



**Chair Stella Larson  
Commissioner Bruce Bartlett  
Commissioner John Jostes  
Commissioner Harwood A. White, Jr.**

**Vice Chair Addison S. Thompson  
Commissioner Charmaine Jacobs  
Commissioner Sheila Lodge**

**PLANNING COMMISSION  
AGENDA - REVISED**

---

**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, MAY 14, 2009  
1:00 P.M.**

---

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

- A. TUESDAY, MAY 12, 2009  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot  
1415 Mission Ridge Road  
436 Corona del Mar  
1642 Calle Canon

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

- B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons 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.
- E. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- F. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at [www.SantaBarbaraCA.gov/pc](http://www.SantaBarbaraCA.gov/pc). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

**I. ROLL CALL**

**II. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.  
[Due to time constraints, each person is limited to two (2) minutes.]

**III. ENVIRONMENTAL HEARING:**

**APPLICATION OF BRENT DANIELS, L&P CONSULTANTS; AGENT FOR KELLOGG ASSOCIATES; 3714-3744 STATE STREET (APN: 053-300-023 AND -031), 3730 STATE STREET (APN: 053-300-032), AND 3715 SAN REMO DRIVE (APN 053-222-010); C-P/S-D-2, C-P/R-3/R-4/S-D-3, R-4/S-D-2 AND R-2/S-D-2 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE, OFFICE, RESIDENTIAL – 12 UNITS PER ACRE, AND BUFFER (MST2007-00591)**

The proposed project involves demolition of the existing 113 room Sandman Inn Hotel, adjacent restaurant and all site improvements, and construction of a new 106 room hotel and 73 residential condominium units. The proposed project includes a total of 291 parking spaces (111 parking spaces for the hotel component, 163 parking spaces for the residential component and 17 common/shared spaces). The hotel and residential development would be on separate parcels. The hotel building would be 62,298 square feet above a 46,701 square foot underground parking garage, with a maximum height of 45 feet. The residential development would have a maximum height of 31 feet above an underground parking garage. Of the 73 residential condominium units proposed, 11

would be provided at sales prices targeted to middle-income households earning from 120-160% of area median income, pursuant to the City of Santa Barbara's Affordable Housing requirements. Ingress to and egress from the proposed hotel and residential development would be provided via separate driveways located off of State Street. Access to the Town and Country Apartments (3730 State Street), located immediately behind the main subject parcels, is currently provided through the hotel site, and would be permanently closed as part of the project. Access to the Town and Country Apartments would be provided via a driveway connection off of San Remo Drive, necessitating demolition of one residential unit located at 3715 San Remo Drive.

Additionally, an "applicant's alternative" project, which essentially replaces the proposed hotel with a 14, 254 square foot two-story office development has been provided by the applicant for review. The applicant's alternative includes 73 residential units, of which 11 would be provided at sales prices targeted to middle-income households earning from 120-160% of area median income. A total of 237 parking spaces would be provided (61 at-grade office spaces, 5 underground office spaces, 162 underground residential spaces and 9 shared at-grade spaces). All access would be as described for the proposed project.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design and applicant's alternative design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes.

**No formal action on the development proposal will be taken at the concept review.**

The discretionary applications required for this project are:

1. Lot Line Adjustment.
2. Transfer of Existing Development Rights (TEDR) to transfer 806 square feet of non-residential square footage from 8 E. Figueroa (APN 039-282-001) to APN 053-300-031(SBMC Section 28.95.030). *HOTEL PROJECT ONLY*
3. Development Plan approval for a net increase of 9,969 square feet of non-residential development (SBMC Section 28.87.300). *HOTEL PROJECT ONLY*
4. Development Plan approval for a building of 10,000 square feet or more of total floor area within the C-P Zone (SBMC Section 28.54.120).
5. Modification of the lot area requirements to allow one (1) over-density unit (bonus density) on a lot in the CP/ S-D-2 and R-3/S-D-2 zone districts (SBMC Section 28.21.080).
6. Tentative Subdivision Map (TSM) for a one lot subdivision to create 73 residential condominium units (SBMC Chapters 27.07 and 27.13).

