



# City of Santa Barbara California

## NOTICE OF FINAL ACTION CITY OF SANTA BARBARA COASTAL DEVELOPMENT PERMIT

**Date:** December 13, 2024 **Application Number:** PLN2019-00052

**Name of Applicant:** Carolyn Groves, Dudek

**Name of Owner:** The Wright Family H. Limited Partnership  
Tony Bortolazzo, Agent

**Project Address:** 101 Garden Street

**Project Location:** Corner of Garden St and E. Yanonali St in the City of Santa Barbara, County of Santa Barbara

**APN Number:** 017-630-008; 009; -018; -021; -024; and -027

**Project Description:** The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot hotel containing 250 rooms (130 extended stay rooms; 120 “select service” rooms) and six affordable housing units (5 low-income studios and 1 moderate -income two-bedroom unit) under State Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The “select service” rooms would not have kitchens. Most (119 of 130) of the “extended stay” rooms would have kitchens and would be suitable for families and larger groups. Guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The main entrance to the hotel would be from Garden Street, with secondary entrances from E. Yanonali and Santa Barbara Streets. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade) and 52 bicycle parking spaces (32 subterranean and 20 at-grade). Eight bicycle rental parking spaces are also provided for guests.

Three onsite trees would be removed (California Pepper, Date Palm, Mexican Fan Palm) and 17 onsite trees would be protected. Landscape plans include installation of approximately 185 new ornamental trees onsite. Five street trees (4 Mexican Fan Palms, 1 Cork Oak) would be removed, and 24 street trees would be protected. There would be 13 new street trees along E. Yanonali Street and Santa Barbara Street. Grading is estimated to consist of 25,900 cubic yards cut/export and 4,600 cubic yards fill. The project also includes restoration of the wetland/drainage area and 15-foot-wide buffer area located along the Garden Street frontage.

The discretionary applications required for this project are:

- A. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28. 90.100 and SBMC §28.92.110.A.1);
- B. A Development Plan to allow the construction of approximately 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85);
- C. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City’s Coastal Zone (SBMC §28.44.060); and

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

This is to inform you that on November 19, 2024, the City Council of the City of Santa Barbara, on appeal, approved an application for a Coastal Development Permit for the project listed above. The project is located in the Appealable and Non-Appealable jurisdictions of the City's Coastal Zone. On December 10, 2024 the City adopted a Resolution memorializing the decision and findings from November 19<sup>th</sup> appeal hearing.

**The decision is based on the following findings and conditions:**

See attached Resolution No. 24-142, which includes findings and conditions as approved by the City Council.

**The Coastal Development Permit is subject to the following conditions:**

See attached Resolution No. 24-142, which includes findings and conditions as approved by the City Council

A Coastal Development Permit expires three years from the date of issuance, unless otherwise explicitly modified by conditions of approval.

If you, as an aggrieved party or applicant, disagree with the decision of the City Council regarding the outcome of this application, you may appeal the decision to the California Coastal Commission. An appeal may be filed with the Coastal Commission by (1) an aggrieved party, (2) the applicant, or (3) two members of the Coastal Commission. Such appeals must be filed in the office of the Coastal Commission not later than 5:00 PM of the tenth working day following receipt of sufficient notice of the final local governmental action. In the case of an appeal by an applicant or aggrieved party, the appellant must have first pursued appeal to the City to be considered an aggrieved party. If you have any questions or comments regarding this matter, contact Kathleen Kennedy, Project Planner, at (805) 564-5470, extension 4560.

Attachments:

1. City Council Resolution No.24-142
2. Reduced site plan
3. Vicinity Map

## RESOLUTION NO. 24-142

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA DENYING THE APPEALS OF THE LAW OFFICE OF MARC CHYTILO, ON BEHALF OF KEEP THE FUNK, INC.; STEVEN JOHNSON; AND RICH UNTERMANN, AND UPHOLDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE THE PROJECT AT 101 GARDEN STREET

**WHEREAS**, the Wright Family H Limited Partnership (hereinafter “Owner”) is the owner of the property located at 101 Garden Street (APNs 017-630-008; -009; -018; -021; -024; and -027), Santa Barbara, California (hereinafter “Property”);

**WHEREAS**, the Owner authorized Dudek to act as agent and Applicant pertaining to the proposed hotel application submitted to the City of Santa Barbara (hereinafter “Applicant”);

