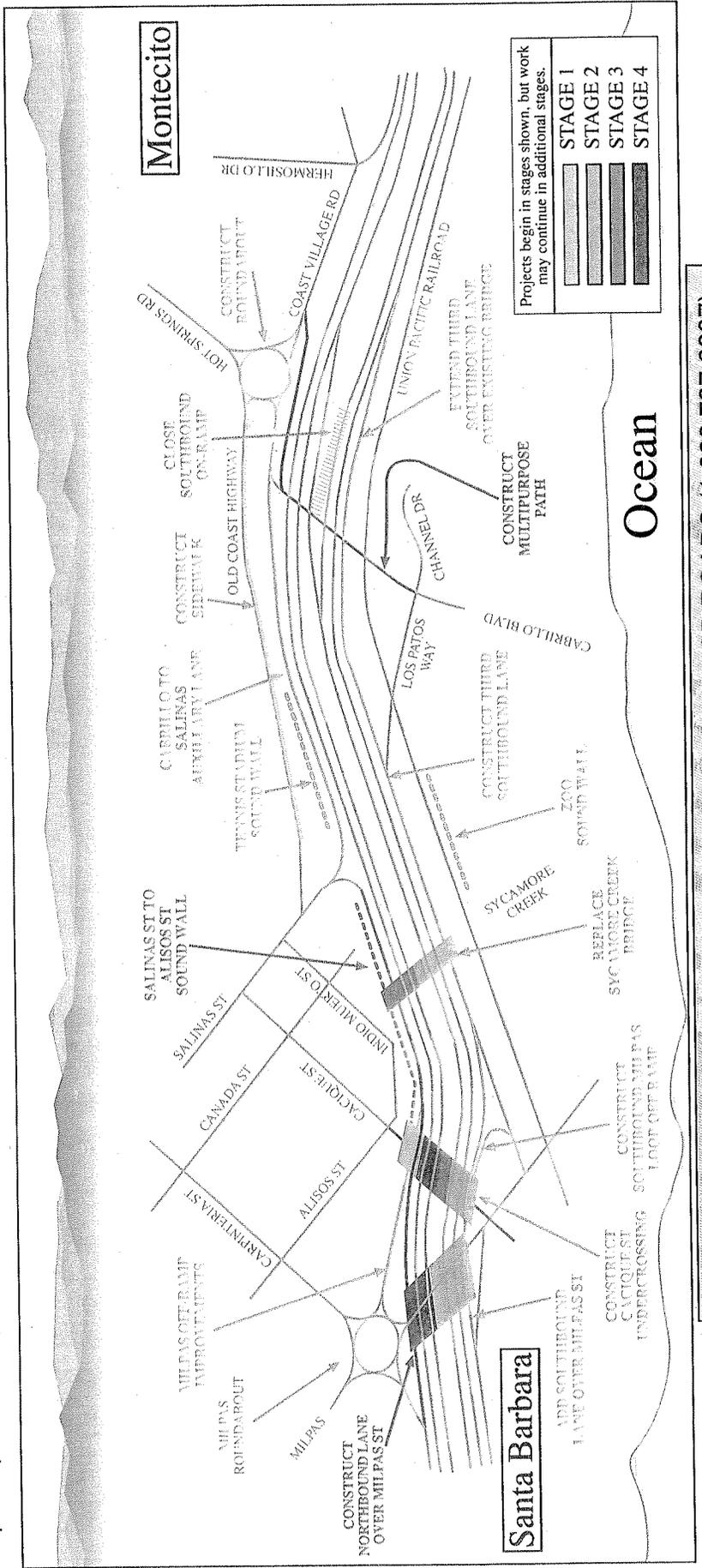
Fact Sheet • January 2007

## Project Overview

The Highway 101 Operational Improvements between Milpas Street and Hot Springs Road/Cabrillo Boulevard mark one of the largest projects undertaken by Caltrans in Santa Barbara County. This project construction costs are approximately \$55 million and includes the reconstruction of two major interchanges, six new or improved bridges, freeway widening, and improvements to local streets and circulation. The project's main components are listed below, and the map shows the improvements colored to correspond to construction stages.

