

**CONCEPT REVIEW - NEW****8. 101 STATE ST**

HRC-2/SD-3 Zone

(3:48) Assessor's Parcel Number: 033-075-006  
 Application Number: MST2011-00171  
 Owner: Romasanta Family Living Trust  
 Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 27,011 square foot, three-story hotel with 34 guest rooms and a 34 space, at-grade parking garage. Planning Commission review is requested for zoning modifications, development plan approval, and a Coastal Development Permit.)

**(Comments only; no action.)**

Present: Brian Cearnal, Architect  
 Mark Romasanta, Owner

Public comment opened at 3:57 p.m. and, as no one wished to speak, it was closed.

**The Commission made the following comments:**

1. The Commission supports the need in the community for a hotel and the location of the project at this site.
2. The size, bulk, scale, and general style are acceptable.
3. Compatibility with the neighborhood and the Californian Hotel will be of great importance.
4. At least one Commissioner was concerned that the proposed three-story mass may block the view of the mountains.
5. The mix of wood balconies with iron balconies are of concern.

(Suding absent until 3:58 p.m. Shalanberger stepped down. Drury absent.)

**REVIEW AFTER FINAL****9. 12 E MONTECITO ST**

HRC-2/SD-3 Zone

(4:04) Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Applicant: Rodney James Schull Memorial Foundation  
 Architect: AB Design Studio  
 Landscape Architect: Suding Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final of door and window changes, added balconies, new trellis, decorative planters, light fixtures, and plaster details on façade. A Substantial Conformance Determination was made by the Community Development Director on May 5, 2011. Project was last reviewed on July 6, 2011.)**

Present: Clay Aurell and Ken Allison, Architects  
 Philip Suding, Landscape Architect  
 Peter Lawson, City Associate Planner

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1216 STATE ST**

C-2 Zone

(3:09) Assessor's Parcel Number: 039-183-019  
Application Number: MST2011-00435  
Owner: Santa Barbara Center of Performing Arts  
Architect: Cearnal Andrulaitis

(Proposal to regrade and repave an existing parking lot north of the Granada theatre and construct two residential garages of 485 square feet and 595 square feet, a new trash enclosure, and 15 foot tall walls to enclose bus/truck parking serving the theatre. The new garages will serve the residential units located in the Granada Tower. Planning Commission review is requested.)

**(Comments only; one time only review of the project concept.)**

Present: Brian Cearnal, Architect

Public comment opened at 3:15 p.m. and, as no one wished to speak, it was closed.

**The Commission made the following comments:**

1. The tight geometry of the site is of concern.
2. Continue processing this project through departmental review, specially the Fire Department.
3. Provide landscaping at the north-south paseo as it runs from the existing alley out to State Street.
4. Study a different architectural solution with respect to the garages. Although the proposed design is in conformity with El Pueblo Viejo Guidelines, it is not within the context.
5. Consider opportunities for the elimination of potential graffiti on walls.
6. Study an integration between the two paving materials at the existing concrete alley and the proposed asphalt bus parking/garage area.

Commissioners Shallenberger and Sharpe absent.

**CONCEPT REVIEW - CONTINUED****5. 101 STATE ST**

HRC-2/SD-3 Zone

(3:28) Assessor's Parcel Number: 033-075-006  
Application Number: MST2011-00171  
Owner: Romasanta Family Living Trust  
Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 27,011 square foot, three-story hotel with 34 guest rooms and a 34 space, at-grade parking garage. Planning Commission review is requested for Zoning Modifications, development plan approval, and a Coastal Development Permit.)

**(Comments only; no action. Project was last reviewed on August 3, 2011.)**

Present: Brian Cearnal, Architect  
Mark Romasanta, Owner

Public comment opened at 3:35 p.m.

Kellam de Forest, local resident, commented on compatibility of design with neighborhood.

Public comment closed at 3:37 p.m.

**The Commission made the following comments.**

1. The early review of this project is appreciated.
2. The architecture is acceptable and consistent with El Pueblo Viejo Guidelines.
3. The one-way traffic solution is the preference of the majority of the Commission.
4. Show a simulation of the view up State Street.
5. The long wall at the back of the sidewalk on State Street may benefit from a decorative tile element, a water feature or an art element to enhance the pedestrian experience.
6. The plaza at the corner of Mason and State Streets needs to be more pleasant and purposeful, and more engaged with the public sidewalk.
7. Study the use of anti-tagging material.

Shallanberger absent.

**\*\* THE COMMISSION RECESSED FROM 3:50 P.M. TO 4:05 P.M. \*\***

**FINAL REVIEW**

6. **1700 E CABRILLO BLVD** P-R/SD-3 Zone  
 (4:05) Assessor's Parcel Number: 017-382-001  
 Application Number: MST2011-00315  
 Owner: City of Santa Barbara  
 Applicant: Jill Zachary and Jan Hubbell  
 Agent: Kathy Frye, Natural Areas Planner

(This parcel is on the **City's List of Potential Historic Resources**: "Andree Clark Bird Refuge; Site of Chumash Village and Salt Pond, 42 acres." Included on the State Historic Resources Inventory. Proposal to remove and restore 0.86 acres of marsh vegetation within the lake, around three public viewing platforms, and along various locations along the perimeter of the lake; maintenance of a concrete culvert and a grouted sandstone culvert along Old Coast Highway including removal of 453 cubic yards of silt and vegetation from those man-made structures; and restoration of bird refuge native habitats.)

**(Final Approval of the Project is requested. Requires compliance with Planning Commission Resolution No. 023-11. This was last reviewed on August 17, 2011.)**

Present: Kathy Frye, City Natural Areas Planner

Public comment opened at 4:14 p.m. and, as no one wished to speak, it was closed.

**Motion: Preliminary Design and Final Approvals as submitted.**

**Action: La Voie/Boucher, 6/0/1. (Orías abstained. Shallanberger absent.) Motion carried.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 101 STATE ST**

HRC-2/SD-3 Zone

(3:30) Assessor's Parcel Number: 033-075-006  
 Application Number: MST2011-00171  
 Owner: Romasanta Family Living Trust  
 Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 20,439 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 10,331 square feet. Planning Commission review is requested for three front setback modifications, a parking modification, Development Plan approval, a Transfer of Existing Development rights and a Coastal Development Permit.)

**(Requires Compatibility Criteria Analysis, Environmental Assessment, and Planning Commission review. This project had two reviews on a very conceptual level, the last of which was on November 30, 2011.)**

Actual time: 3:50 p.m.

Present: Joe Andrulaitis, Architect  
 María Martínez, Project Manager  
 Mark Romasanta, Owner

Public comment opened at 3:57 p.m. and, with no one wishing to speak, it was closed.

**Motion: Continued indefinitely to the Planning Commission with positive comments:**

1. The Compatibility Analysis Criteria has been met.
2. Study placing a wall at the rear of the bus shelter.

Action: Boucher/Murray, 5/0/0. Motion carried. (Shallanberger stepped down. La Voie/Sharpe/Winick absent.)

**PROJECT DESIGN REVIEW****9. 101 W MONTECITO ST**

P-R/SD-3 Zone

(3:50) Assessor's Parcel Number: 033-010-008  
 Application Number: MST2012-00023  
 Owner: City of Santa Barbara  
 Applicant: John Ilasin, Project Engineer II  
 Engineer: Matt Griffin, Engineer

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

**(Project Design & Final Approval of the project is requested. Project was last reviewed on July 3, 2012. Requires compliance with Planning Commission Resolution No. 036-08.)**

Actual time: 4:07 p.m.