



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, FEBRUARY 4, 2016
1:00 P.M.**

NOTICES:

A. TUESDAY, FEBRUARY 2, 2016
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot

1 N. Calle Cesar Chavez

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4539

520 E. Yanonali Street

Contact: Steve 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, FEBRUARY 4, 2016
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** Requests were made. ****

- B. Announcements and appeals.

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

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

- 1. January 7, 2016

**** Approved minutes with corrections.**

Thompson/Lodge Vote: 7/0

Abstain: 0

Absent: 0

2. January 14, 2016
3. PC Resolution No. 001-16
2609 De la Vina Street

**** Approved minutes and resolution.
Thompson/Pujo Vote: 7/0
Abstain: 0
Absent: 0****

- D. 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. CONSENT ITEMS:

ACTUAL TIME: 1:05 P.M.

APPLICATION OF LINDA SUMANSKY, APPLICANT FOR CITY OF SANTA BARBARA, 520 E. YANONALI STREET, APN 017-113-016 OM-1 / SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2015-00563)

The project consists of the construction of a brine box effluent sample pump and discharge conduit to automate effluent sampling station operations, downstream from the existing brine mixing basin located at the southwest corner of the El Estero Wastewater Treatment Plant (EEWWTP). The project will also construct a pressure manhole upstream of the existing basin to allow relocation of the wastewater effluent sampling station currently installed at the mixing basin. Improvements will be located at or below ground level, with the exception of monitoring equipment conduit to be installed on the exterior of the existing sludge storage structure. The proposed sampling station project is necessary to allow compliance with the current National Pollutant Discharge Elimination System (NPDES) permit requirements for both the wastewater treatment plant and the desalination plant (NPDES No. CA0048143). The NPDES permit mandates that the above described sampling capabilities be in place and operational prior to desalination plant potable water production commencing.

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2016-00001) 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 §15301(b) & (e) (Minor Alterations of existing utility systems and/or facilities involving negligible or no expansion of capacity).

Contact: Steve Greer, Project Planner
Email: SGreer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4558

**** Approved Coastal Development Permit.**

Lodge/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 002-16. **

IV. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF JOHN CUYKENDALL, APPLICANT FOR JACQUES INVESTMENTS LP, 1 NORTH CALLE CESAR CHAVEZ, APN 017-113-012, OM-1/SD-3 ZONE, GENERAL PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2015-00570)

The proposed project consists of the installation of an FM radio antenna on the roof of the existing Vercal Building over the Calvary Chapel leasehold space. The purpose of the antenna is for the church to receive a signal from another location and transmit it locally in the Santa Barbara area. The radio station will be ancillary to the use of the property as a church and used to broadcast services, etc. The height of the antenna will be approximately 20 feet above the roof line. The overall height of the antenna from grade will be approximately 50 feet. The proposed translator antenna operation does not involve any onsite personnel.

The discretionary application required for this project is:

- A. A Conditional Use Permit (CUP) to allow the installation of a radio antenna (SBMC §28.94.030.DD).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539

**** Approved Conditional Use Permit with added conditions.**

Higgins/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 003-16. **

V. **CONTINUED ITEM:**

THIS NOTICED ITEM HAS BEEN POSTPONED AT THE REQUEST OF THE APPLICANT

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)

Continued from January 7, 2016

Continued review of a request for a Development Agreement and an associated Ordinance Amendment related to Transfer of Existing Development Rights. The Planning Commission reviewed this item on January 7, 2016 and continued it with direction to the applicant to incorporate changes and address Planning Commission comments.

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 approved 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 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 February 4th hearing is for the Planning Commission to consider the 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.

Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

**** Postponed at the request of the Applicant. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:18 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VII. ADJOURNMENT

**** Meeting adjourned at 2:34 P.M. ****