



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** July 7, 2016, 2016

**AGENDA DATE:** July 14, 2016

**PROJECT ADDRESS:** 116 Castillo Street (MST2014-00388)

**TO:** Planning Commission

**FROM:** Planning Division, (805) 564-5470, extension 4552  
Beatriz Gularte, Senior Planner *BEG*  
Allison De Busk, Project Planner *ALO*

### I. PROJECT DESCRIPTION

The project consists of the demolition of the existing 8,208 net square-foot, 24-room motel, and construction of a new 14,458 square-foot three-story hotel containing 38 rooms. A total of 38 parking spaces would be provided in a parking garage and as uncovered parking. Access would be from two driveways along Castillo Street, similar to the existing access.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. Interior Setback Modifications to allow encroachments into the required interior setbacks on the first and second stories adjacent to residentially-zoned parcels (SBMC §28.22.060 & SBMC §28.92.110.A.2).
- B. A Coastal Development Permit (CDP2016-00007) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
- C. A Development Plan to allow the construction of 5,281 square feet of net new nonresidential floor area at 116 Castillo Street (SBMC Chapter 28.85); and
- D. A Development Plan for Transfer of Existing Development Rights to transfer 2,281 square feet of nonresidential floor area from 3714-3744 State Street (APNs 053-300-023, -031) to the project site (SBMC Chapters 28.85 and 28.95).

**APPLICATION DEEMED COMPLETE:** May 25, 2016

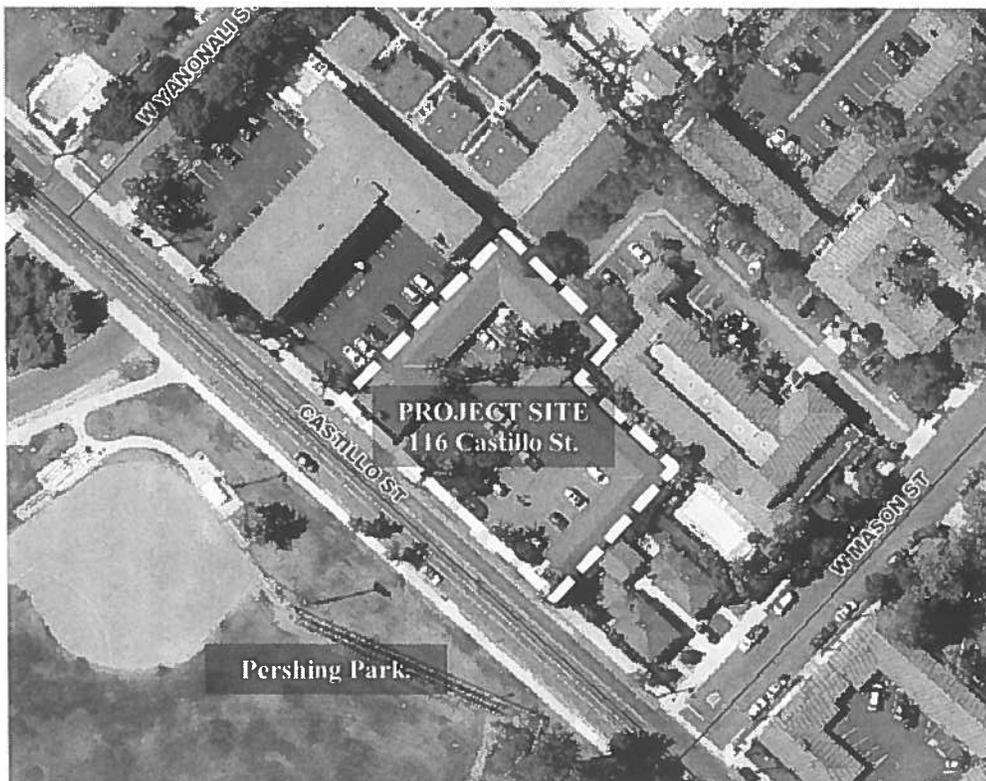
**DATE ACTION REQUIRED:** August 23, 2016

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan for the Development Plans and Transfer of Existing Development Rights, and Local Coastal Plan for the Coastal Development Permit. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 116 Castillo Street



Aerial Photo of Project Area

**IV. BACKGROUND**

The project was initially submitted for Preliminary Review Team review in August 2014. At that time, staff identified potential issues related to site design and consistency with applicable design guidelines, mountain views, traffic impacts and consistency with Local Coastal Plan policies. Since then, the applicant has worked through these issues with staff and the design review board such that staff is now supportive of the project.

**V. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Joe Andrulaitis, Architect		
<b>Property Owner:</b>	Kazali Trust		
<b>Site Information</b>			
<b>Parcel Number:</b>	033-061-011	<b>Lot Area:</b>	24,956 square feet
<b>General Plan:</b>	Hotel and Related Commerce I	<b>Zoning:</b>	HRC-1 / SD-3
<b>Local Coastal Plan:</b> Hotel and Related Commerce I			
<b>Existing Use:</b>	motel	<b>Topography:</b>	flat
<b>Adjacent Land Uses</b>			
<b>North</b> – Hotel		<b>East</b> – Hotel	
<b>South</b> – Castillo Street and Pershing Park		<b>West</b> – Residential	

**B. PROJECT STATISTICS**

	<b>Proposed</b>
<b>1<sup>st</sup> Floor</b>	2,674 net s.f. (4 hotel rooms) + parking garage
<b>2<sup>nd</sup> Floor</b>	6,795 net s.f. (19 hotel rooms)
<b>3<sup>rd</sup> Floor</b>	4,989 s.f. (15 hotel rooms)
<b>TOTAL</b>	14,458 net s.f. (excludes parking garage)

**VI. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

As designed, the project would comply with the requirements of the HRC-1 (Hotel and Related Commerce 1) Zone, as shown in Table 1 below. Allowed uses in this Zone include hotels and related auxiliary uses primarily for use by hotel guests.

**TABLE 1**

Standard	Requirement/ Allowance	Proposed
<b>Setbacks</b>		
-Front	10 feet (parking) 20 feet (building)	10 feet to parking 20 feet to building
-Interior	0 feet adjacent to non-residential 16.5 feet (½ building height) adjacent to residential	8 feet adjacent to nonresidential 10 feet adjacent to residential*
<b>Building Height</b>	45 feet and 3 stories	33 feet and 3 stories
<b>Vehicle Parking</b>	38 spaces (1 space per room)	38 spaces
<b>Bicycle Parking</b>	5 spaces	6 spaces
<b>Lot Coverage</b>		
-Building	N/A	10,854 sf 43.5%
-Paving/Driveway	N/A	6,697 sf 26.8%
-Landscaping	N/A	7,405 sf 29.7%

\*Modification requested

With the approval of the Modification described below, the project would meet the requirements of the Zoning Ordinance.

**1. INTERIOR SETBACK MODIFICATION**

In the HRC-1 Zone, the required setback for a structure adjacent to residentially-zoned property is ten feet or one-half the building height, whichever is greater. In this case, the parcel has residentially-zoned (R-4) parcels located behind it (to the east). The hotel structure is proposed to be a maximum of 33 feet in height adjacent to this residentially zoned property; therefore, the required setback is 16.5 feet. The project proposes a setback of 10-15 feet on the first and second floors, and 15-20 feet on the third floor.

Staff is supportive of the proposed encroachment into the required interior setback because, although it is zoned as residential, the adjacent property to the east is developed with a hotel use. Additionally, staff appreciates that the proposed hotel building has been set back from the southern interior property line even though no setback is required along this property line. The property to the south is developed and used as residential, and is also a designated historic resource, even though the parcel is zoned for non-residential use. Therefore, staff finds that the proposed setbacks are consistent with the development of the neighborhood and are respectful of surrounding developments, whereas strict compliance with the zoning standards would be less so. The Historic Landmarks Commission was supportive of the setback modification and found it to be consistent with the El Pueblo Viejo Guidelines.

**2. DEVELOPMENT PLAN APPROVAL/TRANSFER OF EXISTING DEVELOPMENT RIGHTS**

The project involves construction of a non-residential development totaling approximately 14,458 s.f. The existing motel has 6,976 square feet of non-residential floor area (8,208 net square feet total, including the manager’s apartment). Pursuant to

Santa Barbara Municipal Code (SBMC) Chapter 28.85, nonresidential square footage is allocated to the site as follows:

**TABLE 2**

<b>NONRESIDENTIAL FLOOR AREA CATEGORY</b>	<b>EXISTING / AVAILABLE</b>
Non-Room Floor Area	918 s.f.
Rooms / Floor Area	24 rooms / 6,058 s.f.
Minor Addition	1,000 s.f.
Small Addition	2,000 s.f.
<b>TOTAL</b>	9,976 s.f. or 3,918 s.f. + 24 rooms

The project site is located in the Downtown Development Area per the City's Traffic Management Strategy (SBMC §28.85.050). Therefore, the project is eligible for square footage allocations from the Minor and Small Addition categories, Hotel Room for Room Replacement and transfer of existing development rights (TEDR). There have been no prior square footage allocations to the subject property; therefore, the project can be allocated 1,000 s.f. of Minor Addition and 2,000 s.f. of Small Addition for the proposed development. Demolition credit can be given for the existing structure, which includes hotel rooms.

The project requires an allocation of 4,566 s.f. to cover the additional 14 hotel rooms and 715 s.f. of net new nonresidential floor area pursuant to the City's Non-Residential Growth Management Program, as identified in Table 3 below:

**TABLE 3**

<b>Project Need</b>	<b>Category</b>	<b>Amount</b>
<b>38 Hotel Rooms</b>		
24 Existing Hotel Rooms	Room-for-Room Replacement	24 rooms
14 New Hotel Rooms = 4,566 sf	Minor Addition	1,000 s.f.
	Small Addition	2,000 s.f.
	TEDR (from 3714-3744 State)	1,566 s.f.
<b>1,633 sf Non-Room Floor Area</b>	Demolished Non-Room Floor Area	918 s.f.
	TEDR (from 3714-3744 State)	715 s.f.

As shown in Table 3 above, the project requires 2,281 s.f. of additional nonresidential floor area (1,566 s.f. for hotel rooms and 715 s.f. for non-room area). The additional 2,281 s.f. of floor area is proposed to be obtained by transferring demolition credits from

3714-3744 State Street (former Sandman Inn) to the project site, using the City's Transfer of Existing Development Rights (TEDR) process (SBMC Ch. 28.95).

A mixed-use project at the Sandman site was approved by the Planning Commission on April 3, 2014 (MST2012-00443), and the previously existing structures on the site, which totaled 36,267 s.f. of nonresidential floor area, have been demolished. No other projects have been approved using transferred square footage from the Sandman site, so they currently have all their demolition credit available.

Transportation staff found the project to be consistent with the assumptions in the City traffic model for the project site and did not identify any project specific traffic impacts. The project does include measures to minimize impacts to traffic, which have been included as conditions of approval.

In order to approve the proposed nonresidential development, the Planning Commission must determine that the project complies with the Zoning Ordinance, is consistent with the principles of sound community planning, is compatible with the neighborhood, and is consistent with the Traffic Management Strategy.

In order to approve the proposed TEDR, the Planning Commission must determine that the project is consistent with the goals and objectives of the General Plan and Municipal Code, will not be detrimental to the neighborhood, that the floor area is available for transfer, that the Development Plan findings listed above can be made, and that development remaining on the sending site is appropriate.

Staff finds that the project satisfies each of these requirements, and the findings for approval are included in Section IX of this staff report.

