



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

April 3, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:04 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Steven Greer, Project Planner/Environmental Analyst
Allison De Busk, Project Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes of March 13, 2014
2. PC Resolution 006-14
2345 Edgewater Way

MOTION: Lodge/Thompson

Approve the minutes of March 13, 2014 and resolution 006-14.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0. Absent: 0

Draft Minutes of March 20, 2014

3. PC Resolution 007-14
520 E. Yanonali Street

MOTION: Lodge/Thompson

Approve the minutes of March 20, 2014 and resolution 007-14.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

- 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 Schwartz opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF KENNETH MARSHALL, AGENT, FOR KELLOGG ASSOCIATES, 3714-3744 STATE STREET, APN 053-300-023 AND -031, C-P/SD-2 (RESTRICTED COMMERCIAL/ SPECIAL DISTRICT 2 "UPPER STATE STREET AREA"), R-3/SD-2 (LIMITED MULTIPLE-FAMILY RESIDENCE / SPECIAL DISTRICT 2 "UPPER STATE STREET AREA") AND R-4/SD-2 (HOTEL-MOTEL-MULTIPLE RESIDENCE / SPECIAL DISTRICT 2 "UPPER STATE STREET AREA") ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2012-00443)

This project is a revision to a project that was approved on appeal by the City Council on April 20, 2010, and which included construction of 73 residential condominium units and 14,612 square feet (sf) of commercial space. The current proposal consists of the demolition of the existing 113-room Sandman Inn Hotel, existing restaurant building, and all site improvements on the 4.58-acre site, and subdivision of the site into four lots for development with a total of approximately 5,110 net sf of commercial floor area and 72 residential condominium units.

Lot A would be 11,500 net sf and would be developed with a 2,596 net sf one-story commercial building and 13 parking spaces in an at-grade parking lot located behind the building.

Lot B would be 4,100 net sf and would be developed with a 1,043 net sf one-story commercial building and five parking spaces in an at-grade parking lot located behind the building.

Lot C would be 7,800 sf and would be developed with a 1,471 net sf one-story commercial building and seven parking spaces in an at-grade parking lot located behind the building.

Lot D would be 174,300 net sf and would be developed with 32 two-bedroom condominiums and 40 three-bedroom condominiums. Of these 72 units, 9 would be designated as Inclusionary housing units (4 two-bedroom and 5 three-bedroom units) affordable to middle-income home buyers. The residential units would be contained within 10 three-story buildings ranging in height from 37'-5" to 40'-3" and located throughout the site. Each unit would have two parking spaces, at least one of which would be in a garage. A total of 164 residential parking spaces would be provided as follows: 116 garage parking spaces, 28 uncovered resident parking spaces and 20 uncovered guest parking spaces. Unit sizes range from 1,136 to 1,719 net sf. The residential development would also include a Community Veranda of approximately 554 net sf that includes an area for mailboxes. Total residential square footage, including garages, would be 171,393 gross sf.

Ingress and egress to the development is proposed at two locations along State Street; near the center of the site (on Lot D), and at the east end of the site (on Lot C). Other public improvements proposed as part of the project include a four-foot wide sidewalk dedication on State Street, a bus stop and the extension of the existing State Street median.

The discretionary application required for this project is:

1. A Tentative Subdivision Map to allow the division of two parcels into four lots with three of the lots proposed for commercial development and one lot proposed for a one-lot subdivision to create seventy-two (72) residential condominium units (SBMC Chapters 27.07 and 27.13).

An Addendum to the certified Final Environmental Impact Report (EIR) prepared for the prior version of the project was prepared and the Planning Commission considered the Addendum with the Final EIR prior to making a decision on the project pursuant to the California Environmental Quality Act Guidelines Section 15091 and 15164.

Case Planner: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

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

Allison De Busk, Project Planner, gave the Staff presentation. Steve Foley, Supervising Transportation Planner, and Steven Greer, Project Planner/Environmental Analyst, were available to answer any of the Planning Commission's questions.

Greg Parker, Investec, gave the Applicant presentation, joined by Brian Cearnal, Cearnal Andrulaitis Architects, and Susan Van Atta, Van Atta Associates.

Chair Schwartz opened the public hearing at 1:49 P.M.

The following people spoke in opposition to the project or with concerns:

1. Paul Hernadi, Citizens Planning Association (CPA), summarized a letter submitted earlier in the week regarding building heights.
2. Betsy Cramer, Citizens Planning Association, continued summarizing the CPA letter submitted earlier in the week regarding building heights.

3. Lee Moldaver was concerned with the size, bulk, scale, and neighborhood compatibility of the project.

With no one else wishing to speak, the public hearing was closed at 2:00 P.M.

Chair Schwartz called for a recess at 3:25 P.M. and resumed the hearing at 3:38 P.M.

MOTION: Jordan/Bartlett

Assigned Resolution No. 008-14

Approved the project, making the findings for Tentative Subdivision Map and associated environmental findings as outlined in the Revised Staff Report, dated April 3, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Add Design Review Condition D.10 Temporary Landscaping/Fencing During Construction. The Applicant will erect and maintain screening (fencing and/or landscaping) incorporating the existing trees to remain, in a location approved by ABR to attractively screen the site from State Street throughout construction. Said screening shall be installed at the start of demolition.
2. Amend Condition C.8.a.(1) to state that the new driveway shall be a split driveway as shown on the approved plans.
3. The public right-of-way improvements will be completed within 5 years from the issuance of demolition permits.
4. Remove Condition D.9. Exterior Residential Areas.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Schwartz announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:58 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting held on April 2, 2014.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of March 26, 2014.

b. Commissioner Lodge reported on the Parks and Recreation Meeting of March 26, 2014.

c. Commissioner Campanella reported on Architectural Board of Review meeting of April 2, 2014.

- d. Commissioner Jordan reported on the Memory Care project at 1820 De la Vina Street.
3. Report from the Chair
- a. The UCSB Bren School of Environmental Science and Management will be holding its Annual Master's Project Presentations next Friday, April 11, 2014, at Bren Hall 1424, beginning at 1 p.m.
 - b. Announced the next Planning Commission meeting of April 10, 2014.
 - c. Gave tribute to Former Planning Commissioner Ken Kruger (1963) and announced his Memorial Service to be held on April 5, 2014 at the Unitarian Church at 1 pm.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:07 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