**Construction is slated to begin in 2008 and will take 4 years; each construction stage is approximately 1 year in length. During construction, Highway 101 will have 2 lanes open in each direction during peak driving hours, and Milpas Street will have at least one lane open in each direction during peak driving hours.**

- The majority of construction will occur behind concrete barriers during daytime work hours.
- Third southbound lane added between Milpas Street and Hot Springs Road/Cabrillo Boulevard
- Third northbound lane added between Salinas Street and Milpas Street
- Bridge replacement on Highway 101 at Milpas Street
- Northbound auxiliary lane added from Cabrillo Boulevard on-ramp to the Salinas Street off-ramp
- Cacique Street pedestrian, vehicle, and bike connection added between Milpas Street and Alisos Street (under Highway 101)
- Roundabout added at Cabrillo Boulevard/Hot Springs Road/Coast Village Road/Old Coast Highway for local circulation improvements
- Improved pedestrian/bicycle access under Highway 101 and along Old Coast Highway



For additional project information, please call: 1.888.SB ROADS (1.888.727.6237)



## Community Outreach

### US 101 Operational Improvements: Milpas to Hot Springs-Cabrillo

Part of the Community Outreach program calls for elected official briefings. The following briefings have been held:

Date	Subject	With
January 27, 2006 May 12, 2006 November 15, 2006	Updates	Congresswoman Lois Capps
January 30, 2006 May 12, 2006 November 15, 2006	Updates	State Senator Tom McClintock
June 6, 2005 January 27, 2006 May 12, 2006 November 15, 2006	Updates	Assemblyman Pedro Nava
June 6, 2005 August 12 – 25, 2005 (Carbajal) January 17, 2006 April 12, 2006 May 12, 2006 November 15, 2006	Updates	Board of Supervisors
June 6, 2005 January 17, 2006 May 12, 2006 November 15, 2006	Meetings/Updates	Santa Barbara City Council
January 17, 2006 May 12, 2006 November 15, 2006	Updates	Carpinteria City Council

## Community Outreach

### US 101 Operational Improvements: Milpas to Hot Springs-Cabrillo

Caltrans and SBCAG have held the following meetings with organizations regarding the project:

Dates	Subject	With
May 11, 2005 June 7, 2005 June 14, 2005 August 9, 2005 October 11, 2005 November 12, 2005 December 13, 2005 January 3, 2006 January 10, 2006 January 17, 2006 February 7, 2006 February 14, 2006 May 2, 2006 December 12, 2006	Land Use Committee Meeting Meeting to kick-off community outreach Project overview, timeline, and detours Meetings/Updates	Montecito Association
May 11, 2005 June 21, 2005 July 29, 2005 January 19, 2006 January 20, 2006 February 8, 2006 August 11, 2006	Meeting to kick-off community outreach Project overview, timeline, and detours Meetings/phone & email updates	Milpas Association
May 11, 2005 August 24, 2005 November 16, 2005 December 2, 2005 January 17, 2006 April 21, 2006 May 19, 2006 November 20, 2006 January 9, 2007 January 19, 2007	Meeting to kick-off community outreach Project overview, timeline, and detours Meetings/Updates	Coast Village Road Business Association
May 11, 2005 August 4, 2005 August 8, 2005 August 11, 2005 February 1, 2006 November 2, 2006 November 15, 2006 February 1, 2007	Meeting to kick-off community outreach Walk door-to-door on Milpas corridor to discuss project  Email Updates	Milpas Businesses
February 7, 2006	Presentation	Santa Barbara Bicycle Coalition
January 3, 2006 January 4, 2006 March 2, 2006 June 21, 2006	Project & Right of Way updates	Montecito VONS

