



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 20, 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, and Addison Thompson.

Absent: Commissioner Schwartz

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

1. Draft Minutes of December 6, 2012
2. Resolution 019-12
1654 Shoreline Drive

MOTION: Thompson/Campanella

Approve the minutes and resolutions.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

Mr. Kato announced that this was Commissioner Larson's last meeting. The first Planning Commission meeting will be held on January 17, 2012, when we will meet incoming Commissioner June Pujo.

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

Chair Lodge opened the public hearing at 1:02 P.M.

1. Brooks Larson, presented his wife, Commissioner Stella Larson, with roses and spoke in appreciation of the many years of community service and family service that she has contributed to the City of Santa Barbara. He was accompanied by their son, Jason Larson.
2. Commissioner Jordan acknowledged the lessons he has learned and his appreciation for working with Commissioner Larson. Chair Lodge echoed the appreciation on behalf of the Planning Commission.

With no one else wishing to speak, Chair Lodge closed the hearing at 1:06 P.M.

III. **CONCEPT REVIEW:**

ACTUAL TIME: 1:06 P.M.

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.

Case Planner: Allison DeBusk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Mr. Kato requested that the Planning Commission waive the Staff Report.

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

Brian Cearnal, Architect, gave the Applicant presentation, joined by Gregory Parker, Investec Corporation.

Chair Lodge opened the public hearing at 2:12 P.M.

Paul Hernadi, Citizens Planning Association, summarized the written comments he submitted to the Planning Commission in his letter emailed December 17, 2012.

With no one else wishing to speak, the public hearing was closed at 2:19 P.M.

Commissioner's Comments:

- Many Commissioners appreciated the applicant retaining the best features of the previously approved project and felt that the proposed project is an improvement.
- Commissioners did not like the design of the front of the commercial buildings, which looked too linear, and suggested more articulation or undulation, possibly even including the use of second story elements.
- Many Commissioners stressed that pedestrian and vehicular connectivity is very important and the project should not preclude it.
- Commissioner Thompson appreciated that the time of excavation and the amount of export will be reduced significantly. Appreciates plants in the ground versus use of planters. Recommended keeping the option open for access from the Hitchcock

stub, and ability to enter the project through signalized traffic intersection. Would like mature trees saved.

- Commissioner Jordan concurred with Commissioner Thompson's remarks and would like to see real pedestrian access through the site. Appreciates MTD improvements. Likes the one-story frontage on State Street with site lines to the mountains and appreciated the reduction of curb cuts.
- Commissioner Larson concurred with Commissioners Thompson and Jordan and would like permeable paving considered, now that the underground garage has been eliminated. Appreciates and encourages more 'green' elements.
- Commissioner Bartlett likes the main entry drive. Would like to see a pedestrian connection to the intersection. Recommended articulation of the State Street commercial by using a variable setback along the street, perhaps creating a few courtyard pockets. Would appreciate any preservation of mountain views for traffic at the State/Hitchcock intersection. Appreciates that the elimination of the underground parking lot allows landscaping to be planted in the ground, rather than in above-ground planters. If the project meets the average unit density ordinance, he would like to see parking reduced; consider shared guest parking with the commercial buildings after hours.
- Commissioner Campanella commented that a community benefit of the project is the broad market it will serve.
- Commissioner Lodge appreciated the reduced commercial square footage and the associated reduction in traffic and parking.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:51 P.M.

E. 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 December 19, 2012.
- b. Commissioner Thompson reported on the Single Family Design Board meeting of December 17, 2012.
- c. Commissioner Lodge reported on the Water Commission Board meeting of December 10, 2012.

V. ADJOURNMENT

Chair Lodge adjourned the meeting at 2:57 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT