



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz - *Absent*

Vice Chair John Campanella
Commissioner Mike Jordan - *Absent*
Commissioner June Pujo

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 20, 2015
1:00 P.M.**

NOTICES:

A. TUESDAY, AUGUST 18, 2015
SITE VISITS

7:45 A.M.

630 GARDEN STREET
Community Development Parking Lot

1118 E. Cabrillo Boulevard

Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4552

236 E. Cabrillo Boulevard

Contact: Steven Greer, Project Planner
Email: SGreer@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4558

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visits held. ****

- B. THURSDAY, AUGUST 20, 2015 **12:00 NOON**
LUNCH
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. The scope of a project may be modified under further review. 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, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.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 located at 630 Garden St., during normal business hours.

I. ROLL CALL

**** Roll Call taken.**

Commissioners Jordan and Schwartz were absent.**

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No requests were made. ****

- B. Announcements and appeals.

**** No announcements were made. ****

- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

**** No one wished to speak. ****

III. NEW ITEMS:

ACTUAL TIME: 1:01 P.M.

A. APPLICATION OF JUSTIN VAN MULLEM, APPLICANT FOR CITY OF SANTA BARBARA, 1118 E. CABRILLO BLVD. (CABRILLO BATHHOUSE AND PAVILION), APNS 017-353-001 AND 017-383-001, PR/SD-3 (PARK AND RECREATION / COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: OPEN SPACE (MST2014-00248)

The project consists of improvements to the existing Cabrillo Bathhouse and Pavilion building, and surrounding area, to enhance public access and community use, address failing building systems, and meet current ADA requirements. The purpose of the project is to restore the historic Cabrillo Bathhouse and Pavilion building to a viable community recreation center that serves Santa Barbara residents and visitor and returns the building to its status as “the crown jewel of East Cabrillo Boulevard.”

The project includes, but is not limited to: exterior repairs; new entry stairs; new site ramps and retaining walls; a new interior elevator; changes to the enclosed terrace; structural improvements; window and door changes; an interior remodel; new lighting; reconfiguration of the portico/promenade for improved accessibility; changes to the stoa (covered walkway); grading; landscaping, including the removal of 20 trees, the relocation of 33 trees, and the planting of 24 trees; a new equipment enclosure; an expanded trash enclosure; replacement of outdoor showers; parking lot improvements; and a new portable boardwalk connecting the promenade to the beach.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow improvements within the required ten-foot front setback (SBMC § 28.92.110); and
2. A Coastal Development Permit (CDP2015-00004) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC § 28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552

**** Approved Front Setback Modification and
Coastal Development Permit with added conditions.
Pujo/Campanella Vote: 5/0
Abstain: 0
Absent: 2 (Jordan, Schwartz)
Resolution No. 014-15. ****

ACTUAL TIME: 1:48 P.M.

**B. APPLICATION OF BRIAN D'AMOUR AND JESSICA GRANT,
APPLICANTS FOR CITY OF SANTA BARBARA, 236 E. CABRILLO
BOULEVARD, APNS 017-191-004 AND 033-120-016, P&R / SD-3 (PARKS
& RECREATION / COASTAL OVERLAY) ZONES, GENERAL PLAN
DESIGNATION: PARKS / OPEN SPACE, LOCAL COASTAL PLAN
DESIGNATION: PARKS / OPEN SPACE (MST2014-00596)**

The Laguna Pump Station Facility (Facility) is located between Cabrillo Boulevard and the tide gate structure on Laguna Channel. The overall project consists of limited repairs and maintenance of the existing Facility and tide gate structure, and a restoration plan. The project is proposed in four phases. Phase 1 includes removal of sedimentation and vegetation in the channel, repairs to channel wall, installation of an additional debris rack, repairs to the existing wet well inlet screen, improved lighting, and cameras for monitoring of conditions. Phase 2 includes the repair of the internal mechanics of Tide Gate No. 3, sedimentation removal between the Cabrillo Beachway and tide gates, and replacement of the outflow cover for the storm drain outlet. Phase 3 includes planting native vegetation to replace what is removed from the channel. This will extend the area of restoration for the Cabrillo Bridge Replacement and Lower Mission Creek Flood Control Lagoon Restoration projects scheduled for 2016. Phases 2 and 3 of the project are within Coastal Commission original permit jurisdiction. Phase 4 includes the on-going maintenance of the channel, which entails the removal of excess sedimentation prior to anticipated major storm events.

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2015-00015) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).
2. Recommendation to the California Coastal Commission for approval of the interior mechanical repairs to Tide Gate #3, replacement of the storm drain outlet outflow cover, and for implementation of the restoration plan. All of these project components are located within the Original Permit Jurisdiction of the Coastal Zone.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (b), Existing Facilities.

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Email: SGreer@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4558

**** Approved the Coastal Development Permit and
recommendations to the California Coast Commission
with a revised description .
Lodge/Higgins Vote: 5/0
Abstain: 0
Absent: 2 (Jordan, Schwartz)
Resolution No. 015-15. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:21 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None ****

2. Other Committee and Liaison Reports

**** Report given. ****

V. ADJOURNMENT

**** Meeting adjourned at 2:23 P.M. ****