



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET

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

APPLICATION OF KENNETH MARSHALL, AGENT, FOR KELLOG 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.

You are invited to attend this hearing. 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.

This is the only notification you will receive for this development application. The scope of this 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 this item, please contact Allison De Busk at (805) 564-5470, extension 4552, or by email at adebusk@SantaBarbaraCA.gov. 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.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

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 Planning Division Office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, March 27, 2014, an Agenda with all items to be heard on Thursday, April 3, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at <http://www.santabarbaraca.gov/PC> on Thursday, March 27, 2014. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive for the meeting 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. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.