



**City of Santa Barbara**  
**Planning Division**

**Memorandum**

**DATE:** August 25, 2011  
**TO:** Planning Commission  
**FROM:** Danny Kato, Senior Planner *DJK*  
**SUBJECT:** Courtesy Review of 4111 and 4119 State Street

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On September 1<sup>st</sup>, the Planning Commission will hold a courtesy review of a new hotel project located at 4111 and 4119 State Street. The project site is located outside City boundaries and is within the jurisdiction of the County of Santa Barbara.

City and County staff have agreed to hold a courtesy review of projects located near City limits to ensure good communication between decision-makers. This is an opportunity for the City Planning Commission to provide comments on the project to the County and the applicant.

The applicant will present the project to the Commission on September 1<sup>st</sup>, and County staff will be available to answer questions on the discretionary applications required and the review process.

A site visit is scheduled on August 26<sup>th</sup> to view story poles, which will be up until the hearing on September 1, 2011.

Project Description:

The project consists of a new 90-room hotel of approximately 46,849 square feet with a partially subterranean parking garage of approximately 43,758 square feet (containing 94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback. The following structures currently exist on the parcel and would be demolished as part of the project: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is located in the jurisdiction of Santa Barbara County and is a 0.87-acre parcel zoned C-2/C-3 in the Santa Barbara area, Second Supervisorial District.