



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 1, 2011

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:00 P.M.

I. ROLL CALL

Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Absent: Commissioner John Jostes

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of August 11, 2011
2. Resolution 016-11
602 Anacapa Street
3. Draft Minutes of August 18, 2011

MOTION: Jordan/Larson

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Jostes)

Commissioner Jostes abstained from the Minutes and Resolution of August 11, 2011

Commissioner Jacobs abstained from the Minutes of August 18, 2011.

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

C. Announcements and appeals.

None.

D. Comments from members of the public pertaining to items not on this agenda.

Chair Lodge opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEM:

ACTUAL TIME: 1:04 P.M.

COURTESY REVIEW OF AN APPLICATION TO SANTA BARBARA COUNTY FOR 4111 AND 4119 STATE STREET.

The purpose of this courtesy review of a project under the jurisdiction of Santa Barbara County is to allow the Planning Commission and City residents the opportunity to provide comments to the Santa Barbara County Planning Commission regarding a proposal to demolish an existing motel, and construct a 90-room, 46,849 s.f. hotel with 94 parking spaces in a partially subterranean parking garage. The City of Santa Barbara does not have purview over this project, as it is outside the city limits.

No formal action will be taken at this hearing, nor will any determination be made regarding environmental review of the proposed project.

Case Planner: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2567

Bettie Weiss, City Planner, gave introductory remarks and introduced Anne Almy Supervising Planner and Julie Harris, Planner, County of Santa Barbara, gave the County Staff presentation.

Richard Redmond, Applicant, gave the Applicant presentation.

Commissioner's Comments:

1. **Site Plans:** Commissioner Jordan would like to see a better set of site plans that included proximity to the watershed and show adjacent properties and parcels to indicate relation to other development.
2. **Traffic:** Some Commissioners were concerned with the challenges to vehicles exiting and entering, especially entering the South Bound 101 freeway. Traffic implications should be fully discussed with the City to look at impact to State Street

- and vicinity, including review of the Upper State Street Traffic Study. A signaled intersection could hold exiting cars hostage to a long wait.
3. **Bus Stop:** Suggested looking at the bus stop nearby and moving it closer to the proposed hotel or possibly integrated to the front of the hotel.
 4. **Santa Barbara Gateway:** Commissioner Jacobs asked for more landscaping and less paving in consideration for the area being a gateway to Santa Barbara. Asked for consideration for pedestrians and bicyclist to and from the new development. Commissioners commented on this project being the gateway to Santa Barbara and one that could revitalize that stretch of State Street as it moves on to Hollister.
 5. **Housing:** Commissioners were concerned with the jobs housing imbalance and the Regional Housing Needs Assessment (RHNA) and noted that this project is generating a high density designation but not providing housing for any of its employees.
 6. **Hotel Employees:** Some Commissioners questioned the reality of having 4 employees to service the size of the hotel. If the labor is outsourced to a third party, then those numbers still need to be taken into consideration in a traffic count.
 7. **Façade:** Commissioner Bartlett would like to see the project have a more open façade. The current design shows the back side of the office, barricaded by access ramps, and does not have a positive pedestrian feel.
 8. **Hotel/Motel:** Commissioner Bartlett inquired on the designation of hotel versus motel and would like to see how definitions are made and how they work with trip generations.
 9. **Lot Coverage:** Lot coverage is very fhigh and reported as 50%, yet if paving was included, would probably be closer to 90-95%. The Landscape Plan would be helpful.
 10. **Storm Water Quality:** The retention basin was appreciated to slow down the flow, but anything to increase the quality of the water would also be appreciated.
 11. **Memorial:** Two Commissioners would like to see a memorial plaque, possibly including a bench, on the site to memorialize the accident that occurred at that location last year.
 12. **Fenestration:** Commissioner Larson suggested reconsideration of the fenestration on the elevation that faces the train tracks so that train passengers coming to Santa Barbara would not be welcomed by the visuals of graffiti.
 13. **Signage:** Commissioner Larson cautioned about the visibility and distraction of neon signs, especially as the project is approached from Highway 154.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:11 P.M.

- A. Committee and Liaison Reports.
 1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on the Historic Element Task Force.
- b. Commissioner Jacobs reported on the 101 Design Review Team.
- c. Commissioner Lodge reported on the Airport Commission on August 17, 2011.
- d. Danny Kato reminded the Commission that the next Planning Commission meeting will be on September 8th, and will begin at 10 A.M.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 2:16 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary