



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, APRIL 6, 2017  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF BRIAN CEARNAL, THE CEARNAL COLLECTIVE, LLP, ARCHITECT FOR 1601 STATE STREET HOTEL INVESTORS, 1601 STATE STREET, APNS 027-181-008 AND 027-181-009, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00524)**

The property is developed with the El Prado – La Quinta Inn & Suites located at 1601 State Street between W. Valerio and W. Arrellaga Streets. Existing development on site includes a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). There is an adjacent annex property (Parcel 2) that is developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces.

The project involves the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces, and substantial additions to the existing hotel. The addition consists of the construction of a new 39,459 square foot, three-story hotel addition comprising 66 new hotel rooms and 90 parking spaces. The project will result in a combined 63,110 square foot three-story hotel with 122 hotel rooms and 123 parking spaces, and hotel amenities including lobby, kitchen and dining area, pool, exercise rooms, and housekeeping.

Proposed is a sub-grade parking lot with 62 parking spaces. The ground floor of the new construction would comprise 28 new parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and six hotel rooms. The second floor would have 32 rooms, and the third floor would have 28 hotel rooms with a third-story deck and a roof top deck both facing State Street. The project will require a voluntary lot merger of two legal lots (APNs 027-181-008 & -009) located in the El Pueblo Viejo District, with C-2, Commercial Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions are proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 39,142 square feet of new non-residential square footage (SBMC Chapter 28.85);
2. A Development Plan for a Transfer of Existing Development Rights to transfer 52 rooms and 5,017 square feet of nonresidential floor area from 3714 - 3744 State Street (APNs 053-300-023 and -031) for additional development rights (SBMC Chapter 28.85 and 28.95); and
3. Two Interior Setback Modifications to allow encroachments into the required interior setbacks adjacent to residentially zoned parcels (SBMC 28.66.060.C & SBMC 28.92.110.A.2).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

**ADDITIONAL INFORMATION:** This is 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, contact Kelly Brodison, Assistant Planner at (805) 564-5470, ext. 4531 or email [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\* **NOTE:** On Thursday, March 30, 2017, an Agenda with all items to be heard on Thursday, April 6, 2017 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.