Case Planner: Allison De Busk, Project Planner  
Email: ADebusk@SantaBarbaraCA.gov

**IV. STAFF HEARING OFFICER APPEALS:**

**A. APPEAL OF JAMES KAHAN ON BEHALF OF THE FRIENDS OF OUTER STATE STREET ON THE APPLICATION OF DUDEK & ASSOCIATES FOR RICHARD GODFREY, 1415 MISSION RIDGE ROAD, APN 019-103-004, A-2 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00051)**

The 13,766 square foot project site is currently developed with a single family residence and 2-car garage. The proposed application is a request for the “as-built” enclosure of a 192 square foot second-story patio. The discretionary application required for this project is a Modification to permit alterations/additions within the required ten-foot interior setback (SBMC §28.15.060). On March 11, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: RMilazzo@SantaBarbaraCA.gov

**B. APPEAL OF JAMES KAHAN ON THE STAFF HEARING OFFICER’S APPROVAL OF THE APPLICATION OF ALEX PUJO, ARCHITECT FOR LARRY AND SUSAN JEAN AGOSTINO, PROPERTY OWNERS, 436 CORONA DEL MAR, APN 017-321-007, R-4/SD-3 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL – HOTEL & RESIDENTIAL (MST2008-00420)**

The project consists of a proposal to demolish the existing 1,326 square foot residence and 224 square foot non-conforming garage and construct a 3,094 square foot, three-story duplex and a 548 square foot two-car garage on a 6,594 square foot lot in the non-appealable jurisdiction of the Coastal Zone. Also proposed are 582 square feet of covered patios, 166 square foot open deck and a 400 square foot lap pool. Unit #1 would be a 2,159 square foot, three-story, two-bedroom unit and Unit #2 would be a 934 square foot, one-story, one-bedroom unit with two uncovered parking spaces. One modification is requested to allow the proposed two-car garage to encroach 3’ into the interior setback.

The discretionary applications required for this project are:

A Coastal Development Permit to allow the proposed development in the non-appealable jurisdiction of the City’s Coastal Zone (SBMC §28.45.009); and

A Modification to allow the new garage to encroach into the interior yard setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(l)(1) Existing Facilities and 15303 (b) New Construction.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

V. **NEW ITEM:**

**This hearing is for Planning Commission consideration of project denial prior to initiation of environmental review. The project cannot be approved at this hearing, only denied or continued.**

**APPLICATION OF PETER EHLEN, ARCHITECT FOR CAROLYN & JOSEPH MCGUIRE PROPERTY OWNERS, 1642 & 1654 CALLE CAÑON / 2418 CALLE MONTILLA, APNs 041-140-006, 008, 009, A-2 & E-1 ZONES, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST99-00606)**

The project consists of a subdivision of two lots of 225,285 sf and 99,333 sf into six lots. The project location is within the Alta Mesa General Plan neighborhood and in an area designated as High Fire and Major Hillside. Due to slope density requirements, each of the six proposed lots is required to provide more than the minimum lot area for the zone. The larger existing lot is zoned A-2 and currently developed with two residences accessed from a common driveway on Calle Cañon. The smaller existing lot is split-zoned A-2 and E-1 and currently developed with a single-family residence fronting Calle Montilla. The three existing single-family residences are proposed to remain. Multiple retaining walls up to approximately 20 ft in height would be necessary to construct the proposed driveways. New curb, gutter, sidewalk, and parkway are proposed along the Calle Cañon frontage.

The discretionary applications required for this project are:

1. Lot Area Modification to allow the creation of a 10,188 square foot lot (Lot 6) where a 22,500 square foot lot is required with slope density in the E-1 Zone (SBMC §28.15.080 and §28.92.110.A);
2. Street Frontage Modification to allow Lot 2 less than the required A-1 Zone 100 feet of street frontage (SBMC §28.15.080 and 28.92.110.A);
3. Street Frontage Modification to allow Lot 3 less than the required A-1 Zone 100 feet of street frontage (SBMC §28.15.080 and 28.92.110.A);
4. Street Frontage Modification to allow Lot 4 less than the required A-1 Zone 100 feet of street frontage (SBMC §28.15.080 and 28.92.110.A);
5. Wall Height Modification to allow retaining walls to exceed 3.5 feet in height within ten feet of the front lot line on Calle Cañon and on either side of the driveway for Lots 1-4 within 20 feet of the front lot line (SBMC §28.87.170.B and 28.92.110.A);
6. Tentative Subdivision Map to allow the division of two lots into six lots (SBMC 27.07);
7. Public Street Waiver to allow the creation of Lot 2 without frontage on a public street (SBMC §22.60.300);
8. Public Street Waiver to allow the creation of Lot 3 without frontage on a public street (SBMC §22.60.300); and

9. Public Street Waiver to allow the creation of Lot 4 without frontage on a public street (SBMC §22.60.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15270 (Projects which are disapproved).

Case Planner: Daniel Gullett, Associate Planner  
Email: DGullett@SantaBarbaraCA.gov

**VI. DISCUSSION ITEM:**

**PROPOSED FINANCIAL PLAN AND OPERATING BUDGET FOR FISCAL YEAR 2010.**

City Staff Presenter: Bettie Weiss, City Planner  
Email: BWeiss@SantaBarbaraCA.gov

**VII. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**VIII. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

---

**PUBLIC COMMENT PROCEDURE:** You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)\*.
2. Presentation by Applicant (15 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes each)\*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

**\*Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** 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](mailto: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.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

**APPEALS AND SUSPENSIONS:** Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.