**WHEREAS**, the project as approved by Council on appeal consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot (net) hotel containing 250 rooms (130 “extended stay” rooms; 120 “select service” rooms) and six affordable housing units (5 low-income studios and 1 moderate-income two-bedroom unit) under State Density Bonus Law prioritized for hotel employees, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets (hereinafter the “Project”). The “select service” rooms would not have kitchens. Most (119 of 130) of the “extended stay” rooms would have kitchens. Hotel guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The main entrance to the hotel would be from Garden Street, with secondary entrances from E. Yanonali and Santa Barbara Streets. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade) and 52 bicycle parking spaces (32 subterranean and 20 at-grade). Eight bicycle rental parking spaces are also provided for guests. Three onsite trees would be removed (California Pepper, Date Palm, Mexican Fan Palm) and 17 onsite trees would be protected. Landscape plans include installation of approximately 185 new ornamental trees onsite. Five street trees (4 Mexican Fan Palms, 1 Cork Oak) would be removed, and 24 street trees would be protected. There would be 13 new street trees installed along E. Yanonali Street and Santa Barbara Street. Grading is estimated to consist of 25,900 cubic yards cut/export and 4,600 cubic yards fill. The project also includes restoration of the wetland/drainage area and 15-foot-wide buffer area located along the Garden Street frontage (the

“Project.”);

**WHEREAS**, the Property has a zoning designation of HRC-2 (Hotel and Related Commerce)/ SP-2 (Specific Plan No. 2, Cabrillo Plaza Specific Plan)/ SD-3 (Coastal Overlay);

**WHEREAS**, the Property is part of the Cabrillo Plaza Specific Plan (SP-2), adopted by the City in 1983, which governs the development of several parcels located along Garden Street between Highway 101 and the railroad tracks. The Specific Plan was found by City Council to be consistent with both the Land Use Plan of the Local Coastal Plan and the California Coastal Act. An Environmental Impact Report for the Specific Plan was also certified in 1983. The subject parcel is referenced as Area A of the Specific Plan;

**WHEREAS**, as required by the Specific Plan, the property owner dedicated land for construction of the extension of Garden Street from Yanonali Street to Cabrillo Boulevard, and the extension of Yanonali Street from Garden Street to the area of the Laguna Channel undercrossing. These improvements were completed in 1997 in advance of the private developments for the Specific Plan. The Garden Street Extension was the first development component of implementing the Specific Plan;

**WHEREAS**, the Project was submitted for City review in early 2019;

**WHEREAS**, on August 7, 2019, the Historic Landmarks Commission held a concept review hearing on the Project and a second concept review hearing on May 25, 2022;

**WHEREAS**, on August 6, 2019, the Planning Commission held a site visit to the Property and held a concept review hearing on the Project on August 8, 2019;

**WHEREAS**, on April 4, 2023, the Planning Commission again held a site visit to the subject property and held a hearing to consider approval of the Project on April 6, 2023;

**WHEREAS**, after much discussion on April 6, 2023, the Planning Commission continued the hearing and requested that the Applicant return with more information regarding on-site employee housing, community use of the property, donation to the housing fund, and a community outreach campaign;

**WHEREAS**, on August 3, 2023, the Planning Commission held a second public hearing to consider approval of the Project;

**WHEREAS**, between April 6<sup>th</sup> and August 3<sup>rd</sup> the Project was revised by

changing six hotel rooms on the first floor to six affordable housing units (prioritized for hotel employees) and adding six new hotel rooms on the third floor to maintain a total of 250 hotel guest rooms;

**WHEREAS**, revised conditions of approval, revised project plans, and an updated Applicant letter were also provided for review by the Planning Commission and the Applicant submitted a Housing Impact Study, and an Overnight Accommodations Summary;

**WHEREAS**, staff provided additional information to the Planning Commission to support the categorical exemption (Guidelines Section 15332, In-fill Development Projects) of the California Environmental Quality Act (CEQA);

**WHEREAS**, on August 3, 2024, the Planning Commission voted to continue the hearing and recommended that the Applicant hire an independent contractor to conduct the housing study and requested that the applicant return with the following additional information: new housing impact study; funding for additional affordable housing; documentation of community outreach; and correspondence with the California Coastal Commission addressing Coastal Commission's concerns.

