



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 31, 2007
AGENDA DATE: February 8, 2007
PROJECT ADDRESS: 3714-3748 State Street (MST2003-00286)
"Sandman" Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Allison De Busk, Associate Planner

I. SUBJECT: ENVIRONMENTAL SCOPING HEARING

Public scoping hearing to accept comments from the public, agencies and Planning Commissioners on the proposed scope of analysis for an Environmental Impact Report (EIR) to be prepared for the Sandman Project at 3714-3748 State Street.

II. PROJECT DESCRIPTION

The project consists of the demolition of the existing 113 room Sandman Inn Hotel and all site improvements, and construction of a new 112 room hotel and 73 residential condominium units. The hotel and residential development would be on separate parcels. The hotel's maximum height would measure 44 feet, 6 inches above existing grade and would consist of three stories above a one-level underground parking garage. The hotel building would be 64,422 square feet, including 18,848 square feet of non-room area (i.e. meeting rooms, corridors, lobby, laundry area, etc.), above a 46,701 square foot parking garage containing 114-parking spaces. The residential condominiums would be two to three stories tall and would be constructed above an underground parking garage containing 164 parking stalls. The residential development would have a maximum height of 31 feet above finished grade. Of the 73 residential condominium units proposed, 22 units would be one-bedroom units, 14 units would be two-bedroom units, and 37 units would be three bedroom units. The applicant proposes to provide 11 of the 73 project units (2 one-bedroom units, 4 two-bedroom units and 5 three-bedroom units) at sales prices targeted to middle-income households earning from 120-160% of median income, pursuant to the City of Santa Barbara's Affordable Housing requirements.

Ingress to and egress from the proposed hotel would be provided via a driveway located off of State Street between the hotel and residences. Ingress to and egress from the residential condominiums would be via a driveway from State Street at the eastern side of the site leading down to the parking garages. Secondary access to the residential units is also provided via the hotel driveway. Access to the existing Town and Country Apartments, located immediately behind the subject parcels, is currently provided through the hotel site. This access would be permanently closed as part of the

proposed project. Access to the Town and Country Apartments would be provided via a new driveway connection off of San Remo Drive. Pedestrian access between the new residential development and the Town and Country Apartments would be provided.

Construction: The applicant estimates that project construction, including demolition activities, would require two years, five months (124 weeks) to complete from the commencement of grading and shoring activities through building construction and landscaping. Project staging would occur on-site. Construction parking would be provided on site.

Please see the Initial Study (previously provided under separate cover, and available upon request or by clicking on the Exhibit E link at the end of this report) for a vicinity map and project site plan.

Required Permits: The proposed development would require the following discretionary applications:

1. Lot Line Adjustment to transfer 1.88 acres from APN 053-300-031 to APN 053-300-023.
2. Design Review by the Architectural Board of Review (SBMC §22.68).

For the Hotel Project:

3. Modification to reduce the required front yard setback (SBMC §28.45.008, D, 4).
4. Development Plan approval for a net increase of 9,060 square feet of non-residential development from the Minor and Small Addition categories (SBMC §28.87.300).
5. Transfer of Existing Development Rights (TEDR) to transfer 3,060 square feet of non-residential square footage from two off-site properties (8 E. Figueroa (APN 039-282-001) and 210 E. Figueroa (APN 029-212-029)) to APN 053-300-031(SMBC §28.95.030).

For the Condominium Project:

6. Modification to reduce the required front yard setback (SBMC §28.45-008, D, 4).
7. Modification of the lot area requirements to allow eleven (11) over-density units (bonus density) on a lot in the C-P/R-3/R-4 zone district (SBMC §28.21.080).
8. Tentative Subdivision Map (TSM) for a one lot subdivision to create 73 residential condominium units (SBMC Chapters 27.07 and 27.13).

III. ENVIRONMENTAL REVIEW PROCESS

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on January 22, 2007 for a 30-day public review and comment period that extends through February 21, 2007. Written comments should be sent to the attention of Allison De Busk, Project Planner, at the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or via e-mail at adebusk@SantaBarbaraCA.gov. Following the end of the public comment period, Staff will refine the EIR scope of analysis as necessary, and proceed with preparation of the Draft EIR. A subsequent public review period will be held to receive comments on the Draft EIR, followed by preparation of a proposed Final EIR and public hearings before the Planning Commission to certify the proposed Final EIR and consider action to approve the project.

IV. PROPOSED EIR SCOPE OF ANALYSIS

The Initial Study evaluates the potential environmental effects resulting from the proposed project. Potentially significant environmental effects associated with transportation, circulation and parking; air quality; and visual/aesthetic impacts will be further evaluated in the EIR. The EIR will include data identifying existing and cumulative traffic levels of service for surrounding signalized and non-signalized intersections and freeway ramps; identify construction, project specific and cumulative impacts to these intersections; analyze parking demand and supply on- and off-site and on area streets; NOx and ROC emissions from construction equipment; analysis of existing and proposed views; and the change to on-site aesthetics. Mitigation measures that can feasibly avoid or reduce significant impacts and alternatives to the project proposal that might reduce significant impacts will also be considered as part of the EIR.

The Initial Study determined that for all other issue areas, the project would result in potentially significant but mitigable impacts, less than significant impacts or no impacts.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive comments from the public, agencies and Commissioners on the proposed EIR scope of analysis.

No action will be taken at this hearing on the environmental document or the project. Subsequent Planning Commission hearings will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibits:

- A. Planning Commission Staff Report – Sandman Conceptual Review, July 13, 2003
- B. Site Plan conceptually reviewed by the Planning Commission July 13, 2003
- C. Planning Commission Minutes – July 13, 2003
- D. Applicant's letter, dated April 27, 2006
- E. Draft Initial Study (previously provided under separate cover; available upon request or on the City's website: http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-Z/Planning_Commission/Agendas.htm)