

**III. NEW ITEM:**

**ACTUAL TIME: 4:14 P.M.**

**WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)**

City staff is proposing to initiate a General Plan Amendment which involves the lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission will consider initiation of this General Plan Amendment.

Case Planner: Peter Lawson, Associate Planner  
Email: plawson@santabarbaraca.gov

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to currently designing a project within the boundaries of the project area.

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

**MOTION: Thompson/Jacobs**

To waive the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett/Larson/Myers)

Chair Jostes opened the public hearing at 4:18 P.M. and, with no one else wishing to speak, the public hearing was closed.

The Commission made the following comments:

1. The map adjustment will clear the way for more mixed-use projects and potentially for condominiums with both commercial and residential use. It is a good first step to allow projects to move forward.
2. Ortega Park is in desperate need of maintenance. As projects move forward to develop the area, hopes the park will be given consideration for improvement.
3. Since Plan Santa Barbara is in process to update the City's General Plan, suggested that not much time be spent in trying to get it just right.

The Commission had the following question:

1. Is there any circumstance under which a subdivision map or a lot line adjustment could be approved when inconsistent with the map designation?

Ms. Hubbell responded that lot line adjustments for fewer than four lots do not have to be consistent with the General Plan. A tentative map does have to be consistent. A mixed-use project would not be able to move forward with the current General Plan designation.

**MOTION: White/Thompson**

**Assigned Resolution No. 023-08**

To initiate the requested General Plan Map amendment.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett/Larson/Myers)

**IV. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 4:29 P.M.**

**APPLICATION OF BRENT DANIELS, L&P AGENT FOR KELLOGG ASSOCIATES, 3714-3744 STATE STREET AND 3715 SAN REMO DRIVE, APN 053-300-023, -031, -032 AND 053-222-010, C-P/S-D-2, C-P/R-3/R-4/S-D-3, R-4/S-D-2 AND R-2/S-D-2 ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE, OFFICE, RESIDENTIAL AND BUFFER (MST2007-00591)**

The applicant proposes to demolish the existing 113 room Sandman Inn Hotel and all site improvements, and construct a new 106 room hotel and 73 residential condominium units. The project proposes 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, including 19,834 square feet of non-room area (i.e. meeting rooms, corridors, lobby, laundry area, etc.), above a 46,701 square foot underground parking garage. The residential development would have a maximum height of 31 feet above an underground parking garage. Of the 73 residential condominium units proposed (22 one-bedroom units, 14 two-bedroom units, and 37 three bedroom units) 11 (2 one-bedroom units, 4 two-bedroom units and 5 three-bedroom units) 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, located immediately behind the 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 new driveway connection off of San Remo Drive.