**WHEREAS**, staff also requested a continuance of the August 3<sup>rd</sup> hearing to allow further review of the environmental process for the Project;

**WHEREAS**, following the August 3, 2023 Planning Commission hearing, staff determined that the project was not eligible for a CEQA categorical exemption, as previously determined, due to the presence of the previously remediated Leaking Underground Storage Tank (LUST) within the project parcel. CEQA Guidelines Section 15300.2(e) state that a categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code (i.e., the Cortese List);

**WHEREAS**, while the project was not eligible for a categorical exemption, staff determined that the project qualifies for streamlined environmental review under CEQA Guidelines section 15183 (Projects Consistent with a Community Plan or Zoning). Pursuant to CEQA §21083.3 and CEQA Guidelines §15183 (Projects Consistent with a Community Plan or Zoning), environmental review for projects consistent with the General Plan for which a Program EIR was certified, is limited to those effects that are peculiar to the project site. If an impact is not peculiar to the project site and has been addressed in a prior Environmental Impact Report (EIR), or can be mitigated with uniformly applied development policies and standards, an additional EIR need not be prepared. This streamlines environmental review for such projects and reduces the need to prepare repetitive environmental studies;

**WHEREAS**, the 2011 Program Environmental Impact Report (2011 General Plan EIR) for the General Plan evaluated citywide environmental effects from forecasted General Plan build-out to year 2030. The proposed project is consistent with the land use and scope of analysis in the Program EIR. Staff reviewed the project for consistency with the 2011 General Plan EIR and evaluated the project for effects peculiar to the site. In addition, an EIR was prepared in 1983 for the Cabrillo Plaza Specific Plan that evaluated hotel, commercial, and residential uses on the project site. The 1983 Cabrillo Plaza Specific Plan is reflected in the land use assumptions and analysis in the certified 2011 General Plan EIR;

**WHEREAS**, the staff analysis and the CEQA certificate of determination provides the finding that the project qualifies for the 15183 CEQA exemption determination. No project-specific significant environmental impacts would result from the project, and potential minor effects would be addressed by project design and compliance with applicable ordinance provisions, regulations, and standard conditions of approval;

**WHEREAS**, the following technical reports and documents were reviewed to make the environmental determination:

- Air Pollution Control District (APCD) Letter 4-4-2022
- Air Quality (AQ) Response to APCD Letter (Dudek, 10-06-2022)
- APCD Regulations and Conditions Letter 3-15-2023
- Updated AQ & Greenhouse Gas (GHG) Technical Memo (Dudek, 11-22-2023)
- Aquatic Resources Delineation Report (Dudek, September 14, 2022)
- Tree Inventory and Assessment (Bill Spiewak, February 22, 2022)
- Habitat Restoration Plan (True Nature, August 5, 2022) Included in project plans.
- Revised Biological Analysis (SAIC, May 15, 2007)
- Review of Revised Biological Analysis (Dudek, 11/21/2018)
- Sea Level Rise Hazard Analysis and Adaptation Plan (Moffatt & Nichol, May 2019)
- Geotechnical Engineering Report (Earth Systems, April 19, 2022)
- Proposed Water, Sewer, and Storm Drain System Analysis (Flowers & Associates, Inc., May 20, 2022)
- Risk of Upset/Train Safety Analysis (Dudek, May 19, 2022)
- Phase II Soil and Groundwater Assessment (Rincon, September 28, 2012)
- Preliminary Findings of Additional Environmental Site Assessment Activities (Soil and Groundwater) (Geo Enviro Services, Inc., May 18, 2022)
- Additional Soil, Soil Vapor, and Groundwater Assessment (GeoEnviro Services, Inc., June 2022)
- Santa Barbara County Public Health Department, Environmental Health Services (EHS) Letter 7-24-2019

- EHS Letter 11-03-2022
- EHS Letter 12-20-2022
- EHS Letter 1-20-2023
- Final Technical Memorandum – Sewer Capacity (Lee+Ro, 12/05/2022)
- Updated Noise Study (Dudek, 11-29-2023)
- Cabrillo Plaza Specific Plan EIR – 1983

**WHEREAS**, on February 29, 2024, the Planning Commission held a third public hearing to consider approval of the Project;

**WHEREAS**, for consideration at the hearing the Applicant submitted a new housing impact study; provided the methodology for determining the number of housing units; offered to make a \$500,000 contribution to a City housing fund; provided documentation of community outreach; and staff provided correspondence with the California Coastal Commission;

**WHEREAS**, the Planning Commission received and considered public comment, both written and oral, at each hearing;

**WHEREAS**, the Planning Commission approved the Project with a 4/2/1 vote making the findings for the Environmental Review, Parking Modification, Development Plan, and Coastal Development Permit as outlined in the Planning Commission Staff Report dated February 29, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Page 14. Section I.F. add new section 7. Housing Trust Fund. The Owner shall voluntarily contribute \$500,000 to the Santa Barbara Local Housing Trust Fund.
2. Page 14. Section I.G. add new section 11. Art. The Owner shall continuously display art from local artists in the hotel lobby.
3. Page 11. Section E. add standard condition for condition monitoring.
4. Add a condition that lists the technical studies that apply to the project including the letters from Santa Barbara County Environmental Health Services.

