



Chair Mike Jordan
Commissioner Bruce Bartlett
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz
Commissioner John Campanella
Commissioner June Pujo

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 4, 2013
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, APRIL 2, 2013 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
35, 36 and 118 State Street (La Entrada)

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. Please call the Case Planner for additional information.

- B. THURSDAY, APRIL 4, 2013 **12:00 NOON**
LUNCH
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. 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/ 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 and then clicking *Online Meetings*.

- D. **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.
- E. 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.
- F. 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 the Case Planner 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.
- G. **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. 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. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of March 14, 2013
 - 2. Resolution 005-13
1210 Olive Street
 - 3. Draft Minutes of March 21, 2013
 - 4. Resolution 006-13
1533 and 1537 Shoreline Drive
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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.]

III. SUBSTANTIAL CONFORMANCE REQUEST:

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-2/S-D-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCE/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/AC), LOCAL COASTAL PLAN LAND USE 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.

Case Planner: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

IV. DISCUSSION ITEM:

URBAN FORESTRY MASTER PLAN PROJECT.

The Planning Commission will receive a status update on the Urban Forestry Master Plan, and provide comments on its Urban Forest Key Issues and Draft Objectives.

Case Planner: Jill Zachary, Assistant Parks and Recreation Director

Email: JZachary@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5437

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

VI. 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, 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 805-564-5470.

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