



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

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

**PLANNING COMMISSION  
AGENDA**

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

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**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

**NOTICES:**

- A. TUESDAY, AUGUST 18, 2015  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1118 E. Cabrillo Boulevard**

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

**236 E. Cabrillo Boulevard**

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

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. THURSDAY, AUGUST 20, 2015  
**LUNCH**

**12:00 NOON**

DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet 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.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- G. **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](http://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**

**II. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- 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.]

**III. NEW ITEMS:**

**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

**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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**IV. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports
  - 1. Staff Hearing Officer Liaison Report
  - 2. Other Committee and Liaison Reports

**V. ADJOURNMENT**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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**PUBLIC COMMENT PROCEDURE:** You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)\*.
2. Presentation by Applicant (15 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes each)\*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

**\*Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov), and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

**APPEALS AND SUSPENSIONS:** Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.