



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

THURSDAY, JUNE 14, 2018  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF SUZANNE ELLEDGE, AGENT FOR AMERICAN TRADITION, PROPERTY OWNER, 433 E. CABRILLO BLVD. & 103 S. CALLE CESAR CHAVEZ ("WATERFRONT HOTEL"), APN 017-680-009 & 017-113-020, HRC-2 / S-P-1 / S-D-3 (HOTEL AND RELATED COMMERCE II / PARK PLAZA SPECIFIC PLAN / COASTAL OVERLAY) & OM-1/S-D-3 (OCEAN ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OPEN SPACE AND OCEAN ORIENTED INDUSTRIAL (MST2016-00284)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Waterfront Hotel Project which was approved by the City Council on August 15, 1995, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Waterfront Hotel Project involves the development of two parcels totaling 5.42 acres with a luxury hotel and related development at 433 E. Cabrillo Blvd. and 103 S. Calle Cesar Chavez. The discretionary applications approved for the Project include a Development Agreement, a Coastal Development Permit, a Development Plan, a Parking Modification and a Conditional Use Permit.

Key proposed changes include:

- Change from 150 hotel rooms to 52-60 hotel rooms.
- Moving back-of-house operations from the hotel building at 433 E. Cabrillo to a new three-story building totaling 10,416 net square feet located at 103 S. Calle Cesar Chavez, which was previously approved as the Project's 111-space surface parking lot. This eliminates the need for a basement at 433 E. Cabrillo Blvd.
- Reconfiguration of the building and site planning at 433 E. Cabrillo Blvd., including relocating the pool from the corner of E. Cabrillo Blvd./S. Calle Cesar Chavez to the building's rooftop.
- Increase in the amount of public commercial square footage at 433 E. Cabrillo Blvd. from 10,741 net square feet to 11,785 net square feet.
- Total project square footage reduced from 142,647 gross square feet to 107,797 gross square feet.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the Approved Project.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (EIR) was previously certified for the Waterfront Park and Hotel and Youth Hostel Project. The current revised project remains within the scope of the certified EIR analysis; all previously identified mitigation measures would continue to apply to the project; and various environmental impacts would be the same or reduced. No new or greater significant impacts than identified in the EIR would result from the current project changes, and pursuant to CEQA Guidelines §15162, no further environmental review document is required. Pursuant to CEQA Guidelines §15164, an Addendum to the certified EIR has been prepared to document minor changes to the EIR analysis for the current project.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. **Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.**

**ADDITIONAL INFORMATION:** This is the only notification you will receive for this development application. The scope of this 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 this item, contact Allison De Busk, Project Planner at (805) 564-5470, ext. 4552 or email [ADebusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing, or to the Community Development Director prior to action on the Substantial Conformance Determination request.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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.

\* **NOTE:** On Thursday, June 7, 2018, an Agenda with all items to be heard on Thursday, June 14, 2018 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.