



City of Santa Barbara
PLANNING COMMISSION
AGENDA
JUNE 14, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Sheila Lodge, *Vice Chair*
John P. Campanella
Jay D. Higgins
Mike Jordan
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

NOTICES

A. TUESDAY, JUNE 12, 2018
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

2111 EDGEWATER WAY

Contact: Megan Arciniega, Associate Planner
MArciniega@SantaBarbaraCA.gov
(805) 564-5470, ext. 7587

433 E CABRILLO BOULEVARD & 103 S CALLE CESAR CHAVEZ*

Contact: Allison DeBusk, Project Planner
ADebusk@SantaBarbaraCA.gov
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The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. 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. 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.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

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.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

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 minutes.

III. CONSENT ITEM

APPLICATION OF ROGER HOLCOME, PROPERTY OWNER, 2111 EDGEWATER WAY, APN 041-350-017, E-3/SD-3 ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, 5 DU/AC (MST2017-00079)

The project consists of a remodel to an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors

and windows, repainting and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The project would abate violations identified in ENF2017-017417.

A Coastal Development Permit (CDP2018-00004) is required 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 Sections 15301, Existing Facilities and 15304, Minor Alterations to Land.

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IV. CONCEPT REVIEW

APPLICATION OF JARRETT GORIN, AGENT FOR LAGUNA HALEY STUDIOS LLC, 401-409 EAST HALEY STREET, APNS 031-212-017 AND -018, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU/ACRE (MST2016-00508)

The scope of work previously reviewed by the Planning Commission for this project has been revised by the applicant to increase the commercial square footage and reduce the number of residential units. A Development Plan approved by the Architectural Review Board will be required for the new scope of work. The revised proposal is as follows.

The project is a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program, in the M-C, Manufacturing Commercial zone. The project will include a voluntary lot merger of Assessor's Parcels 031-212-017 and 031-212-018, which will result in one parcel of 22,500 square feet. Currently, there are two existing single-story commercial buildings and one residential duplex at 401 E. Haley Street, and one single-story, single-family residence (currently being used for commercial purposes), at 409 E. Haley. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include 5,462 square feet of commercial floor area, including 2,334 square feet of office/retail and four short term rental units (one proposed with a full kitchen), and 24 AUD rental units averaging 801 square feet. The project has 52 parking spaces; 10 parking spaces would be assigned to off-site uses per an existing off-site parking agreement with the Mill and Mill Annex.

This project requires Planning Commission Conceptual Review because the combined lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design changes and provide the applicant, staff, and the Architectural Board of Review (ABR) with comments on the proposed revisions to the design, and General Plan consistency (SBMC §28.20.080).

The opinions of the Planning Commission may change, or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

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V. DISCUSSION ITEM

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.

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VI. ADMINISTRATIVE AGENDA

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

VII. ADJOURNMENT