## **B. GENERAL PLAN CONSISTENCY FOR THE DEVELOPMENT PLANS AND TRANSFER OF EXISTING DEVELOPMENT RIGHTS**

Exhibit E includes a list of relevant, applicable General Plan policies. The proposed project is generally consistent with the policies of the General Plan. Additional analysis of key policies is provided below.

### **1. LAND USE ELEMENT**

The project site is located in the West Beach Neighborhood, which is bounded on the northwest by Montecito Street, Castillo Street and Highway 101; on the northeast by Yanonali and Chapala Streets and Kimberly Avenue; on the southeast by Cabrillo Boulevard and Shoreline Drive; and on the southwest by the western property line of City College. The West Beach Neighborhood includes residential, hotel and commercial uses, in addition to Pershing Park and City College. The properties along Castillo Street are designated for hotel use. The land use element includes policies limiting non-residential growth, living within our resources and maintaining the character of the neighborhood. The size, use and site layout of the proposed Spanish-style hotel would be consistent with the policies of the Land Use Element and the City's principles for development.

## **2. HISTORIC RESOURCE ELEMENT**

The Historic Resources Element includes policies to protect historic and archaeological resources. The existing development is not a historic resource; however, the adjacent structure to the south is a designated Structure of Merit. The proposed new hotel would be set back farther from the historic residence than the existing hotel and the new site layout provides more openness adjacent to this structure due to the location of the parking at the front of the hotel. The two-story portion of the hotel building would be setback 16 feet from the south property line closest to this historic structure. The Historic Landmarks Commission (HLC) found that the design was sensitive to the historic structure.

A Phase 1 Archaeological Resource Report was prepared for the project site, and concluded that a Phase 2 subsurface evaluation was not warranted, but recommended monitoring by a qualified archaeologist and Native American. This has been included as a condition of approval for the project.

Therefore, the project would be consistent with the policies of the Historic Resources Element.

## **3. ENVIRONMENTAL RESOURCES ELEMENT**

The Environmental Resources Element includes policies related to climate change and adaptation, energy use, storm water management and visual resource protection.

The project requires compliance with Tier 3 of the City's Storm Water Management Plan, which is achieved primarily through treatment swales, rain gardens and permeable pavers.

With regard to visual quality, the HLC found that the project was appropriate with regard to public views, sensitivity to adjacent historic resources and project design. Visual simulations of the project have been provided by the applicant. While there are mountain views available from Pershing Park that would be impacted by the new hotel building, these impacts are from a very limited vantage point immediately across the street from the hotel. Overall, the design and massing of the hotel would minimally affect views and would be consistent with surrounding development.

Staff determined that the project site would not be directly impacted by sea level rise (site not shown to be inundated under highest sea level rise scenario through 2100), so no additional analysis was required. Although the project does not include any measures specifically related to energy conservation or alternative energy, there is an area on the roof reserved for solar panels should they be desired in the future, and the applicant has stated that the project will be designed to be thermally and energy efficient and will provide parking spaces for low emission vehicles. Existing landscaping on the site is minimal and consists mainly of palms and non-native shrubs. The project includes the planting of approximately 23 new trees and 45 palms.

Therefore, staff finds that the project is consistent with the Environmental Resources Element.

#### **4. CIRCULATION ELEMENT**

The Circulation Element includes many policies related to access and alternative transportation, including bicycle use. The project includes 6 bicycle parking spaces, as well as bicycles reserved for guest use. Therefore, staff finds the proposed development to be consistent with the Circulation Element.

#### **C. LOCAL COASTAL PLAN CONSISTENCY FOR THE COASTAL DEVELOPMENT PERMIT**

The Local Coastal Plan (LCP) land use designation for this parcel is Hotel and Related Commerce. A Coastal Development Permit is required for the project, which must be found consistent with both the City's LCP and the California Coastal Act. The project is located in Component 3 of the LCP, which includes the area between City Colleges' western boundary and Chapala Street, from Cliff Drive/Montecito Street to the north to Shoreline Drive/Cabrillo Blvd. to the south. The LCP notes that between Castillo and Chapala, existing conditions reflect the mixed use and an R-4 designation. The LCP also notes that the area bounded by Castillo Street, the southern boundary of the commercial area fronting Montecito Street, Chapala Street, and Cabrillo Blvd. shall be designated "Hotel and Related Commercial I in order to protect the existing pattern of hotel/motel development in the West Beach area.

The major coastal issues identified for Component 3 include: hazards from flooding of Mission Creek and potential liquefaction; protection of existing recreational facilities; provision of visitor-serving uses, primarily hotel-related; protection of the unique West Beach residential neighborhood; problems of circulation and parking related to the waterfront area in general and, specifically, possible City College expansion. A complete list of applicable LCP policies is attached as Exhibit F, and key policies are discussed below.

The proposed use as a hotel is fully consistent with the site's coastal land use designation of Hotel and Related Commerce. The project site is not near Mission Creek, so flooding is not a concern for the project site. The project site is subject to a high potential for liquefaction, which will be addressed through construction techniques outlined in the Soils Report for the project. Staff reviewed the City's latest information with regard to sea level rise and determined that the project site is outside of the potentially impacted area (site not shown to be inundated under worst-case scenario for flooding based on highest sea level rise scenario through 2100), so no additional analysis was required.

The project would not directly impact recreational facilities. Pershing Park is located across the street from the project site. The proposed use would not impact park users or existing facilities. The increase in hotel rooms would not result in a significant increase in recreational demand. Project construction would be subject to standard conditions of approval related to hours and equipment staging, which would minimize potential short-term construction impacts to park users.

The project does not change the use of the site and has been designed to be respectful of and compatible with nearby historic residential development. As such, it will protect the West Beach residential neighborhood located east of the project site.

The project will not impact views to, from or along the beach based on its location. The City's LCP also includes a policy to screen parking facilities from public view. Much of the

proposed parking is screened from view by the parking garage; however, some parking is provided in front of the building. This open parking would be screened by a low wall with landscaping in front. The Historic Landmarks Commission reviewed the parking location and design and found the parking to be appropriately screened.

With regard to traffic, circulation and parking, the project is providing parking consistent with Municipal Code requirements for a hotel and it is therefore consistent with policies to provide adequate parking. Circulation in to and out of the site is similar to existing conditions and has been reviewed by City Transportation Planning staff to ensure proper visibility and avoid conflicts with adjacent development.

The existing motel is not designated as a lower-cost visitor-serving facility, although its room rates are lower than many nearby hotel/motel facilities. The project is proposing a range of room sizes at varying rates, which the applicant has stated will be competitive with nearby hotels, to be consistent with LCP Policies 4.4 and 4.5.

#### **D. CALIFORNIA COASTAL ACT CONSISTENCY FOR THE COASTAL DEVELOPMENT PERMIT**

The Coastal Act defines land within the Coastal Zone as part of a valuable natural resource of vital and enduring interest to all the people. The Coastal Act prescribes policies for protecting the coast through environmental protection and land-use restrictions. The project as described would be consistent with the applicable policies of the California Coastal Act. Refer to Exhibit G for a list of applicable policies.

The project, due to its location and anticipated uses, does not have the potential to impact public access, water-oriented recreational activities, environmentally sensitive habitat or agricultural land, or have impacts related to industrial development.

A discussion of lower-cost visitor facilities and visual resources (Public Resources Code (PRC), Sections 30213 and 30251 respectively) is provided in Sections VI.B and C above. The proposed development would be located within and contiguous to existing developed areas able to accommodate said development, consistent with PRC §30250, would maintain public access to the coast (PRC §30252), and would be consistent with the requirements for new development as identified in PRC §30253.

#### **VII. ENVIRONMENTAL REVIEW**

The site does not contain any sensitive habitat, historic structures or hazardous materials. The site is located in a flood hazard zone and an archaeologically sensitive area. The project will be required to comply with standard conditions of approval and buildings codes related to these issues, including archaeological monitoring during construction. Additionally, staff performed a preliminary traffic analysis of the proposal and found that the project would not use one percent or more of the intersection capacity at any impacted intersections. Therefore, the proposal would not constitute a project specific traffic impact.

The proposed project is within the scope of the 2011 General Plan and the Program environmental impact report (EIR) analysis for the General Plan. The project is consistent with the anticipated development designated and analyzed by the Program EIR. Potential minor project environmental effects are addressed with existing development standards and regulations

(e.g., design review, building code, construction regulations, storm water management Tier 3 provisions, and conditions, etc.). Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

## **VIII. DESIGN REVIEW**

This project was reviewed by the Historic Landmarks Commission (HLC) on two separate occasions (meeting minutes are attached as Exhibit D). On July 1, 2015, the HLC made the compatibility findings for the project and stated that it was acceptable with regard to mountain views and sensitivity to historic resources.

## **IX. FINDINGS**

The Planning Commission finds the following:

### **A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES §15183)**

The project qualifies for an exemption from further environmental review under CEQA guidelines section 15183, based on city staff analysis and the CEQA certificate of determination on file for this project.

### **B. INTERIOR SETBACK MODIFICATION (SBMC §28.92.110.A.2)**

The Modification along the interior property lines adjacent to residentially-zoned parcels to allow the first and second floors of the hotel building to be located a minimum of 10 feet from the interior property line and to allow the third floor to be located a minimum of 15 feet from the interior property line, rather than the required 16.5 feet (based on the hotel's 33-foot height), is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The project's setbacks are appropriate because they respect the existing hotel development located to the east of the project site (which is zoned residential), as well as the residential development to the south (which is zoned non-residential) and provide adequate buffers between the uses, whereas strict compliance with the zoning standards would be less so, as discussed in Section VI.A.1 of the Staff Report.

### **C. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act because it does not impact public access or sensitive habitat and provides an appropriate development and use in a developed area of the City, as described in Section VI.D of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because it provides a desired and appropriate use for the site, has been sensitively designed with respect to mountain views and will provide adequate parking to meet its demand, as described in Section VI.C of the Staff Report.

**D. DEVELOPMENT PLANS (SBMC §28.85.040)**

1. The proposed development complies with all provisions of the Zoning Ordinance, including the Non-Residential Growth Management Program requirements, because the project is consistent with the development standards for the HRC-1 Zone as shown in Section VI.A of the Staff Report.
2. The proposed development is consistent with the principles of sound community planning. The documents that guide development in this area are the City's General Plan, Local Coastal Plan, Zoning Ordinance, and the City's design review guidelines. The project is consistent with applicable regulations, goals and policies of these documents, as discussed in Section VI of the Staff Report.
3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Section 22.22.145 of this Code, as determined by the Historic Landmarks Commission on July 1, 2015 and as described in Section VIII of the Staff Report.
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy as expressed in the allocation allowances specified in SBMC Section 28.85.050, as discussed in Section VI of the Staff Report.

**E. TRANSFER OF EXISTING DEVELOPMENT RIGHTS (SBMC §28.95.060)**

1. The proposed development plans for both the sending and receiving sites are consistent with the goals and objectives of the General Plan of the City of Santa Barbara and the Municipal Code. The mixed-use development on the sending site (3714-3744 State St.) was approved by the Planning Commission on April 3, 2014 (MST2012-00443), and was determined to be consistent with the goals and objectives of the General Plan and the requirements of the Zoning Ordinance. As identified in Section VI of the staff report, with approval of the requested modification, the proposed hotel building complies with all of the requirements of the Municipal Code and with the policies of the General Plan.
2. The proposed development will not be detrimental to the site(s), neighborhood or surrounding areas. The sending site project was approved by the Planning Commission and the Architectural Board of Review, which found the project to be appropriate, and building permits have been issued for the project. As described in Section VIII of the staff report, the Historic Landmarks Commission reviewed the proposed design for the new hotel on the receiving site and found it to be acceptable.
3. The floor area of proposed nonresidential development on the receiving site does not exceed the sum of the amount of Existing Development Rights transferred when added to the amount of Existing Development Rights on the receiving site, and does not exceed the maximum development allowed by the applicable zoning of the receiving site.

The proposed total new floor area for the project (5,281 s.f.) does not exceed the sum of the transferred square footage (2,281 s.f.) and the amount of the Existing Development Rights (existing floor area, Small and Minor Additions) of nonresidential square footage

allocated to the receiving site, and, with approval of the modification as noted above, does not exceed the maximum development allowed by the site's zoning.

4. Each of the proposed nonresidential developments on the respective Sending Site(s) and Receiving Site(s) will meet all standards for review as set forth in Section 28.85.040 of the Municipal Code and all provisions of this Chapter, and will comply with any additional specific conditions for a transfer approval.

The sending site received approval by the Planning Commission on April 3, 2014, and met all standards for review. With the approval of the interior setback modification, the receiving site complies with all standards for review in Section 28.85.040, as stated in the findings D.1 through D.4 above.

5. Development remaining, or to be built, on the sending site is appropriate in size, scale, use and configuration for the neighborhood and is beneficial to the community. The sending site was previously developed with 33,267 s.f. of non-residential floor area, which was demolished to create a mixed-use commercial and multi-family residential project. That project was approved by the Planning Commission on April 3, 2014. The previously existing development has since been demolished and the approved development is under construction. That approved development was also approved by the Architectural Board of Review which found it to be appropriate in size, scale, use, and configuration for the neighborhood and beneficial to the community. As described in Section VIII of this staff report, the new hotel on the receiving site has been reviewed by the Historic Landmarks Commission and was found to be acceptable in size, bulk, scale, and configuration with the surrounding neighborhood.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 24, 2016
- D. HLC Minutes
- E. Applicable General Plan Policies
- F. Applicable Local Coastal Plan Policies
- G. Applicable Coastal Act Policies
- H. CEQA Certificate of Determination

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

116 CASTILLO STREET  
DEVELOPMENT PLANS, TRANSFER OF EXISTING DEVELOPMENT RIGHTS,  
INTERIOR SETBACK MODIFICATIONS, AND COASTAL DEVELOPMENT PERMIT  
JULY 14, 2016

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:
- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
  2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
  3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
  4. Record any required documents (see Recorded Conditions Agreement section).
  5. Permits.
    - a. Submit an application for and obtain a Building Permit (BLD) for demolition of existing development.
    - b. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
    - c. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 14, 2016 is limited to a new 38-room three-story hotel totaling approximately 14,458 square feet and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Transportation Demand Management.** As proposed as part of the project application, the following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project. Owner shall be responsible for ensuring that all tenants comply with the provisions of the Transportation Demand Management (TDM) Plan.
  - a. **Bus Passes.** The hotel operator shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired. A copy of any agreements/correspondence with MTD shall be provided to the Public Works Director prior to issuance of the Certificate of Occupancy for the project.
  - b. **Bus Routes and Schedules.** Notice of MTD bus routes and schedules shall be posted and maintained up-to-date wherever Federal/State Employee

- Rights materials are required to be posted. MTD bus routes and schedules shall also be made available to hotel guests.
- c. **Ride-Sharing Program.** All project employees shall be made aware of the Santa Barbara Association of Governments (SBCAG) or successor agency Ride-Sharing Program. The hotel operator shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.
  - d. **New Employee Information.** Information regarding free programs, bus routes, time schedules and Ridesharing programs shall be provided within a written pamphlet/package of materials to existing employees and new employees when they are hired. Traffic Solutions' phone number will be provided to all employees. A Traffic Solutions information sheet will be provided with all employees' orientation materials. While participation in the Ridesharing program is encouraged, it is not a mandatory condition of employment.
  - e. **Information for Hotel Guests.** Information shall be provided on the hotel webpage regarding alternative transportation modes (e.g. Santa Barbara Car Free provides information and Amtrak discount tickets). MTD bus routes and schedules shall also be made available at the hotel for guests.
7. **Visitor Information Program.** A Visitor Information Program shall be prepared and implemented, subject to review and approval by the Public Works Director. The program shall include, but not be limited to:
- a. Provide links to alternative transportation sites on the company website.
  - b. A means of providing train, bus and airline schedules and maps to prospective hotel guests.
  - c. A means of providing hotel guests with information on alternative transportation modes, schedules, and maps of access to the Central Business District, beach area and other local and regional points of interest. In addition, the hotel operator shall contact the Metropolitan Transit District to purchase bus and/or shuttle passes or tokens for hotel guests. Explicit notice of the free passes shall be provided to hotel guests upon arrival, and these passes shall be available to any guests who request them.
  - d. Advertisement for and solicitation of meetings and other events which includes explanation of the City's clean air and energy reduction goals and an explanation of the benefits of using alternative transportation modes.
  - e. A means of coordinating special events with the City so that appropriate traffic controls, rerouting, and timing of events can be achieved.
  - f. Bike rentals shall be made available to hotel guests.

8. **Recyclable Material Use and Collection for Hotels.** Hotel operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers, in each room. Recyclable material and green waste collection and pick-up areas shall be provided on-site for the hotel operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
  9. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 15 gallon size tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
  2. **Screened Bicycle Parking.** Landscaping or another type of screening shall be provided to obscure view of the bicycle parking located behind/ under the stairs.
  3. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.
  4. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by HLC.
  5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.  
  
Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

- a. **Approved Public Improvement Plans.** Public Improvement Plans shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.
- b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
- c. **Castillo Street Public Improvements.** The Owner shall submit public improvement or Public Works plans for construction of improvements along the property frontage on Castillo Street. Plans can be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed Civil Engineer registered in the State of California as required by the City Engineer. All public improvements design and construction shall conform to City Interim Design Guidelines, Draft Design Guidelines and current construction standard plans. Applicant shall install street lights per the City Public Works Design Guidelines. Any work in the public right-of-way requires a Public Works Permit.
- d. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site.
- e. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
- f. **Agreement to Construct and Install Improvements as Required by the City Engineer.** The Owner shall submit an executed *Agreement to Construct and Install Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the Agreement.
- g. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B “Recorded Conditions Agreement” to the Community Development Department prior to issuance of any building permits.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City’s Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.
- c. **Archaeological Monitoring Contract.** Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for a pedestrian re-survey when the structure and pavement is removed and monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Macfarlane Archaeological Consultants, dated February 28, 2015. The contract shall be subject to the review and approval of the Environmental Analyst.  
  
The archaeologist’s monitoring contract shall include the provisions identified in condition D.2.d “Requirement for Archaeological Resources” below.
- d. **Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:  
  
If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- e. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89), including displacement assistance and right of first refusal.
- f. **Transfer of Existing Development Rights.** The documents transferring the development rights from the sending site (3714-3744 State Street) to the receiving site (116 Castillo Street) shall be submitted to the Community Development Director for review and approval prior to execution. Once the documents affecting the transfer of rights has been executed and recorded, evidence of the recording shall be submitted to the Community Development Department.
- g. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition E.1 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
- h. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- i. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have

read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____		_____
Property Owner		Date
_____		_____
Contractor	Date	License No.
_____		_____
Architect	Date	License No.
_____		_____
Engineer	Date	License No.

3. **Fire Department.** Reproduce the Code Modification approval letter related to commercial driveway access on the construction plans.
- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.
  2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet in a multi-family or commercial zone.
  3. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be carefully salvaged and delivered to the City Corporation Annex Yard on Yanonali Street.
  4. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and

5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
6. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
7. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nests(s).
8. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
  - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should

be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
3. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy, whichever is earlier.
4. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.

**G. General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold

harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF MODIFICATION APPROVAL TIME LIMITS:**

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

**NOTICE OF DEVELOPMENT PLAN TIME LIMITS:**

The Planning Commission action approving the Development Plan shall expire four (4) years from the date of approval per Santa Barbara Municipal Code §28.85.090, unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

**NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):**

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.









RECEIVED  
JUN 24 2016

CITY OF SANTA BARBARA  
PLANNING DIVISION

June 24, 2016

City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101  
Attn: Planning Division

Re: MST: 2014-00388  
116 Castillo Street  
Santa Barbara, CA 93101  
APN #033-061-011

Dear Planning Commission,

We are pleased to submit for your review a new hotel project in West Beach located at southern end of Castillo Street. The site is an underutilized single story motel property tucked among several two and three-story hotels. The proposed 38 room hotel reflects the surrounding eclectic mix of Spanish Colonial apartments built in the 1920's and 30's that have since been converted to vacation rentals and hotels. The project includes simple, understated and modestly sized hotel rooms that harken back to a simpler time while providing a comfortable setting for visitors to enjoy the many amenities and attractions that Santa Barbara has to offer.

The .57 acre site is comprised of one parcel with an existing 18 space asphalt parking lot and a single story motel building, that includes a 2-bedroom manager's apartment and 24 motel rooms. The existing vegetation includes several Washingtonia Robusta palms, King Palms, an Umbrella tree, a Soap Bark tree, a Black Acacia tree and mass shrubs.

The proposed project includes the demolition of the existing motel building and parking lot and the construction of a new two and three-story 38 room hotel with approximately 1,633 sq. ft. of lobby/office/storage space. Parking for the guest rooms is located in an 18-space surface



Thank you for your consideration.

Respectfully,

Joe Andrulaitis, AIA, LEED AP BD+C  
*Andrulaitis+Mixon Architects*

encl.: Site photographs, 10 sets folded plans

cc.: Harry Kazali, Kazali Trust

**CONCEPT REVIEW - CONTINUED****8. 116 CASTILLO ST****HRC-1/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 033-061-011  
 Application Number: MST2014-00388  
 Owner: Adi and Santy Kazali Trustees  
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal requires Planning Commission review of a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

**(Second concept review; Comments only. Project requires Planning Commission review for a Coastal Development Permit, Development Plan Approval, and requested Zoning Modifications. Project last reviewed on September 24, 2014.)**

**Actual time: 3:07 p.m.**

**Present:** Brian Cearnal and Joe Andrulaitis, Architects, Cearnal Andrulaitis, LLP; Jack Kiesel, Landscape Architect, Kiesel Design and Daniel Gullett, Project Planner, City of Santa Barbara.

Public comment opened at 3:23 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Planning Commission to return to Full Commission with comments:**

- 1) Side yard setback and the roof setback modifications are supportable and do not pose consistency issues with the El Pueblo Viejo (EPV) guidelines.
- 2) The Commission has reviewed the proposed project and **Compatibility Analysis Criteria** have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
  - a. **Compliance:** The proposed project complies with the El Pueblo Viejo Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
  - b. **Compatibility:** The project's design is compatible with the City and the architectural character of the neighborhood.
  - c. **Appropriate Size, mass, bulk, height, and scale:** The mass, size, bulk, height, and scale of the existing building are appropriate for its location and the neighborhood, but the parapet height of the proposed addition to the rear of the building should be slightly higher or lower to reduce uniformity and differentiation from the existing structure in a distinguished way, and for screening of proposed new mechanical equipment.
  - d. **Sensitivity to Adjacent Historic Resources:** There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or natural features.
  - e. **Public Views:** The project's design does not block established public views of mountains or ocean. The mountains are in particular still visible.
  - f. **Open Space/Landscaping:** The project's design provides an acceptable/ appropriate amount of open space and landscaping.

Action: Winick/Shallenberger, 4/0/2. (Mahan and Murray abstained. Drury, La Voie, and Orías absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:37 P.M. TO 3:52 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 116 CASTILLO ST**

HRC-1/SD-3 Zone

(3:15) Assessor's Parcel Number: 033-061-011  
 Application Number: MST2014-00388  
 Owner: Adi and Santy Kazali, Trustees  
 Architect: Cearnal Andrulaitis, LLP

(Concept review proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered parking spaces), located on a 24,956 (gross) square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan Approval, and a requested Zoning Modification.)

**(Concept review; comments only. Project requires Compatibility Analysis Criteria, Planning Commission review for a Coastal Development Permit, Development Plan Approval, and a requested Zoning Modification.)**

Actual time: 3:31 p.m.

Present: Brian Cearnal and Joe Andrulaitis, Architects, Cearnal Andrulaitis, LLP

Public comment opened at 3:36 p.m. and reopened at 3:42 p.m.

Kellam de Forest, local resident, questioned the maximum height and whether the site is outside the proposed West Beach Historic District. [Staff responded that it is outside the proposed historic district boundaries; yet, what is being proposed would be more compatible with its Spanish Colonial Revival style than what is existing. The surrounding neighborhood has two to three story buildings. The applicant responded that the maximum height for the proposed building is 30 feet.]

Chair Suding acknowledged receipt of letter from Calvin Rossi expressing opposition to the project as he feels it greatly impacts his adjacent property, will block mountain views, and will have a negative visual impact in the neighborhood.

Public comment closed at 3:38 p.m. and reclosed at 3:43 p.m.

**Motion: Continued indefinitely with comments:**

1. The proposed modification is supportable.
2. The project's concept, architectural design, and size, bulk and scale are supportable.
3. Provide renderings and/or visual simulations with mountains shown behind the building.
4. Rooftop amenities are discouraged.
5. Study making the secondary driveway not so close to the residences.
6. It would be better if there was only one driveway entrance, not two.
7. The arch leading into the parking lot should be thick and emphasized.
8. If the parking lot must be in the front, it should be more special, particularly at the lobby, with more of a plaza/front door feel to it.

Action: Winick/La Voie, 5/0/0. (Drury/Mahan/Murray/Sharpe absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:51 P.M. TO 3:58 P.M. \*\***



## Applicable General Plan Goals and Policies

### 116 Castillo Street

#### LAND USE ELEMENT

#### GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.

#### POLICIES

- LG1. Resource Allocation Priority. Prioritize the use of available resources capacities for additional affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development.
- LG2. Limit Non-Residential Growth. Establish the net new non-residential square-foot limitations through the year 2030 at 1.35 million square feet, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program.

The 1.35 million square feet of non-residential development potential shall be allocated to the three following categories:

<u>Category</u>	<u>Square Footage</u>
Small Additions	400,000
Vacant	350,000
Community Benefit	600,000

Non-residential square footage associated with Minor Additions, demolition and replacement of existing square-footage on-site, projects that are pending and approved as of time of ordinance adoption, government buildings, and sphere of influence annexations with existing development are not included in the 1.35 million square feet established above.

Existing permitted square footage not in the City, but in the sphere of influence, that is part of an annexation shall not count as new square footage necessitating a growth management allocation. However, once annexed, all development or developable parcels that propose net new square footage are subject to the limitations of the City's growth management ordinance.

- LG3. Live Within Our Resources. New development shall be monitored to ensure that we are living within our resources through a comprehensive Adaptive Management Program.
- LG4. Principles for Development. Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.
- Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
  - Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.
  - Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.
- LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

#### **OPEN SPACE, PARKS AND RECREATION ELEMENT POLICIES**

- OP1. Variety and Abundance. Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

#### **ECONOMY AND FISCAL HEALTH ELEMENT**

- EF2. Environmental Effects of Commercial Growth. Manage commercial growth to protect the City's environment and unique qualities.
- EF7. Eco-Tourism. Support eco-tourism, such as bicycle tours, that takes advantage of existing hotels and resources such as the beach, ocean, and foothill trails.
- EF23. Regional Economic Strategy. The City shall pursue an economic development strategy that sets a regional jobs/housing balance as a goal, and recognizes the need for affordable housing to support a diverse and healthy local economy.
- EF26. Development Impact Fees. To the extent applicable, in order for the community to function more sustainably, new commercial and market-rate residential development and redevelopment shall either avoid impacts on community services and facilities, or contribute financially to the City or

other community organizations to mitigate such impacts and costs of providing increased services and facilities.

#### **HISTORIC RESOURCES ELEMENT POLICIES**

- HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.
- HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.
- HR5. Protect Neighborhood Historic Resources. Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

#### **ENVIRONMENTAL RESOURCES ELEMENT**

- ER1. Climate Change. As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.
- ER4. Incorporation of Adaptation in Development. New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.
- ER5. Energy Efficiency and Conservation. As part of the City's strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.
- ER8. Low-Emission Vehicles and Equipment. Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.
- ER10. Development Mitigation. Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

ER11. Native and Other Trees and Landscaping. Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

ER20. Storm Water Management Policies. The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

ER29. Visual Resources Protection. New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

ER30. Enhance Visual Quality. Not only retain, but improve visual quality of the city wherever practicable.

#### Conservation Element

3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.

4.2 All feasible options should be exhausted prior to the removal of trees.

4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

4.4 Private efforts to increase the number of street trees throughout the City should be encouraged.

5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

5.1 The City should consider purchase or the obtainment of development rights of significant open space where no other means can be found to protect visual resources from degradation.

5.2 Parks and other public lands which provide panoramic views or scenic vistas, especially those at higher elevations, shall be protected and maintained for the enjoyment by the public.

2.0 Improve the attractiveness and safety of bicycle use as an alternate mode of travel for short- and medium-distance trips.

3.0 Promote the use of car pooling through special provisions for the priority use of parking facilities and other employee disincentives to auto traffic in commercial areas (per TMIS) as an alternative to construction of additional parking facilities.

3.2 Provide incentives for employers and employees of private business to encourage car pooling by using park-and-ride lots offering reduced or free rates.

