



City of Santa Barbara

PLANNING COMMISSION

FINISHED 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
Kathleen Goo, 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](mailto:ADebusk@SantaBarbaraCA.gov)
(805) 564-5470, ext. 4552

Site visits held.

PLEASE BE ADVISED

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).

TELEVISION COVERAGE: Planning Commission meetings are 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

Roll call taken. Commissioner Addison Thompson was absent. (Commissioner Jordan left at 4:53 p.m. and did not return.)

II. PRELIMINARY MATTERS

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

Requests made.

B. Announcements and appeals.

No announcements made.

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.

Annamarie Gott addressed the Commission regarding Vacation Rentals and citywide covenant enforcement.

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.

Item continued to the July 19, 2018 Meeting.

IV. CONCEPT REVIEW**ACTUAL TIME: 1:09 P.M.****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.**

Review held. Planning Commission comments made.**V. DISCUSSION ITEM****ACTUAL TIME: 2:51 P.M.****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.

Discussion held. Planning Commission comments made.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:53 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

VII. ADJOURNMENT

Meeting adjourned at 4:55 p.m.