



Chair Sheila Lodge  
Commissioner Bruce Bartlett  
Commissioner Stella Larson  
Commissioner Addison Thompson

Vice Chair Mike Jordan  
Commissioner John Campanella  
Commissioner Deborah L. Schwartz - *Absent*

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, DECEMBER 20, 2012  
1:00 P.M.**

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**NOTICES:**

- A. THURSDAY, DECEMBER 20, 2012 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. 3031 Samarkand Dive – *Tandem Parking Discussion*  
Case Planner: Chelsey Swanson, Assistant Transportation Planner  
Email: CSwanson@SantaBarbaraCA.gov Phone: 805-897-2599

**\*\* Discussion held. \*\***

2. 1 N. Calle Cesar Chavez – *Proposed Use Discussion*  
Case Planner: Dan Gullet, Associate Planner  
Email: DGullet@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4550

**\*\* Discussion held. \*\***

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

- B. Regular meetings 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. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> 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. The scope of a 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 an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 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.
- D. 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**

**\*\* Roll Call taken.  
Commission Schwartz Absent.\*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

- 1. Draft Minutes of December 6, 2012
- 2. Resolution 019-12  
1654 Shoreline Drive

**\*\* Minutes and Resolution approved.  
Thompson/Campanella Vote: 6/0  
Abstain: 0  
Absent: 1 (Schwartz)\*\***

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

**\*\* No Requests were made. \*\***

C. Announcements and appeals.

**\*\* Announcements were made. \*\***

D. 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.]

**\*\* Brooks Larson recognized his wife's years  
of service with a bouquet of roses. \*\***

**III. CONCEPT REVIEW:**

**ACTUAL TIME: 1:06 P.M.**

**APPLICATION OF KENNETH MARSHALL, AGENT FOR KELLOGG ASSOCIATES, 3714-3744 STATE STREET, APNS 053-300-023 AND -031, C-P/SD-2 AND R-4/SD-2 ZONES, AND C-P/SD-2 AND R-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST12-00443)**

Concept Review of a revised development proposal for the approved Sandman Inn Redevelopment Project. The previously approved Project includes demolition of existing site development, and construction of 14,612 square feet of office/commercial space and 73 residential condominiums with underground parking. The current conceptual plan includes demolition of existing site development, and construction of 5,274 square feet of office space and 72 residential condominiums with at-grade parking.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project 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, and the Planning Commission will not make a determination regarding environmental review of the proposed project.**

The discretionary applications that would be applicable to the conceptual project are:

1. A Lot Line Adjustment transferring 2.22 acres from APN 053-300-031 to APN 053-300-023.
2. A Tentative Subdivision Map (TSM) for a one-lot subdivision to create 73 residential condominium units and 2 commercial condominium units (SBMC Chapters 27.07 and 27.13).

The discretionary applications that were previously approved for the Sandman Inn Redevelopment Project are:

1. A Lot Line Adjustment transferring 2.22 acres from APN 053-300-031 to APN 053-300-023.
2. A Development Plan to allow construction of more than 10,000 square feet of total floor area in the C-P Zone (SBMC §28.54.120).
3. A Modification of the lot area requirements to allow one over-density unit (bonus density) (SBMC §28.92.110.A.2).
4. A Tentative Subdivision Map (TSM) for a one-lot subdivision to create 73 residential condominium units and 2 commercial condominium units (SBMC Chapters 27.07 and 27.13).

An Environmental Impact Report was certified for the approved Sandman Inn Redevelopment Project.

Case Planner: Allison DeBusk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**\*\* Review held. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:51 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* None given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 2:57 P.M. \*\***