



Mission Canyon Planning Advisory Committee (MCPAC)
Mission Canyon Residential Parking Strategy Meeting
Tuesday November 17, 2009, 6:00 p.m.
Approved Minutes

1. Meeting Called to Order by Chair Raymond Smith at 6:00 p.m.

2. Roll Call

Board Members Present: Jennifer Cushnie, Jacqueline Hynes, Randy Reetz, Raymond Smith, Kevin Snow.

Board Members Absent: Ann Cavalli, William Koonce, Barbara Lindemann.

Staff Present: Glenn Russell, Director Planning & Development; Derek Johnson, Director, Vicki Parker, Deputy Director, Peter Imhof, Supervising Planner, Rosie Dyste, Senior Planner, and Greg Wiley, Intern, Long Range Planning; Will Robertson, Public Works, Roads Division; and Glenn Fidler, County Fire.

- Planning & Development Director Glenn Russell introduced himself to the MCPAC.

3. Public Comment for items not on the agenda: None.

4. MCPAC Administrative Tasks:

- Draft Meeting Minutes of September 23, 2009.
- Staff presented a schedule and timeline for environmental review, upcoming meeting dates and hearings.

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve the draft meeting minutes.

5. Residential Parking Strategy

- a. Residential Parking Strategy Subcommittee Member Jacqueline Hynes summarized meeting topics from the three Residential Parking Strategy Subcommittee Meetings that occurred since the last MCPAC meeting in September.
- d. California Highway Patrol (CHP) Officers Gary Greenfield and Jim Richards addressed the MCPAC regarding enforcement in Mission Canyon. The phone numbers for citizen complaints were provided for business hours, (805) 967-1234 Monday – Friday 8:00 a.m. – 5:30 p.m., and off-business hours, (805) 477-4174. (Note: this agenda item was heard out of order to accommodate the CHP officers' time constraints related to other duties.)

Public Comment

- Ralph Daniel commented on the CHP dispatch process.
 - Dick Axilrod commented on CHP new stance on parking violations in Mission Canyon and mentioned a particular concern about a presumed violation on Montrose Place.
- b. Staff presented the Parking Subcommittee Parking Strategy recommended policies and results of data gathering. The policies were made available in a Word document format to make changes during the meeting.

Public Comment:

- Bill McCullough commented on particular concerns for Dorking Place including a request for map corrections and to evaluate alternatives to the striping plan.
- John Franklin requested that homeowners be given notice of the striping plan so they can be prepared for the changes and questioned whether the CHP dispatch numbers could be posted on signs.

Following discussion, MCPAC members took the following actions on the recommended Parking Strategy Policies:

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve Policy 1, finding it essential to improve public safety, and submit it to the Board of Supervisors for adoption.

Policy 1: Parking shall be prohibited where it interferes with access for emergency vehicles or safe pedestrian passage.

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve Policy 2, finding it essential to improve public safety, and submit it to the Board of Supervisors for adoption.

Policy 2: All public roads in Mission Canyon shall have at least two vehicle travel lanes, each a minimum of 10 feet wide from road center line, except that existing roads less than 20 feet wide shall not be required to be widened to meet this standard. The outside perimeter of travel lanes shall be delineated by a white stripe (fog line). Outside of the fog line, parking shall be allowed provided it does not interfere with adequate sight distance, and adequate access and safety for pedestrians, bicyclists, and equestrians, when applicable. Parking areas shall not be reserved and/or posted for the sole use of the property owner and shall not be used for parking boats, trailers or recreational vehicles.

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve Policy 3 with amendments, finding it essential to improve public safety, and submit to the Board of Supervisors for adoption.

Policy 3: Parking shall be prohibited on roads where it would encroach into the travel lanes, where insufficient space exists on the shoulder for parking, or where other factors interfere

with safe ingress or egress as determined by County Public Works or the Fire Department in accordance with California Vehicle Code.

Note: Staff agreed to work with interested residents to consider alternative solutions on Dorking Place, such as a one-way road, by December 10 with a report back to the Residential Parking Strategy Subcommittee.

c. Staff presented the Encroachment Policies recommendations. The policies were made available in a Word document format to make changes during the meeting.

Public Comment

- Kellam de Forest commented on encroachments to on-road trails.
- Ralph Daniels commented on whether property owners can reserve parking spaces created in the public right-of-way for their sole use.

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve New Policy CIRC-MC-X as amended, and recommend approval to the Board of Supervisors.

New Policy CIRC-MC-X (Note: "X" is a placeholder for the Mission Canyon Community Plan). Encroachments in the public right-of-way shall generally be discouraged. Encroachment of structures, fences, walls, landscaping, etc., into existing road rights-of-way shall be subject to an encroachment permit and may be approved only when all of the following conditions are met: (a) the encroachment preserves an unobstructed minimum distance of 7 feet from edge of pavement; (b) the encroachment would widen the right-of-way area usable by the public (e.g., pedestrian and bicycle passage) or add public parking spaces; and (c) the encroachment would be consistent with the semi-rural character of Mission Canyon. BAR approval shall be required for any encroachment that requires a Land Use Permit under the Land Use and Development Code.

(Note: With respect to the requirement for BAR approval of certain development in the public ROW, the PAC's intention is to extend the permit requirements stated in proposed Mission Canyon Community Plan Land Use and Development Code (LUDC) amendment, which generally requires fences and walls greater than 3.5 feet in height located in the front setback area to obtain both a Land Use Permit and BAR approval, to similar development proposed in the ROW. A corresponding LUDC amendment requiring a Land Use Permit for all walls and fences greater than 3.5 feet in height located in the ROW will be necessary to effectuate this intent.)

ACTION: Hynes moved, seconded by Reetz and carried by a vote of 5-0 to approve New Development Standard CIRC-MC-X, Action PRT-MC-1.4 and Policy PDR-MC-2 as amended, and recommend approval to the Board of Supervisors.

New Development Standard CIRC-MC-X (Note: "X" is a placeholder for the Mission Canyon Community Plan). All new landscaping within and immediately adjacent to public rights-of-way (ROW) shall be consistent with the continued use and availability of the ROW for its eventual intended use. No landscaping shall be planted within the public road ROW without an encroachment permit.

Amended Action PRT-MC-1.4: The County shall investigate all obstructions to dedicated on- and off-road public trails and property and take appropriate action to remove any such obstructions. County Public Works shall ensure that existing and proposed trails are not obstructed prior to issuing any encroachment permits for on-road development such as driveways.

Amended Policy PDR-MC-2: During reconstruction of damaged and destroyed structures, the County shall require removal of encroachments in the public rights-of-way, such as walls, fences, and landscaping, along key ingress and egress roads (Mission Canyon, Tunnel, Cheltenham, and Tye Roads) within the Canyon, unless an encroachment permit is obtained. Regained rights-of-way shall be for the purpose of providing adequate sight distance, creating a clear zone to provide pull over spaces in emergencies, and to ensure access and safety for pedestrians and bicyclists.

(Note: Staff will amend the policy explanatory notes on the request of Chair Smith to indicate that Tunnel Road trailhead area parking rules are posted due to the large number of non-resident users in the area. Staff will make the requested change.)

e. Staff presented the results of research conducted on possible options for trailhead parking at the end of Tunnel Road.

ACTION: Cushnie moved, seconded by Snow and carried by a vote of 5-0 to reinforce Draft Mission Canyon Community Plan Action PRT-MC-1.8 as an option for enhanced trail access.

(Note: Staff will follow up with the CHP on authority and process to ticket and/or tow under the Vehicle Code and with the City of Santa Barbara about trail closures and extremely limited parking on Tunnel Road. Staff will provide a report-back at the next MCPAC meeting.)

6. Schedule and Adjournment:

a. Next MCPAC Meeting will be scheduled for the draft Environmental Impact Report on the Mission Canyon Community Plan in Spring 2010. Staff will confirm the meeting date and place.

b. Meeting adjourned at 8:45 p.m.

ACTION: Reetz moved, seconded by Snow and carried by a vote of 5-0 to adjourn the meeting.



Raymond Smith
Chair, Mission Canyon Planning Advisory Committee