



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

February 4, 2016

### CALL TO ORDER:

Chair Campanella called the meeting to order at 1:02 P.M.

### I. ROLL CALL

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

### STAFF PRESENT:

Beatriz Gularte, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Tony Boughman, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

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

Senior Planner Beatriz Gularte announced that Item V. Application of the Parker Family for 433 East Cabrillo Boulevard (Waterfront Hotel) has been postponed at the request of the applicant with a date to be determined.

- B. Announcements and appeals.

Ms. Gularte announced that the Staff Hearing Officer's decision on 118 N. Milpas Street has been appealed to the Planning Commission. No date has been set yet for the hearing.

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

1. January 7, 2016

### MOTION: Thompson/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

Commissioner Jordan acknowledged Planning Commission Secretary Julie Rodriguez with appreciation for the accuracy and content in the Minutes given the duration of the meeting. Chair Campanella concurred.

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

**MOTION: Thompson/Pujo**

Approve the minutes and resolution.

This motion carried by the following vote:

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

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

Chair Campanella opened the public hearing at 1:05 P.M. and, with no one wishing to speak, closed the hearing.

**CONSENT ITEM:**

**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](mailto:SGreer@SantaBarbaraCA.gov)

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

Chair Campanella requested that the Planning Commission waive the Staff Report.

**MOTION: Lodge/Jordan**

Waive the Staff Report

This motion carried by the following vote:

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

Chair Campanella opened the public hearing at 1:06 P.M., and with no one wishing to speak, the hearing was closed.

**MOTION: Lodge/Thompson**

**Assigned Resolution No. 002-16**

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated January 28, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

**III. 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](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4539

Tony Boughman, Assistant Planner, gave the Staff presentation.

John Cuykendall, Applicant, and Michael Holliday, Architect, responded to the Commission's questions on behalf of the Applicant.

Chair Campanella opened the public hearing at 1:29 P.M., and with no one wishing to speak, the hearing was closed.

**MOTION: Higgins/Lodge**

**Assigned Resolution No. 003-16**

Approved the project, making the findings for the Conditional Use Permit as outlined in the Staff Report, dated January 28, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

Revise Condition II.B. Recorded Conditions Agreement to include these additional conditions:

2. The Planning Commission's approval of the Conditional Use Permit is dependent upon the project incorporating the following concealment methodologies as shown on the approved plans: the maximum height of the antenna and the supporting structure, scale and size of both the support and the antenna, the color scheme as approved by the Architectural Board of Review, and the fact that all equipment related to the antenna is located within the interior of the building rather than the roof or on the exterior elevations of the building; and
4. The approval of this conditional use is individual to the Calvary Chapel Church. Upon the expiration or other termination of the Calvary Chapel Church's tenancy at 1 Calle Cesar Chavez, the conditional use shall cease and the antenna and supporting structure shall be removed from the building.

This motion carried by the following vote:

Commissioner Pujo asked the motion maker to consider inclusion of revising  
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Campanella announced the ten calendar day appeal period.

**IV. 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 4<sup>th</sup> 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

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## V. ADMINISTRATIVE AGENDA

### ACTUAL TIME: 2:18 P.M.

#### A. Committee and Liaison Reports

##### 1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of February 3, 2016.

##### 2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of January 27, 2016.

b. Commissioner Schwartz reported on the Water Commission meeting of January 21, 2016.

c. Commissioner Schwartz reported that she and Commissioner Campanella attended the Joint Affordable Housing Task Force meeting on January 22, 2016.

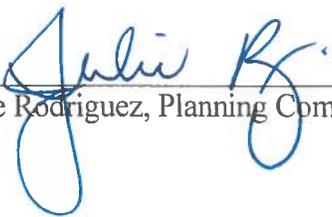
d. Chair Campanella and Commissioner Lodge reported on the Architectural Board of Review meeting of February 1, 2016.

- e. Chair Campanella reported on the Sustainability Committee meeting of January 28, 2016.
- f. Chair Campanella reported that the City of Santa Barbara has been recognized by Sunset magazine as the Best Sustainable City in the February 2016 issue.
- g. Chair Campanella reported that today was the beginning of the Santa Barbara International Film Festival and First Thursday and encouraged all to enjoy attending.

VI. ADJOURNMENT

Chair Campanella adjourned the meeting at 2:34 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

