



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET FOR CONCEPT REVIEW

THURSDAY, DECEMBER 20, 2012
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF KENNETH MARSHALL, AGENT FOR KELLOGG ASSOCIATES,
3714-3744 STATE STREET, APNS 053-300-023 AND -031, C-P/SD-2 AND R-4/SD-2 ZONES, AND C-
P/SD-2 AND R-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH
RESIDENTIAL (MST12-00443)**

Concept Review of a revised development proposal for the approved Sandman Inn Redevelopment Project. The previously approved Project includes demolition of existing site development, and construction of 14,612 square feet of office/commercial space and 73 residential condominiums with underground parking. The current conceptual plan includes demolition of existing site development, and construction of 5,274 square feet of office space and 72 residential condominiums with at-grade parking.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level, and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. 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, and the Planning Commission will not make a determination regarding environmental review of the proposed project.**

The discretionary applications that would be applicable to the conceptual project are:

1. A Lot Line Adjustment transferring 2.22 acres from APN 053-300-031 to APN 053-300-023.
2. A Tentative Subdivision Map (TSM) for a one-lot subdivision to create 73 residential condominium units and 2 commercial condominium units (SBMC Chapters 27.07 and 27.13).

The discretionary applications that were previously approved for the Sandman Inn Redevelopment Project are:

1. A Lot Line Adjustment transferring 2.22 acres from APN 053-300-031 to APN 053-300-023.
2. A Development Plan to allow construction of more than 10,000 square feet of total floor area in the C-P Zone (SBMC §28.54.120).
3. A Modification of the lot area requirements to allow one over-density unit (bonus density) (SBMC §28.92.110.A.2).
4. A Tentative Subdivision Map (TSM) for a one-lot subdivision to create 73 residential condominium units and 2 commercial condominium units (SBMC Chapters 27.07 and 27.13).

An Environmental Impact Report was certified for the approved Sandman Inn Redevelopment Project.

You are invited to attend this hearing and address your verbal comments to the Planning Commission. Written comments are also welcome up to the time of the hearing, and should be addressed to the Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990. This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Allison De Busk, Project Planner at (805) 564-5470, extension 4552, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at ADebusk@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division office at 805-564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, December 13, 2012, an Agenda with all items to be heard on Thursday, December 20, 2012, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits.

* **Agenda items are subject to change.** It is recommended that applicants and interested persons plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.