



City of Santa Barbara

PLANNING COMMISSION

AGENDA

APRIL 6, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

Beatriz Gularte, Senior Planner
Julie Rodriguez, Planning Commission Secretary

NOTICES

A. TUESDAY, APRIL 4, 2017

SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1601 STATE STREET *

Contact: Kelly Brodison, Assistant Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. 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. 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.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

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.

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL**II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. March 9, 2017
 - 2. March 16, 2017
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. DISCUSSION ITEM**ANNUAL ALLOCATION OF UNUSED OR EXPIRED NONRESIDENTIAL SMALL ADDITION SQUARE FOOTAGE**

The Planning Commission will decide whether to allocate 4,133 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2016 to the Small Addition category or to the Community Benefit category for future development.

Unused or expired Small Additions are to be reallocated by Planning Commission on an annual basis per the Growth Management Plan passed by Council Resolution on March 5, 2013.

Contact: Adam Nares, Geographic Information Systems Technician

Email: ANares@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4553

IV. NEW ITEM**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.

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V. ADMINISTRATIVE AGENDA

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

VI. ADJOURNMENT