



Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 7, 2016
1:00 P.M.**

NOTICES:

- A. TUESDAY, JANUARY 5, 2016 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
433 E. Cabrillo Boulevard and 103 S. Calle Cesar Chavez
Contact: Allison DeBusk
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4552

The Planning Commission visited the project site 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 visit held. ****

- B. THURSDAY, JANUARY 7, 2015 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. Review and appointment of the 2016 Primary and Alternate Planning Commission Liaisons to City Boards and Commissions.

Staff Contact: Allison DeBusk, Project Planner

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

**** Liaison Appointments made. ****

2. An update on the 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. All Commissioners were present. ****

II. PRELIMINARY MATTERS:

- A. Nominations and election of Chair and Vice-Chair.

**** Nomination of John Campanella as Planning Commission Chair and
June Pujo as Planning Commission Vice-Chair.**

Schwartz/Higgins Vote: 7/0

Abstain: 0

Absent: 0 **

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

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

- C. Announcements and appeals.

**** Announcements were made. ****

D. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. December 3, 2015
2. PC Resolution No. 019-15
Recommendation to City Council – Cannabis Cultivation Amendment

**** Approved Minutes and PC Resolution No. 019-15 as corrected pending staff review on accuracy of motion language.**

Thompson/Jordon Vote: 7/0

Abstain: 0

Absent: 0**

B. 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 ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF THE PARKER FAMILY FOR 433 EAST CABRILLO BOULEVARD (WATERFRONT HOTEL), APN 017-680-009, ZONING DESIGNATION: HOTEL AND RELATED COMMERCE/ PARK PLAZA SPECIFIC PLAN/ COASTAL ZONE OVERLAY (HRC-2/SP-1/SD-3), GENERAL PLAN DESIGNATION: OCEAN-RELATED COMMERCIAL/ MEDIUM HIGH RESIDENTIAL, LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE; AND 103 SOUTH CALLE CESAR CHAVEZ (HOTEL PARKING LOT), APN 017-113-020, ZONING DESIGNATION: OCEAN-ORIENTED LIGHT MANUFACTURING/ COASTAL ZONE OVERLAY (OM-1/SD-3), GENERAL PLAN DESIGNATION: OCEAN-RELATED INDUSTRIAL, LOCAL COASTAL PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2013-00371)

On August 15, 1995, City Council adopted Ordinance 4920, which included a Development Agreement (DA) and associated conditions of approval for development of the Chase Palm Park expansion, the Waterfront Hotel (433 East Cabrillo Boulevard), and a youth hostel. The DA allowed the Chase Palm Park expansion project to commence immediately and provided the property owner, American Tradition, 12 years to construct the hotel and hostel. In 2007, the City issued building permits for both the 150-room Waterfront Hotel and associated parking lot, and the youth hostel. While the hostel (12 E. Montecito St.) has since been completed, the hotel project has stalled. In order to maintain the existing development rights for the approved hotel and establish the potential and associated process for a revised project, a new DA is being considered. As such, the proposed DA includes the following major components:

- Establishment of a new ten-year term for the DA.
- Acknowledgment of the approved status of the 150-room hotel project, including parking lot, which could continue to be constructed without further discretionary review.
- A provision that all current Building and Public Works permits for the hotel project would expire upon the effective date of the DA, and new ministerial permits (consistent with current codes) for the approved project must be issued within five years of the effective date of the DA.
- A provision that if the approved 150-room hotel project is abandoned and a revised hotel project is pursued at any time during the term of the DA, the project would be subject to policies, ordinances, resolutions, codes, rules, regulations and official policies governing development of the site(s) in effect as of the effective date of the DA.
- If a revised hotel project is approved during the term of the DA and it results in less than the currently approved 150 hotel rooms, the Applicant has the ability to propose the transfer of excess rooms or square footage to the Fess Parker DoubleTree Hotel site (633 E. Cabrillo Blvd.) or another parcel, consistent with applicable City ordinance provisions and processes for doing so.

