



# City of Santa Barbara California

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

THURSDAY, AUGUST 8, 2019  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF DUDEK, AGENT FOR THE WRIGHT FAMILY H LIMITED PARTNERSHIP, 101 GARDEN STREET, APN 017-630-008;-009; -018; -021; -024; AND -027, HRC-2 (HOTEL AND RELATED COMMERCE)/ SP-2 (CABRILLO PLAZA SPECIFIC PLAN)/ SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II AND RESIDENTIAL, 12 UNITS PER ACRE (PLN2019-00052)**

**This is a Concept Review Hearing.** The project consists of a new 250-room, 231,300-square foot (net) hotel located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The hotel would consist of 119 standard guestrooms and 131 extended stay guestrooms. Amenities for the hotel guests would include restaurants, bar, lounge, library, media salons, meeting rooms, fitness rooms, market, laundry rooms, a pool, and a roof deck with trellis. A total of 267 parking spaces would be provided (39 surface and 228 in an underground parking garage). All existing structures and uses on the site would be removed. The project includes a voluntary lot merger of the six underlying legal lots.

The proposed project would return to the Planning Commission at a later date for the following discretionary applications:

- A. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.92.110);
- B. A Lot Area Modification to allow a greater number of guestrooms with kitchens than would be allowed under existing density limitations (SBMC §28.92.110);
- C. A Development Plan to allow the construction of 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85; and
- D. A Coastal Development Permit (CDP2019-00052) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

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:** 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 Kathleen Kennedy, Project Planner at (805) 564-5470, ext. 4560 or email [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@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.

**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, August 1, 2019, an Agenda with all items to be heard on Thursday, August 8, 2019 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.