



City of Santa Barbara
PLANNING COMMISSION
JULY 9, 2020

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

1:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

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

Site visit 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. All Commissioners were present.
(Commissioner Reed left at 2:41 p.m. and did not return.)**

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

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.

Suzanne Elledge addressed the Commission.

III. NEW ITEMS

A. ACTUAL TIME: 1:08 P.M.

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.

Recommend to the Community Development Director that the project changes are substantially consistent with the original Planning Commission approval.

Wiscomb/Lodge Vote: 7/0

Abstain: 0

Absent: 0

B. ACTUAL TIME: 2:41 P.M.

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.

Continue the item for the applicant to return in a maximum of thirty days with a more refined floor plan.

Higgins/Bonderson Vote: 5/1 (Lodge)

Abstain: 0

Absent: 1 (Reed)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:35 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

V. ADJOURNMENT

Meeting adjourned at 5:45 p.m.