



**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  
FINISHED AGENDA**

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

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**NOTICES:**

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

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**\*\* Site visit held. \*\***

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

The Planning Commission met 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.

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

- C. 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*.

- D. 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.
- E. 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. All present.\*\***

**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 March 14, 2013
  2. Resolution 005-13  
1210 Olive Street

**\*\*Approved the Minutes of the March 14, 2013 and Resolution 005-13.**

**Thompson/Schwartz Vote: 5/0**

**Abstain: 2 (Jordan, Pujo)**

**Absent: 0\*\***

3. Draft Minutes of March 21, 2013
4. Resolution 006-13  
1533 and 1537 Shoreline Drive

**\*\* Approved the Minutes of the March 21, 2013 and Resolution 006-13 as corrected.**

**Thompson/Schwartz Vote: 6/0**

**Abstain: 1 (Jordan)**

**Absent: 0\*\***

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

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

- C. Announcements and appeals.

**\*\* No 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.]

**\*\* No one wished to speak. \*\***

**III. SUBSTANTIAL CONFORMANCE REQUEST:**

**ACTUAL TIME: 1:08 P.M.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this item because his architectural firm is the architect for the project.

**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.

**\*\* Planning Commission input given.\*\***

#### **IV. DISCUSSION ITEM:**

**ACTUAL TIME: 4:10 P.M.**

#### **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

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

V. **ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 5:04 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given \*\***

2. Other Committee and Liaison Reports

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

VI. **ADJOURNMENT:**

**\*\* Meeting adjourned at 5:07 P.M. \*\***