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

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

NOTICES:

A. TUESDAY, JANUARY 5, 2016
SITE VISITS

7:45 A.M.
Depart 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 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 on these site visits.

B. THURSDAY, JANUARY 7, 2016
LUNCH

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

The Planning Commission will meet 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

2. 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. You can also click on www.SantaBarbaraCA/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. 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. Nominations and election of Chair and Vice-Chair.

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

C. Announcements and appeals.

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
E. 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 ITEM:

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.

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

IV. ADMINISTRATIVE AGENDA:

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

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

V. ADJOURNMENT
CITY OF SANTA BARBARA PLANNING COMMISSION
MEETING PROCEDURES

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.
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, 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
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meeting will enable the City to make reasonable arrangements in most cases.