



Chair Mike Jordan  
Commissioner Bruce Bartlett  
Commissioner Sheila Lodge  
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz  
Commissioner John Campanella  
Commissioner June Pujo

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, FEBRUARY 7, 2013  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, FEBRUARY 5, 2013 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
101 State Street and 16 W. Mason Street\*

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**\*\* Site visit held. \*\***

- B. THURSDAY, FEBRUARY 7, 2013 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found

at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.

- A. The scope of a 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 an item, please contact the Case Planer 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.
- B. 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](http://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**

**\*\* Roll Call taken. All present.\*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

1. Draft Minutes of January 17, 2013

**\*\* Approved the Minutes as corrected.**

**Lodge/Thompson Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

2. Resolution 001-13  
1220 Shoreline Drive

**\*\* Approved the Resolution.**

**Bartlett/Schwartz Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

3. Draft Minutes of January 24, 2013

**\*\* Approved the Minutes as corrected.**

**Lodge/Thompson Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

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

**\*\* No Requests were made. \*\***

- C. Announcements and appeals.

**\*\* The Planning Commission meeting of February 14, 2013 is cancelled.  
Items rescheduled to February 21, 2013\*\***

- 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.]

**\*\* No one wished to speak. \*\***

**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 adjacent properties 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 will consider 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.

**\*\* Approved the project and Coastal Development Permit with added conditions.**

**Thompson/Campanella Vote: 6/0**

**Abstain:0**

**Absent: 1 (Bartlett)**

**Resolution No. 002-12. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:53 P.M.**

**A. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

**\*\* Report given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**V. ADJOURNMENT:**

**VI.**

**\*\* Meeting adjourned at 2:59 P.M. \*\***