City of Santa Barbara

PLANNING COMMISSION
MINUTES
MAY 15, 2025

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

COMMISSION MEMBERS:
Devon Wardlow, *Chair*
Lucille Boss, *Vice Chair*
Brian Barnwell
John M. Baucke
Donald DeLuccio
Benjamin Peterson
Lesley Wiscomb

CITY COUNCIL LIAISON:
Mike Jordan

STAFF:
Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

Chair Wardlow called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Devon Wardlow, Vice Chair Lucille Boss, Commissioners John M. Baucke, Donald DeLuccio, Bejamin Peterson, and Lesley Wiscomb

Absent: Commissioner Brian Barnwell

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Jessica Metzger, Airport Planner
Teresa Sjoting, Assistant Transportation Planner
Julia Pujo, Environmental Analyst
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

No announcements.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. May 1, 2025 Planning Commission Minutes

2. Planning Commission Resolution No. 002-25
102 W. De La Guerra St.

MOTION: DeLuccio / Wiscomb
Approve the minutes and resolution as presented.

The motion carried by the following vote:
Ayes: 4 Noes: 0 Abstain: 2 (Baucke and Boss) Absent: 1 (Barnwell)

D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

Written correspondence from Dianne Black and Ronald Robertson Jr. was acknowledged.

III. NEW ITEMS

A. 500 JAMES FOWLER / END OF RUNWAY 33

ACTUAL TIME: 1:04 P.M.

Assessor's Parcel Number: 073-450-003
Zoning Designation: A-A-O / C-Z / G-S-R (Coastal Zone)
Application Number: PLN2024-00415 Filing Date: 10/19/2024
Applicant: Alicia Harrison / Brownstein Hyatt Farber Shreck, LLP
Brian McCarthy / Goleta West Sanitary District
Owner: Chris Hastert / City of Santa Barbara

The project consists of cleanup and repair activities following a sewage spill from the Goleta West Sanitary District's (District) 24-inch force-main line, discovered on Saturday, February 17, 2024. The spill occurred on an easement running across Santa Barbara Airport (Airport) property (073-450-003) near the end of Runway 33, adjacent to the Airport's vehicle access road. The spill flowed across the vehicle access road into the Goleta Slough and its tributaries. The District responded with vacuum trucks to contain and remove the spilled material, estimated at approximately one million gallons. A portion was recovered and treated at a regional wastewater facility. However, significant rainfall on February 18 and 19, 2024, transported the remainder to the Pacific Ocean.

The District monitored water quality in the Goleta Slough and Goleta Beach and cooperated with various agencies and specialists to assess the spill and cleanup efforts. To restore affected upland areas, the District reseeded with a native seed mix on April 2, 2024, in consultation with Geosyntec Consultants and Restoration Biologist Lisa Stratton, Ph.D. from Cheadle Center for Biodiversity and Ecological Restoration. Additional repairs, including the replacement of coupling restraint bolts and hydrostatic pressure testing, were completed, and the 24-inch force main was recommissioned on May 1, 2024.

The request is for a Coastal Development Permit (CDP) as required by SBMC §28.44.100.E(7) to follow the approved Emergency CDP (PLN2024-00175).

The discretionary applications required at this hearing under the purview of the Planning Commission are:

A. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and

B. Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 115301 [Existing Facilities].

Jessica Metzger, Airport Planner, gave the Staff presentation.

Alicia Harrison, Brownstein Hyatt Farber Shreck, LLP gave the Applicant presentation, and was joined by Joey Hilliard, Goleta West Sanitary District.

Public comment opened at 1:15 p.m., and as no one wished to speak, it closed.

MOTION: Peterson / Baucke **Assigned Resolution No. 003-25**
Approve the project, making the findings for the Coastal Development Permit and California Environmental Quality Act Exemption as outlined in the Staff Report dated May 8, 2025.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Barnwell)

The ten calendar day appeal period was announced.

B. 633 E. CABRILLO BLVD. / HILTON SANTA BARBARA BEACHFRONT RESORT

ACTUAL TIME: 1:32 P.M.

Assessor's Parcel Number:	017-680-013
Zoning Designation:	HRC-1 / SP-1 / S-D-3 (Hotel and Related Commerce/Specific Plan -1/Coastal Overlay)
Application Number:	PLN2022-00443 Filing Date: November 14, 2022
Applicant:	Trish Allen / SEPPS, Inc.
Owner:	Carl A. Mayfield, V.P. / Fess Parker Red Lion Hotel

The Hilton Santa Barbara Beachfront Resort is located on a 23.56-acre lot at 633 E. Cabrillo Blvd. and is comprised of 329,780 square feet of floor area. The resort includes 360 guest rooms, a lobby, meeting/banquet space, restaurants, bars, spa, salon, retail shop, back of house areas (e.g., offices, storage rooms), swimming pool, tennis courts, and 931 parking spaces.

The proposed project consists of a 50,195-square-foot addition to Building B (Bougainvillea), as well as the removal of 2 guest rooms and the reconfiguration of 6 guest rooms in Building B. The project includes the demolition of Building A (Azalea), a 4,027-square-foot building with 8 guest rooms, and the demolition of the tennis courts and 240-square-foot tennis shop. The total number of guest rooms would increase from 360 to 433 guest rooms (a net increase of 73 guest rooms). The total square footage of the hotel would increase from 329,780 square feet to 375,708 square feet (a net increase of 45,928 square feet). The total number of vehicle parking spaces onsite would be reduced from 931 spaces to 880 spaces. Bicycle parking spaces would increase from 58 to 100.

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

A. A Parking Modification to allow less than the required number of vehicle and bicycle parking spaces (SBMC §28.90.100 and §28.92.110);

B. A Development Plan to allow the construction of 2,810 square feet of net new nonresidential floor area allocated from the minor and small addition categories (SBMC Chapter 28.85);

C. A Development Plan for a Transfer of Existing Development Rights Permit to transfer 43,118 square feet from the Waterfront Hotel (433 E. Cabrillo Blvd.) to the project site (SBMC §28.95);

D. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060); and

E. Consideration of an Addendum to a previously certified Environmental Impact Report.

Project Design Approval and Final Design Approval by the Historic Landmarks Commission will also be required for the project at a later date, if the Planning Commission approves the project (SBMC Chapter 30.220).

Kathleen Kennedy, Project Planner, gave the Staff presentation. Teresa Sjoting, Assistant Transportation Planner, and Julia Pujo, Environmental Analyst, were available to answer questions.

Keith Butler, Commissioner of the Historic Landmarks Commission (HLC), gave an overview of the HLC’s comments on the project from previous HLC hearings and was available to answer questions.

Trish Allen, SEPPS Inc.; Clay Aurell, AB Design Studio; and Rob Maday, Bosky Landscape Architecture, gave the Applicant presentation, and were joined by members of Fess Parker Enterprises, Park Hotels and Resorts, Hilton Santa Barbara Beachfront Resort, and affiliated technical team members.

Public comment opened at 2:12 p.m., and the following individuals spoke:

1. Charles Carnow
2. Nicole Rogers

Written correspondence from Paulina Conn was acknowledged.

Public comment closed at 2:16 p.m.

*** THE COMMISSION RECESSED FROM 2:17 TO 2:24 P.M. ***

MOTION: Wiscomb / Boss **Assigned Resolution No. 004-25**

Approve the project, making the findings for the Parking Modification, Development Plan, Development Plan for the Transfer of Existing Development Rights Permit, Coastal Development Permit, and Environmental Impact Report Addendum as outlined in the Staff Report dated May 8, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Relocated trees shall be assessed within one (1) year by a certified arborist for signs of extreme stress or impending death, and if present, they shall be replaced immediately.
2. As long as there is a reduction in the required 209 bicycle spaces, as allowed by the Parking Modification approval, the hotel shall continue to provide bicycle rentals to guests through a third-party vendor. The rental bicycles shall not use the bicycle spaces required for guests and employees.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Barnwell)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:19 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

   Commissioner DeLuccio reported on the Staff Hearing Officer meeting of May 14, 2025.

2. Other Committee and Liaison Reports

   No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 3:20 p.m.

Submitted by,

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Jasper Carman, Commission Secretary