



City of Santa Barbara

PLANNING COMMISSION

AGENDA

JULY 9, 2020

1:00 P.M.

This Meeting Will Be Conducted Electronically
As Described Below

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Lesley Wiscomb, Vice Chair
Roxana Bonderson
Gabriel Escobedo
Jay D. Higgins
Sheila Lodge
Barrett Reed

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Commission Secretary

NOTICES

A. TUESDAY, JULY 7, 2020

7:45 A.M.

SITE VISIT

433 E. CABRILLO BLVD. & 103 S. CALLE CESAR CHAVEZ

Contact: Tony Boughman, Associate Planner

TBoughman@SantaBarbaraCA.gov

(805) 564-5470, ext. 4539

The Planning Commission will visit the project site 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.
Please note: appropriate social distancing will be enforced at the site visit.

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

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.

ELECTRONIC PARTICIPATION: Join meeting electronically at:

<https://attendee.gotowebinar.com/register/3520510196228220943>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (914) 614-3221

PIN: 847-136-596

Webinar ID: 988-356-331

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to PCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments; 3. Applicant Presentation; 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action.

AMERICANS WITH DISABILITIES ACT: If you need 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.

APPEALS: Decisions of the Planning Commission may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at Clerk@SantaBarbaraCA.gov as soon as possible. **Appeals and associated fee must be submitted in writing, via email to Clerk@SantaBarbaraCS.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, July 2, 2020 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

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. NEW ITEMS

- A. APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR AMERICAN TRADITION, OWNER OF [433 E. CABRILLO BLVD. & 103 S. CALLE CESAR CHAVEZ](#), APN: 017-680-009 & 017-113-020, ZONE: HRC-2/S-P-1/S-D-3 & OM-1/S-D-3; LAND USE DESIGNATION: HOTEL AND RELATED COMMERCE II & INDUSTRIAL; (PLN2016-00284 & PLN2016-00295)

The Waterfront Hotel Project was approved by the City Council in 1995 and Planning Commission in 2007, receiving discretionary approvals of a Development Agreement, a Coastal Development Permit, a Conditional Use Permit, a Development Plan, and a Parking Modification. The Project proposes changes including: reduction of number of hotel rooms; reduction in total floor area; consolidation of back-of-house operations in the main hotel building; reconfigured parking lot with carports, and an increase in commercial floor area for restaurant, bar, and banquet uses open to the public.

This hearing will be a Discussion Item to inform the Planning Commission of proposed changes to the approved Project, and obtain their input to the Community Development Director with regard to a request for a Substantial Conformance Determination for proposed changes. The current project proposal 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. 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.

Contact: Tony Boughman, Associate Planner

Email: TBoughman@SantaBarbaraCA.gov

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

B. USE DETERMINATION – HRC-II ZONE (PER SBMC §28.22.030.B.2.F)

The Planning Commission is being asked to determine if a yacht and helicopter/plane charter business is an appropriate visitor-serving or commercial recreational use in the HRC-2 (Hotel and Related Commerce) Zone, in accordance with Santa Barbara Municipal Code, Section 28.22.030.B.2.f.

Contact: Allison DeBusk, Senior Planner

Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov)

Phone: (805) 564-5509

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

V. ADJOURNMENT