



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 7, 2013

CALL TO ORDER:

Chair Jordan called the meeting to order at 1:04 P.M.

I. ROLL CALL

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

STAFF PRESENT:

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

II. PRELIMINARY MATTERS:

1. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of January 17, 2013

MOTION: Lodge/Thompson

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

2. Resolution 001-13
1220 Shoreline Drive

MOTION: Bartlett/Schwartz

Approve the resolution.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

3. Draft Minutes of January 24, 2013

MOTION: Lodge/Thompson

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

2. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
3. Announcements and appeals.
Mr. Kato announced that the Planning: Commission meeting of February 14, 2013 would be cancelled and the items that were scheduled to be heard are now rescheduled to be heard on February 21, 2013.
4. Comments from members of the public pertaining to items not on this agenda.
Chair Jordan opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this item due to being the Architect for properties adjacent to this project.

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 033-075-011, HOTEL AND RELATED COMMERCE/ COASTAL OVERLAY (HRC-2/SD-3) ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00171)

The proposed project involves the demolition of the existing 714 s.f. commercial (laundry) building and 40-space surface parking lot, and construction of a 34-room hotel totaling 20,439 square feet (s.f.) with a 33-space parking garage (10,331 s.f.). A laundry area of approximately 1,088 s.f. is proposed within the new hotel building to replace the existing laundry building, which is used by the Harbor View Hotel. The new hotel would be three stories with a maximum height of 41 feet. The project site includes two parcels, which are proposed to be merged, and is bounded by State Street, West Mason Street and Kimberly Avenue.

The discretionary applications required for this project are:

1. A Modification to allow less than the required 20-foot front setback along State Street (SBMC §28.92.110.A.2);
2. A Modification to allow less than the required 20-foot front setback along W. Mason Street (SBMC §28.92.110.A.2);
3. A Modification to allow less than the required 20-foot front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
4. A Modification to provide one less parking space than required (SBMC §28.92.110.A.1);
5. A Transfer of Existing Development Rights to transfer 10,224 square feet of nonresidential floor area from the Yanonali Courts project at 214 E. Yanonali Street (formerly APN 017-021-032) to the project site (SBMC §28.95.060);
6. A Development Plan to allow the construction of 19,725 square feet of nonresidential development (SBMC §28.87.300); and
7. A Coastal Development Permit (CDP2012-00005) to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Planning Commission considered approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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. John Ilasin, Public Works Project Engineer, answered a question about the Mason Street Bridge Replacement Project.

Brian Cearnal, Architect, gave the Applicant presentation.

Chair Jordan opened the public hearing at 1:50 P.M., and with no one wishing to speak, closed the public hearing.

MOTION: Thompson/Campanella

Assigned Resolution No. 002-13

Approved the Mitigated Negative Declaration and the project, making the findings for the Setback and Parking Modifications, Transfer of Development Rights, Development Plan, and Coastal Development Plan outlined in the Staff Report, dated January 31, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Amend Condition B.8 to add Item f. that "Bell service to and from the train station shall be offered, and information on this service shall be included as part of the Visitor Information Program."
2. Amend Condition C.4. to change wording of the first sentence to "Lighting installed on the hotel shall not be directed toward, or shed light on, the creek habitat."
3. Add the following condition: The Applicant shall work with the HLC to incorporate some form of public art and/or a fountain in the front setback in order to improve the pedestrian experience.

Mr. Romasanta agreed to look at art or something else to engage the public in the area north of the shuttle stop, and stated that there is retail already in the area.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bartlett)

Chair Jordan announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:53 P.M.

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

Commissioner Lodge reported on the Staff Hearing Officer meeting held on February 6, 2013.
 2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of January 30, 2013.
 - b. Commissioner Pujo reported on the Harbor Commission meeting of January 24, 2013.
 - c. Commissioner Schwartz reported that Amtrack's Pacific Surfliner train is now allowing onboard bicycle service.
 - d. Commissioner Jordan reported a good turnout for the Parks and Recreation Department's Urban Forest Master Plan meetings recently held for the public.
 - e. Commissioner Jordan announced that it was First Thursday and encouraged the public to take advantage of all offerings.

V. **ADJOURNMENT**

Chair Jordan adjourned the meeting at 2:59 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