3.3 Exhaust all reasonable parking management strategies prior to the construction of new public off-street parking lots.

2.0 Floodplain management programs shall be implemented through the Building Officer of the Division of Land Use Controls, and the Flood Control Division.

2.4 Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.

2.0 Develop plans for implementation of water conservation regulations.

2.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.

2.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as gray water recycling.

#### **CIRCULATION ELEMENT POLICIES**

C1. Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

1.1 The City shall establish, maintain, and expand a mobility system that supports the economic vitality of local businesses.

1.1.1 Optimize access and parking for customers in business areas by implementing policies of the Circulation Element aimed at reducing dependence upon the automobile, and improving and increasing pedestrian, bicycle use, and transit use.

2.1 Work to achieve equality of convenience and choice among all modes of transportation.



## **Applicable Local Coastal Plan Policies 116 Castillo Street**

### **RECREATION**

**LCP Policy 3.3.** New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

**LCP Policy 3.4.** New development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation.

**LCP Policy 3.13.** Developers shall be required to provide on-site recreational open space and parking for new users generated by any development of vacant or underdeveloped properties inland of Cabrillo Boulevard.

### **VISITOR SERVING USES**

**LCP Policy 4.2.** New visitor-serving development permitted pursuant to Policy 4.1 shall be:

- (1) Reviewed by the Architectural Board of Review or the Historic Landmarks Commission for compatible architectural design;
- (2) Be consistent with the adopted LCP Visual Quality Policies;
- (3) Provide to the maximum extent feasible, public view corridors, open spaces, and pedestrian (and/or bicycle) walkways and facilities;
- (4) Provide adequate off-street parking to serve the needs generated by the development; and
- (5) Provide measures to mitigate circulation impacts associated with the project, including but not limited to coordination with the Redevelopment Agency's Transportation Plans for the area, provision of in-lieu fees, provision of bicycle facilities, or other appropriate means of mitigation.

**LCP Policy 4.4.** New hotel/motel development within the coastal zone shall, where feasible, provide a range of rooms and room prices in order to serve all income ranges. Likewise, lower cost restaurants, or restaurants which provide a wide range of prices, are encouraged.

**LCP Policy 4.5.** Removal or conversion of existing lower cost visitor-serving uses in areas designated HRC-I, HRC-II and Hotel/Residential shall be prohibited unless the use will be replaced by a facility offering comparable visitor-serving opportunities.

## **HOUSING**

**LCP Policy 5.3.** New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

## **VISUAL QUALITY**

**LCP Policy 9.1.** The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or
- (4) Developing a system to evaluate view impairment of new development in the review process.

**LCP Policy 9.3.** All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

**LCP Policy 9.5.** All parking facilities shall be screened from public view in a method suggested in the City's Scenic Highways Element of the General Plan.

## **PUBLIC SERVICES**

**LCP Policy 11.5.** All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

**LCP Policy 11.15.** Pedestrian movement and safety should be encouraged and provided for throughout the area.

## **LAND USE**

**LCP Policy 12.2.** New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

1. Openness;
2. Lack of Congestion;
3. Naturalness; and
4. Rhythm.



## **Applicable Coastal Act Policies 116 Castillo Street**

### **Public Access**

Section 30213 Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

### **Recreation**

Section 30222 Private lands; priority of development purposes. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

### **Land Resources**

Section 30244 Archaeological or paleontological resources. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

### **Development**

Section 30250 Location; existing developed area.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30251 Scenic and visual qualities. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252 Maintenance and enhancement of public access. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253. New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.



**City of Santa Barbara**  
**CEQA CERTIFICATE OF DETERMINATION**

**To:** File: MST2015-00289  
 Project Address: 116 Castillo Street

**From:** Allison De Busk, Project Planner, (805) 564-5470, ext. 4552, ADebusk@SantaBarbaraCA.gov

**Subject:** Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

**Project Location:** City of Santa Barbara, County of Santa Barbara **Assessor's Parcel Number(s):** 033-061-011

**General Plan Designation(s):** Ocean Related Commercial / Medium High Residential

**Zone(s):** HRC-1/SD-3 (Hotel and Related Commerce/Coastal Overlay)

**Project Applicant:** Joe Andrulaitis, Andrulaitis + Mixon

**Project Description:** The project consists of the demolition of the existing 8,208 net square foot, 24-room motel, and construction of a new 14,458 square foot three-story hotel containing 38-rooms. A total of 38 parking spaces would be provided in a parking garage and as uncovered parking. Access would be from two driveways along Castillo Street, similar to the existing access.

**Project Environmental Findings:** The City of Santa Barbara evaluated the proposed project and made the following determinations:

1. The project is consistent with the density established for the site in the City of Santa Barbara General Plan.
2. A Program Environmental Impact Report was certified for the 2011 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2011 General Plan.
4. Project-specific impacts:
  - The project will not result in significant project-specific environmental effects.
  - Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards or policies and/or measures proposed as part of the project description, as identified in the *Preliminary Review* documentation. The project will not result in significant project-specific effects.
5. Mitigation measures:
  - Relevant mitigation measures from the General Plan Program EIR have been made part of the project.
  - No mitigation measures from the General Plan Program EIR are relevant or have been made part of the project.
6. A mitigation monitoring and reporting plan [  was  was not ] adopted for this project.
7. A Statement of Overriding Considerations was adopted by City Council for the 2011 General Plan (Resolution 11-079), finding that the significant cumulative environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
8. Findings were made pursuant to the provisions of CEQA.

**Exempt Status:** Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with Community Plan or Zoning) and CEQA Statute (Section 21083.3 of California Public Resources Code)

The Program Environmental Impact Report for the 2011 General Plan and the record of current project permit review process may be viewed by the public at the City Planning Division office at 630 Garden Street, Santa Barbara.

 _____ Signature (City of Santa Barbara)	Project Planner _____ Title	June 24, 2016 _____ Date
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