



**Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 3, 2014
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, APRIL 1, 2014
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot
457 N. Hope Avenue
3714-3744 State Street (Sandman Inn)

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. THURSDAY, APRIL 3, 2014
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 457 N. Hope Avenue - *Discussion*
Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4565.
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. This agenda schedule is 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.
- F. 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, please contact the Case Planner as listed in the project description. Our office hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.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 located at 630 Garden St., during normal business hours.

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of March 13, 2014
 - 2. PC Resolution 006-14
2345 Edgewater Way
 - 3. Draft Minutes of March 20, 2014
 - 4. PC Resolution 007-14
520 E. Yanonali Street
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.

- D. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

III. NEW ITEM:

APPLICATION OF KENNETH MARSHALL, AGENT, FOR KELLOGG ASSOCIATES, 3714-3744 STATE STREET, APN 053-300-023 AND -031, C-P/SD-2 (RESTRICTED COMMERCIAL/ SPECIAL DISTRICT 2 “UPPER STATE STREET AREA”), R-3/SD-2 (LIMITED MULTIPLE-FAMILY RESIDENCE / SPECIAL DISTRICT 2 “UPPER STATE STREET AREA”) AND R-4/SD-2 (HOTEL-MOTEL-MULTIPLE RESIDENCE / SPECIAL DISTRICT 2 “UPPER STATE STREET AREA”) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2012-00443)

This project is a revision to a project that was approved on appeal by the City Council on April 20, 2010, and which included construction of 73 residential condominium units and 14,612 square feet (sf) of commercial space. The current proposal consists of the demolition of the existing 113-room Sandman Inn Hotel, existing restaurant building, and all site improvements on the 4.58-acre site, and subdivision of the site into four lots for development with a total of approximately 5,110 net sf of commercial floor area and 72 residential condominium units.

Lot A would be 11,500 net sf and would be developed with a 2,596 net sf one-story commercial building and 13 parking spaces in an at-grade parking lot located behind the building.

Lot B would be 4,100 net sf and would be developed with a 1,043 net sf one-story commercial building and five parking spaces in an at-grade parking lot located behind the building.

Lot C would be 7,800 sf and would be developed with a 1,471 net sf one-story commercial building and seven parking spaces in an at-grade parking lot located behind the building.

Lot D would be 174,300 net sf and would be developed with 32 two-bedroom condominiums and 40 three-bedroom condominiums. Of these 72 units, 9 would be designated as Inclusionary housing units (4 two-bedroom and 5 three-bedroom units) affordable to middle-income home buyers. The residential units would be contained within 10 three-story buildings ranging in height from 37'-5" to 40'-3" and located throughout the site. Each unit would have two parking spaces, at least one of which would be in a garage. A total of 164 residential parking spaces would be provided as follows: 116 garage parking spaces, 28 uncovered resident parking spaces and 20 uncovered guest parking spaces. Unit sizes range from 1,136 to 1,719 net sf. The residential development would also include a Community Veranda of approximately 554 net sf that includes an area for mailboxes. Total residential square footage, including garages, would be 171,393 gross sf.

Ingress and egress to the development is proposed at two locations along State Street; near the center of the site (on Lot D), and at the east end of the site (on Lot C). Other public improvements proposed as part of the project include a four-foot wide sidewalk dedication on State Street, a bus stop and the extension of the existing State Street median.

The discretionary application required for this project is:

1. A Tentative Subdivision Map to allow the division of two parcels into four lots with three of the lots proposed for commercial development and one lot proposed for a one-lot subdivision to create seventy-two (72) residential condominium units (SBMC Chapters 27.07 and 27.13).

An Addendum to the certified Final Environmental Impact Report (EIR) prepared for the prior version of the project has been prepared and the Planning Commission will consider the Addendum with the Final EIR prior to making a decision on the project pursuant to the California Environmental Quality Act Guidelines Section 15164.

Case Planner: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

IV. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports
3. Report from the Chair

V. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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