## Community Outreach

### US 101 Operational Improvements: Milpas to Hot Springs-Cabrillo

March 21, 2006 June 12, 2006 December 1, 2006 January 24, 2007 January 25, 2007	Project & Right of Way updates	Santa Barbara Bank & Trust
April 13, 2006 July 11, 2006 January 25, 2007	Project & Right of Way updates	Montecito Country Club
May 11, 2005 August 17, 2005 November 11, 2005 May 18, 2006 November 11, 2006 November 27, 2006 December 21, 2006 December 28, 2006	Meeting to kick-off community outreach Meetings/Updates	Santa Barbara Zoo
May 11, 2005 December 2, 2005 June 20, 2006	Phone updates	Coast Village Road Shopping Center (Starbucks)
November 9, 2005 November 15, 2005 April 13, 2006 November 2, 2006	Phone & email updates	Santa Barbara School District
September 11, 2006 November 2, 2006	Phone & email updates	Santa Barbara City College



**REVIEW AFTER FINAL****1. CITYWIDE - U.S. HWY 101**

? Zoné

Assessor's Parcel Number: 099-MSC-0PW  
 Application Number: MST2004-00691  
 Owner: City of Santa Barbara  
 Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

**(Review After Final for changes to the Landscape Plan in the Caltrans Right of Way and on the railroad property along the southbound lanes resulting in smaller land acquisitions than originally anticipated, modified guardrail south of Cabrillo Boulevard and a modified overhead sign near Salinas Street.)**

(3:45)

Present: Peter New, David Beard and Scott Eades, Caltrans representatives.

Mr. New stated that the three areas of discussion will consist of: 1. landscaping changes triggered by right-of-way changes; 2. installation of a concrete barrier; and 3. revision of signage. Mr. New provided detailed information about the landscape barrier changes, and Mr. Beard provided information about signage changes. The Board was provided a site plan sheet that combined all of the site plan sheets into one view demonstrating all of the proposed changes.

**Board Comments (condensed):**

- Mosel: Prefers the post and rail system, as it allows views of the landscape. A concrete barrier will leave an indelible mark. The lower landscape is essentially worthless with the concrete system in place.
- Wienke: Prefers the concrete barrier as they are safer than a guardrail, cleaner (no animals or people crawling under them), likes the idea of planting being as close as possible to them. It is a noise barrier problem that is being solved.
- Manson-Hing: Prefers the post and rail system. Less of a concrete flow from end to end is not appealing.
- Mudge: The concrete barrier further depletes the aesthetic quality of the City. Eventually we will have a concrete barrier running down the freeway from Carpinteria to Goleta. Sticking to the theme we have chosen and given the treatment to the bridges, etc., is the best effort we can do.
- Mosel: We have very few concrete barriers on the slow lane side of the freeway, most of that is guardrails from Carpinteria to Goleta, unless there is a sound wall on the outside.
- Blakeley: Not in favor of the sound barrier.
- Bartlett: The majority of the Board is in favor of the previous design that received final approval.
- Mudge: A good job has been done with relocating the trees from the Cacique under-crossing area; however, along the bird area I am a little concerned. I look to the applicant to modify the shrub planting palette to give the variety that is being lost in the trees. Provide some shrubs that are of a larger scale, like the Italian Buckthorn presented, to provide screening.

- LeCron, the signage change is better. The increase is only three feet and it removes the awkward blank space.

Motion pertaining to the concrete barrier changes:

**Motion:** **Final Approval of the Review After Final with the following comment:**

As to the concrete barrier changes in the median along the south bound lanes, south of the Cabrillo undercrossing: The majority of the Boards find the proposed revision to be less desirable than the prior approved metal beam guardrail solution.

Action: Mosel/Manson-Hing, 5/2/0. Motion carried. LeCron and Wienke opposed.

