



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, APRIL 4, 2013
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF DOUG FELL, AGENT FOR 35 STATE STREET HOTEL PARTNERS, LLC, LLC; 35, 36 AND 118 STATE STREET (“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 (“Entrada”) Project, approved by the City Council on December 11, 2001, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Entrada Project involves the redevelopment of portions of three blocks of properties totaling 2.41 acres at the intersection of State Street and Mason Street with hotel/timeshare units and commercial square footage, as well as public improvements along State Street, Mason Street and Helena Avenue. Area A is 35 State Street (former Californian Hotel); Area B is 36 State Street (current location of Hot Spots), Area C is 118 State Street (previously developed with commercial buildings that were demolished to begin construction of the underground parking garage for the project; currently vacant and surrounded by a green fence).

Key proposed changes include:

- Change from 114 hotel units and 9 timeshare units to 123 hotel units and no timeshare units. This results in a reduction of hotel-related square footage.
- Slight increase in the amount of public commercial square footage (from 21,654 square feet to 22,326 square feet).
- Consolidating all hotel units onto Areas A and B.
- Consolidating almost all parking onto Area C. Approximately 10 parking spaces would remain on Areas A and B for queuing and hotel operator needs. This eliminates the underground parking on Area B. On Area C, all hotel parking (140 spaces) would be valet and provided below grade; all public parking (124 spaces) would be provided in the three-level above grade parking structure.
- Changes to the layout of Area C, including moving the retail space back to the State Street frontage and revising/relocating the public plaza. This results in changes to the massing of development on Area C due to relocation of buildings and public plaza area.
- Changes to site plans for each Area, including changes to encroachments into required setbacks, for which modifications were originally granted.
- Proposing to construct the entire project, including Stage 2 and 3 of the offsite improvements, as one phase.

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 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 will be 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, extension 4552, 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 under City Calendar to verify closure dates.

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 office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, March 28, 2013, an Agenda with all items to be heard on Thursday, April 4, 2013, 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 for the meeting 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>.