



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

April 12, 2012

### CALL TO ORDER:

Chair Lodge called the meeting to order at 1:00 P.M.

### I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

### STAFF PRESENT:

Danny Kato, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Allison De Busk, Project Planner  
Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None.
- B. Announcements and appeals.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Lodge opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

### III. CONCEPT REVIEW:

ACTUAL TIME: 1:01 P.M.

RECUSALS: Commissioner Bartlett recused himself to avoid any actual or perceived conflict of interest due to being the Architect for the neighboring La Entrada project.

Commissioner Bartlett left the dais at 1:01 P.M. and did not return to the dais.

**CONCEPT REVIEW OF AN APPLICATION OF MARIA MARTINEZ, ARCHITECT WITH CEARNAL ANDRULAITIS, LLP FOR ROMASANTA FAMILY LIVING TRUST, 101 STATE STREET AND 16 W. MASON STREET, APN: 033-075-006 AND -011, HOTEL AND RELATED COMMERCE/ COASTAL OVERLAY (HRC-2/SD-3) ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00171)**

The project consists of the construction of a new three-story hotel containing 34 hotel rooms, a lobby, laundry room and 34 parking spaces. The existing laundry room and 40-space surface parking lot would be demolished. The project site includes two parcels, and is bounded by State Street, West Mason Street and Kimberly Avenue.

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, nor will any determination be made regarding environmental review of the proposed project.**

The probable discretionary applications required for this project are:

1. A Modification to allow less than the required front setback along State Street (SBMC §28.92.110.A.2);
2. A Modification to allow less than the required front setback along West Mason Street (SBMC §28.92.110.A.2);
3. A Modification to allow less than the required front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
4. A Development Plan to allow the construction of 21,253 square feet of nonresidential development (SBMC §28.87.300);
5. A Transfer of Existing Development Rights to transfer 11,038 square feet of nonresidential floor area from a yet to be identified parcel to the project site (SBMC §28.95.060); and  
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).

Case Planner: Allison De Busk, Project Planner  
Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Brian Cearnal, Cearnal Andrulaitis Architects, gave the Applicant presentation joined by Mark Romasanta, Owner.

Chair Lodge opened the public hearing at 1:56 P.M. and with no one wishing to speak, the public hearing was closed.

Chair Lodge acknowledged public comment letters received from Paula Westbury, Santa Barbara, CA and The Santa Barbara Urban Creeks Council.

Commissioner's comments:

- Commissioner Schwartz thought the hotel project would bring vitality to the downtown area. Would like to have the site reflect the history of the Loughead Brothers (later changed to Lockheed) to the extent possible. Overall, the project is going in the right direction.
- Commissioner Thompson appreciated the open corner with courtyard and pedestrian friendliness. Sees the justification for the State Street modification; however, would like the Applicant to rethink raising the front wall to 6 ft. because it would be less pedestrian friendly than the lower wall as it exists. Not in favor of parking cars in front of the building and does not like the opening facing State Street. Suggested eliminating the cars and keeping the wall at a more pedestrian friendly height. For Mason Street side, finds an articulated building façade in the setback to be preferable to a flat wall face going up a few stories that meets the setback requirement. For the Kimberly frontage, suggested more building articulation. He needs to know more about the future realignment of Kimberly Avenue before he can make comments on the modification request.
- Commissioner Larson can support the Mason Street modification, but was uncertain of the Kimberly modification and would like to know more about the Kimberly realignment before making any decisions. On State Street, she is concerned about the pedestrian experience and would like to see the wall kept low and become a part of the plaza experience. Cars and blank walls don't promote the pedestrian experience, and another solution is needed. Appreciates any green elements that can be incorporated. Trash management is important because of the neighboring creek and drainage to the creek. Suggested eliminating one driveway and consolidating the ingress/egress into one. Asked that bicycle parking be included.
- Commissioner Jordan supports all three modification requests in concept. Commented that the site is already constrained and will be further constrained with the Kimberly Avenue realignment. Doesn't think the project will affect significant public views, as the views aren't seen by many. Commissioners Jordan and Thompson would prefer to see a parking modification to eliminate the two parking spaces on State Street and gain more setback space. All sides of the building are consistent with the surrounding development pattern. The project is falling in with City's plan on realignment of the Creek. If the parking spaces on State Street are lost, then it would allow for an enhancement of the bus stop, or a mural or artwork on the side of building that blends in with tile at the bus stop. This project needs to comply with Tier 3 storm water management requirements, so he's okay with the creek setback. Suggested talking with the Creeks Division and looking at contributing to improvements along the new bank on the eastern side of the creek.

Conceptually, in plaza area, and with parking spaces moved out, suggested offering a small area of storage space or signage that would mix in with trolley and the bus stop.

- Commissioner Campanella liked the design and how the massing is broken up, especially the short wall on State Street that contributes to breaking up the massing. Agrees with some of the suggestions offered regarding the two uncovered parking space and more landscaping along State. Some more simulations with the trellis would be good at a future review. Supports the modifications because the articulation and the total building size are still within the total volume that could be constructed if setbacks were adhered to. Likes the corner gathering spot and sees it as a potential user friendly area for guest assembly, as well as the community.
- Commissioner Lodge was concerned with the State Street frontage and the height of the wall; believes the height of the wall should remain no higher than it is currently. The intent of this zone is to preserve openness, and a 6' wall would close off and take away from the pedestrian experience. Could support a parking modification. Would like to see more setback at Kimberly; since this lot has two corners, could support some modification.

Mr. Cearnal appreciated the comments and raised the question for the possibility of a parking modification in the coastal zone if the parking demand could be met. Staff was open to further exploration if it could be shown that the parking demand was met.

#### IV. ADMINISTRATIVE AGENDA

##### ACTUAL TIME: 2:20 P.M.

#### D. Committee and Liaison Reports.

##### 1. Staff Hearing Officer Liaison Report

None was given.

##### 2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on the Historic Landmarks Commission meeting of April 11, 2012.
- b. Commissioner Campanella reported on the Downtown Parking Committee meeting of April 12, 2012.
- c. Commissioner Thompson reported on the Single Family Design Board meeting of April 2, 2012.
- d. Commissioner Campanella reported that the City Council implementation is moving forward on the Average Unit Density (AUD).

- e. Commissioner Lodge reported on the Water Commission meeting held on April 9, 2012.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 2:30 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

