



City of Santa Barbara California

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC ENVIRONMENTAL HEARING AND CONCEPT REVIEW HEARING FOR THE SANDMAN PROJECT – MST2007-00591

PROJECT LOCATION: The project site is located at 3714-3744 State Street.

PROJECT DESCRIPTION: The proposed project involves demolition of the existing 113 room Sandman Inn Hotel, adjacent restaurant and all site improvements, and construction of a new 106 room hotel and 73 residential condominium units. The proposed project includes a total of 291 parking spaces (111 parking spaces for the hotel component, 163 parking spaces for the residential component and 17 common/shared spaces). The hotel and residential development would be on separate parcels. The hotel building would be 62,298 square feet above a 46,701 square foot underground parking garage, with a maximum height of 45 feet. The residential development would have a maximum height of 31 feet above an underground parking garage. Of the 73 residential condominium units proposed, 11 would be provided at sales prices targeted to middle-income households earning from 120-160% of area median income, pursuant to the City of Santa Barbara's Affordable Housing requirements. Ingress to and egress from the proposed hotel and residential development would be provided via separate driveways located off of State Street. Access to the Town and Country Apartments (3730 State Street), located immediately behind the main subject parcels, is currently provided through the hotel site, and would be permanently closed as part of the project. Access to the Town and Country Apartments would be provided via a driveway connection off of San Remo Drive, necessitating demolition of one residential unit located at 3715 San Remo Drive.

The EIR also analyzes an "applicant's alternative" project, which essentially replaces the proposed hotel with a 14, 254 square foot two-story office development. The applicant's alternative includes 73 residential units, of which 11 would be provided at sales prices targeted to middle-income households earning from 120-160% of area median income. A total of 237 parking spaces would be provided (61 at-grade office spaces, 5 underground office spaces, 162 underground residential spaces and 9 shared at-grade spaces). All access would be as described for the proposed project.

DOCUMENT: A Draft Environmental Impact Report (EIR) has been prepared for this project and is available for review and comment. The Draft EIR focuses on project impacts to visual resources, traffic and air quality, and identifies mitigation measures to reduce potentially significant effects.

The City of Santa Barbara encourages the public to provide written comments on this and other projects. The Draft EIR is available for review at the Planning Division, 630 Garden Street, between the hours of 8:00 a.m. to 4:30 p.m. Monday through Thursday and every other Friday, on-line at www.SantaBarbaraCA.gov/eir/, and at the Public Library at 40 E. Anapamu Street during the library's hours of operation. Please check our website under City Calendar to verify closure dates.

The public review period begins on **April 22, 2009**. Comments on the Draft EIR must be received by Friday, **May 22, 2009 at 4:30 p.m.** Please send your comments by US Mail to: City of Santa Barbara Planning Division, Attn: **Allison De Busk, Project Planner**, P.O. Box 1990 Santa Barbara, CA 93102-1990 **OR** electronically to adebusk@santabarbaraca.gov

PUBLIC HEARING: A hearing to take public comments on the Draft EIR will be held before the Planning Commission on **May 14, 2009** at 1:00 p.m.* in the Council Chambers at City Hall. A separate concept review hearing to take comments on both the proposed project and applicant's alternative will be held immediately after the Draft EIR hearing. No formal action on the development proposal will be taken at the concept review.

You are invited to attend these hearings and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Allison De Busk, Project Planner**, at (805)-564-5470 between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Friday).

Following the end of the Draft EIR public review period, a Final EIR including responses to comments will be prepared, and subsequent noticed public hearing will be held at the Planning Commission to consider actions to approve the project.

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.

AMERICAN WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, May 11, 2009, an agenda with all items to be heard on Thursday, May 14, 2009 will be available at 630 Garden Street. Agendas and Staff Reports are also accessible online at www.SantaBarbaraCa.gov/pc Environmental documents can be viewed online at www.SantaBarbaraCa.gov/eir Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances. *This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*