



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

August 20, 2015

### **CALL TO ORDER:**

Chair Thompson called the meeting to order at 1:00 P.M.

### **I. ROLL CALL**

Chair Addison Thompson, Vice-Chair John P. Campanella, Commissioners Jay D. Higgins, Sheila Lodge, and June Pujo.

**Absent: Commissioners Mike Jordan and Deborah L. Schwartz**

### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Jill Zachary, Acting Parks and Recreation Director  
Steven Greer, Project Planner/Environmental Analyst  
Brian D'Amour, Principal Engineer  
Allison De Busk, Project Planner  
Rich Hanna, Recreation Supervisor  
Mike Wiltshire, Supervising Engineer  
Justin Van Mullem, Parks and Recreation Associate Planner  
Julie Rodriguez, Planning Commission Secretary

### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

None.

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

Chair Thompson opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

**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

Allison DeBusk, Project Planner, gave the Staff presentation.

Jill Zachary, Acting Parks & Recreation Director, gave the Applicant presentation. Joe Wilcox and Dawn Ziemer, KBZ Architects, were available to answer any

questions. Also available to answer questions were Rich Hanna, Recreation Supervisor; Justin Van Mullem, Associate Planner; and Mike Wiltshire, Supervising Engineer.

Chair Thompson opened the public hearing at 1:29 P.M.

The following people spoke in support of the project:

1. Joe Howell, Attorney for Francisco Aguilera, Owner of East Beach Grill, spoke in support of the project. Mr. Aguilera is eager to work with staff and the architects to make a great project. He is committed to the continued success of East Beach Grill.
2. Leo De Amicis, local resident since 1945, is supportive of the project and would like to see that the East Beach Grill is kept as a tenant. He has enjoyed the restaurant with his family for many generations.
3. Leslie Wiscomb, Parks & Recreation Commission Chair, spoke in support of the project and the return of the Cabrillo Bathhouse and Pavilion back into a viable recreation facility and make it once again the crown jewel of East Cabrillo Boulevard. The proposed renovation will improve public safety and accessibility, enhance recreational opportunities for residents and visitors, benefit ocean-dependent uses, and bring the historic structure and landscape back to crown jewel status. Asked that the Planning Commission approve the modification and Coastal Development Permit.

With no one else wishing to speak, the public hearing was closed at 1:39 P.M.

The Commission was very supportive of the project.

**MOTION: Pujo/Campanella**

**Assigned Resolution No. 014-15**

Approved the project, making the findings for the Front Setback Modification and the Coastal Development Permit, as outlined in the Staff Report dated August 13, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval, B.1, Approved Development:

1. Include in the project description “and maintain lower cost public amenities, services, and experiences”.
2. Include in the project description reference to the electric vehicle readiness component as outlined in the Applicant Letter.
3. Include in the description the construction timing and scheduling information provided in the Applicant Letter.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Schwartz)

Chair Thompson announced the ten calendar day appeal period.

**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 on-going repair and maintenance of the tide gate structure to assure proper function, and on-going maintenance of the channel, which entails the removal of excess sedimentation prior to anticipated major storm events. Phase 4 of the project is within both Coastal Commission original permit jurisdiction and the Appealable Jurisdiction of the City's Coastal Zone.

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.

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

Steven Greer, Project Planner, gave the Staff presentation.

Brian D'Amour, Principal Engineer gave the Applicant presentation.

Chair Thompson opened the public hearing at 2:01 P.M. and with no one wishing to speak, closed the public hearing.

A majority of the Commissioners asked that Tide Gates #1 and #2 be added to the project description to inspect and repair, as necessary, for maintenance of the existing infrastructure and included in the motion.

Scott Vincent did not see that amending the project description to include maintenance of Tide Gates #1 and #2 would change the scope of the project or mitigations since the structure would not change.

**MOTION: Lodge/Higgins**

**Assigned Resolution No. 015-15**

Approved the project, making the findings for the Coastal Development Permit and 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 as outlined in the Staff Report, dated August 13, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the project description in the Conditions of Approval and Recommendation to the California Coastal Commission for approval:

1. Include ongoing repair and maintenance of Tide Gate Structure, including, but not limited to Tide Gates #1, #2, and #3, as found necessary.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Schwartz)

Chair Thompson announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:21 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

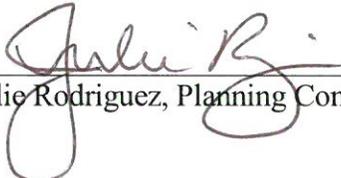
2. Other Committee and Liaison Reports

Commissioner Higgins reported on the Joint Creeks Advisory Committee and Parks and Recreation Commission site visit to Veronica Meadows on August 19, 2015.

V. **ADJOURNMENT**

Chair Thompson adjourned the meeting at 2:23 P.M.

Submitted by,

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary