



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

THURSDAY, OCTOBER 8, 2009
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF KENNETH MARSHALL, DUDEK, AGENT FOR MF SANTA BARBARA, LLC;
35, 36 AND 118 STATE STREET (“LA ENTRADA DE SANTA BARBARA”); APN: 033-081-013, 033-
102-018, 033-111-013; HRC-II/S-D-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND
RELATED COMMERCE II/BUFFER (MST97-00357)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Entrada de Santa Barbara project, as approved by the City Council on December 11, 2001, within the context of a request to the Community Development Director for a Substantial Conformance Determination (SCD).

Key proposed changes include:

- Change from 56 timeshare units to 114 hotel units and 9 timeshare units.
- Hotel amenities (conference room gym, spa, business center, lounge and breakfast area) were added, totaling 8,066 square feet.
- All back-of-house (BOH) areas now located on the subject properties, rather than off-site, resulting in 1,491 square feet of additional BOH area on the subject properties.
- Storage space for timeshare units added to Areas A, B and C.
- Revised parking plan wherein all hotel and timeshare parking is provided on Areas A and B, and Area C's parking will accommodate all parking associated with the commercial development, Visitor Information Center and public parking.
- Main lobby and valet pick-up/drop-off relocated from Area C to Area B (along E. Mason Street).
- Guarantee for completion of Area C underground parking garage.
- Expanded public plaza on Area C.
- Less above-grade square footage, resulting in reduced mass on Area C and Area B, and improved mountain views.
- Minor changes to site plans for each Area, including changes to encroachments into required setbacks, for which modifications were originally granted.

The City Administrator will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved project.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the approved project and provide input to the Community Development Department with regard to the SCD request.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at

PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Allison De Busk, Project Planner at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at adebusk@santabarbaraca.gov. Please check our website to verify office closure dates.

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

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, October 5, 2009, an Agenda with all items to be heard on Thursday, October 8, 2009, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.