Motion pertaining to the landscape changes:

**Motion:** **Continued to the Consent Calendar with the following comments:**

1) The applicant shall modify the shrub palette to replace the variety that is being lost with removal of the trees. Provide shrubs that are of a larger scale to provide screening, similar to the presented Italian Buckthorn, as presented. 2) The Board understands the new plan is a Plan B alternative; the previously approved presentation, Plan A, is the desired solution. Plan B is only to be used if the right of way acquisition is not able to occur.

Action: Mudge/Manson-Hing, 7/0/0. (Sherry absent.)

Motion pertaining to the signage change:

**Motion:** **Final Approval of the Review After Final for the proposed signage changes.**

Action: LeCron/Wienke, 7/0/0. (Sherry absent.)

## CONCEPT REVIEW - NEW ITEM

### 2. CITYWIDE - U.S. HIGHWAY 101

Assessor's Parcel Number: 099-MS-C-PW

Application Number: MST2004-00701

Owner: City/State

Applicant: Michael Sandecki, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

### **(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04.)**

(3:29) (Item #2 was heard out of order)

Present: Mike Sandecki, Caltrans Environmental Coordinator;

Mr. Sandecki provided an overview of the proposal, stating that part of the project entails mitigation of a bird refuge wetlands site which will be impacted, and the focus of the discussion is the mitigation site selected to replace the wetlands. He also stated that a separate Coastal Development permit is required for the site. The project received approval from the Parks Commission last week, and will be presented to the Planning Commission on December 7, 2006; positive responses have been received from Fish and

Game and the Army Corps of Engineers. The landscape proposal is mitigating for 250 sq ft at a ratio of 5 to 1 of wetlands. The wetlands are a tule marsh between the railroad grade and the highway, before it enters the bird refuge. The site was chosen due to its close proximity to the project impact area.

Board Members Comments and Questions:

1. Does the Parks Department have plans to further your work in the future so that the work looks complete up to the bridge?
2. On similar banks the Creeks Department has had an open rail wood fence to delineate the edge, any thought given to that?
3. I take it you will be removing the concrete rubble.
4. Will the Canary Island palm be removed?
5. On the plans it appears that the fence is quite a bit beyond the grading line, which puts it beyond the boulder line. Will you run the fence inside the boulders?
6. The project will be a vast improvement to the conditions that currently exist.

Mr. Sandecki stated that they are constrained in the amount of work they can do, and there is not a large area between the bridge and where our project will start. They have expressed interest in a split rail fence; however, there is currently a line of boulders which will remain. Caltrans plans to remove 450 cubic yards of concrete rubble and earth. An abandoned cistern well will be taken down to grade. The Canary Island palm will remain. He stated that they don't intend to do any work outside of the boulder line.

**Motion:** Continued indefinitely to the Planning Commission with the following comments:

- 1) The project will be a vast improvement to the condition that currently exists.
- 2) The project is ready for Preliminary Approval.

**Action:** Mudge/Wienke, 7/0/0. Motion carried. (Sherry absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**3. 730 MIRAMONTE DR**

A-1/E-1 Zone

Assessor's Parcel Number: 035-050-060  
 Application Number: MST2006-00234  
 Owner: Driscoll-Roche Katherine  
 Architect: Smith Engineering  
 Applicant: Don Katich

(Proposal for approval of "as-built" work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires a Substantial Conformance Determination at Planning Commission.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

(4:40)

**Present:** Don Katich, Applicant; Kathy Jacquemin, KEYT General Manager; Dave Williams, KEYT Chief Engineer.

**FINAL REVIEW****L. CITYWIDE - U.S. HIGHWAY 101**

Assessor's Parcel Number: 099-MSC-PW  
Application Number: MST2004-00701  
Owner: City/State  
Applicant: Michael Sandecki, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

**(Preliminary and Final Approvals are requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04.)**

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 7:40 P.M. \*\***