Note: A Development Agreement and Ordinance Amendment require City Council approval at a subsequent public hearing to be scheduled. The purpose of this January 7th hearing is for the Planning Commission to consider the proposed request and environmental document prepared for the project and provide a recommendation to City Council on the following:

1. A Development Agreement to allow an additional ten (10) years to construct the approved 150-room hotel and parking lot or a revised project within this time period (Council Resolution 89-120); and
2. A Zoning Ordinance Amendment (SBMC Chapter 28.95 - Transfer of Existing Development Rights) to defer to the Waterfront Hotel Development Agreement for provisions allowing the applicant to propose the transfer of excess (approved but undeveloped) hotel rooms from the Waterfront Hotel site.

An Addendum to the 1993 Final Environmental Impact Report (EIR) has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164 to address minor changes to the project and EIR analysis. The Planning Commission will consider the Addendum together with the previously certified Final EIR, and consider a recommendation to City Council regarding the adequacy of the environmental review pursuant to CEQA Guidelines Section 15090.

**** Continued to a future date for staff and the applicant to consider
Planning Commission's comments on the Development Agreement.
Pujo/Schwartz Vote: 4/3 (Higgins, Jordan, Lodge)**

Abstain: 0

Absent: 0

Directed staff to retain the Transfer of Existing Development Rights component of the Development Agreement and the Zoning Ordinance Amendment related to Transfer of Existing Development Rights, as drafted, when the Development Agreement returns to the Planning Commission for a decision.

Higgins/Jordon Vote: 4/3 (Lodge, Schwartz, Thompson)

Abstain: 0

Absent: 0 **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 7:13 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

B. Approval of 2016 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda

Airport Commission

Addison Thompson – Primary

Jay Higgins – Alternate

Architectural Board of Review

John Campanella – Primary

Sheila Lodge – Alternate

Citywide Way-find Signage Program Committee

Jay Higgins - Primary

Michael Jordan – Alternate

Creeks Restoration & Water Quality Improvement

Program Citizen Advisory Committee

Sheila Lodge – Primary

Mike Jordan – Alternate

Downtown Parking Committee

Jay Higgins – Primary

June Pujó – Alternate

Harbor Commission

June Pujó - Primary

Sheila Lodge – Alternate

Highway 101 Improvements Design Subcommittee

Deborah L. Schwartz- Primary
Addison Thompson - Primary
June Pujo – Alternate

Historic Landmarks Commission

Sheila Lodge – Primary
Addison Thompson – Alternate

Housing Subcommittee

John Campanella
Michael Jordan
Deborah Schwartz

Local Coastal Plan (LCP) Subcommittee

June Pujo – Primary
Deborah L. Schwartz- Primary
Addison Thompson – Primary
Sheila Lodge – Alternate

Multi-Unit/Mixed-Use Design Guidelines Subcommittee

John Campanella – Primary
Deborah L. Schwartz – Primary
Sheila Lodge – Alternate

New Zoning Ordinance (NZO) Subcommittee

John Campanella – Primary
Michael Jordan – Primary
Sheila Lodge – Primary
June Pujo – Alternate

Parks and Recreation Commission

Jay Higgins – Primary
Michael Jordan – Alternate

Sign Ordinance Review Committee

Sheila Lodge-Primary
Deborah L. Schwarz - Alternate

Single Family Design Board

Addison Thompson – Primary
Michael Jordan – Alternate

Staff Hearing Officer/ Modification Liaison

Michael Jordan - Primary
Jay Higgins – Alternate

Sustainability Council Committee

June Pujo – Primary
John Campanella – Alternate

Transportation and Circulation Committee

Michael Jordan – Primary
June Pujo – Alternate

Water Commission

Michael Jordon - Primary
Deborah L. Schwartz – Alternate

MOTION: Thompson/Jordan

Approved the 2016 Planning Commission Liaisons to Boards and Commissions

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

V. **ADJOURNMENT**

**** Meeting adjourned at 7:18 P.M. ****