



**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
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, APRIL 1, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
457 N. Hope Avenue
3714-3744 State Street (Sandman Inn)

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 visits held. ****

- B. THURSDAY, APRIL 3, 2014 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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.

**** Discussion held. ****

2. 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. 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.
- E. 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

**** 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 March 13, 2014
2. PC Resolution 006-14
2345 Edgewater Way

**** Approved Minutes and Resolution.**

Lodge/Thompson Vote: 7/0

Abstain: 0

Absent: 0**

3. Draft Minutes of March 20, 2014
4. PC Resolution 007-14
520 E. Yanonali Street

****Approved Minutes and Resolution.
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.

**** No Announcements were made. ****

- 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: 1:07 P.M.

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 was prepared and the Planning Commission considered 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.

**** Approved with added conditions.**

Jordan/Bartlett Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 008-14. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:58 P.M.

- A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

3. Report from the Chair

**** Report given. ****

V. **ADJOURNMENT**

**** Meeting adjourned at 5:07 P.M. ****