**WHEREAS**, on February 29, 2024, the Chair of the Planning Commission announced that the decision to approve the Environmental Determination, Parking Modification, Development Plan, and Coastal Development Permit must be appealed within ten calendar days;

**WHEREAS**, on March 14, 2024, the Planning Commission ratified Planning Commission Resolution No. 003-24;

**WHEREAS**, within the 10-day appeal period, the following four appeals of the

Planning Commission's decision were timely filed: Lozeau Drury LLP, on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"); Law Office of Marc Chytilo, on behalf of Keep the Funk, Inc.; Steven Johnson; and Rich Untermann.

**WHEREAS**, for efficiency purposes, it was determined that all appeals would be heard concurrently;

**WHEREAS**, on September 23, 2024, the appeal by Lozeau Drury LLP, on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") was withdrawn;

**WHEREAS**, in response to the appeals, the Applicant submitted a Response Letter dated August 2, 2024 that was included in the Council Agenda Report dated October 1, 2024 and contained the following exhibits:

1. 15183 Supplemental Checklist (Dudek, June 18, 2024)
2. Preliminary Water Usage Analysis (Flowers & Assoc., June 10, 2024)
3. Soil and Groundwater Assessment and Remediation Activities (GeoEnviro Services, Inc., April 11, 2024)
4. Air Quality, Greenhouse Gas Emissions, and Energy Update (Dudek, April 11, 2024) (without attachments)
5. Biological Resources Surveys Memorandum and Biological Resources Assessment Report (Dudek, 2024)
6. Sea Level Rise Studies Rebuttal and Update Memo (Moffatt & Nichol, April 12, 2024)
7. Response to Comment on EPS Study of Housing Impacts (EPS, April 10, 2024)
8. Email from Carlos Rendo, Floodplain Management Specialist (Mitigation), FEMA, to Christina Dye, Chief Building Official / Floodplain Administrator, July 30, 2024

**WHEREAS**, on September 30, 2024, the City Council held a site visit to the subject property;

**WHEREAS**, the City Council considered the appeals at a duly noticed public hearing on October 1, 2024, including a staff report and presentation, a presentation by the three appellants, a presentation by the Applicant, and written and verbal public comment;

**WHEREAS**, on October 1, 2024, Staff made a recommendation that Council deny the appeals and uphold Planning Commission's decision making the findings set



forth in Section IV of the Council Agenda Report, subject to the conditions of approval contained in the Planning Commission Resolution with an amendment to condition of approval D.2.f to allow water use for the site to be 16.67 AFY (acre feet per year), as described in the Council Agenda Report dated October 1, 2024;

**WHEREAS**, during the October 1, 2024 City Council hearing, the Applicant voluntarily offered an additional \$500,000 to the City's Housing Trust Fund;

**WHEREAS**, at the October 1, 2024 City Council meeting the Council received public comment, both oral and written;

**WHEREAS**, because the City Council received a voluminous amount of written material leading up to the hearing date with inadequate time to review it all, the City Council closed the public hearing on October 1, 2024, and continued the hearing for deliberation to November 19, 2024;

**WHEREAS**, after consideration of all evidence and testimony, on November 19, 2024, the City Council made the following decisions with 5-2 vote: (i) denied the appeals filed by the Law Office of Marc Chytilo, on behalf of Keep the Funk, Inc.; Steven Johnson; and Rich Untermann, of the Planning Commission's decision to approve the Project on February 29, 2024, making the findings set forth in Section IV of the Council Agenda Report dated October 1, 2024, subject to the conditions of approval in the Planning Commission Resolution No. 003-24, as amended; ii) amended condition of approval D.2.f. to allow the water use to be 16.67 AFY; and iii) amended condition of approval F.7. to increase the contribution to the Housing Trust Fund from \$500,000 to \$1,000,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:**

SECTION 1. The foregoing recitals are true and correct and are incorporated into these findings.

SECTION 2. All written, graphic, and oral materials and information submitted to the Planning Commission and the City Council by City staff, the public, and the parties are hereby accepted as part of the record of proceedings. The facts and findings in the October 1, 2024 and November 19, 2024 Council Agenda Reports are incorporated into this Resolution and determined to be true.

SECTION 3. The Council carefully reviewed and weighed the evidence in the record and hereby determines that the appeals of the Planning Commission's decision are denied.

SECTION 4. Under the provisions of Article 19, Section 15183 of the California Environmental Quality Act Guidelines, this project is consistent with the General Plan policies and is exempt from further environmental review as described in the Council Agenda Report dated October 1, 2024.

SECTION 5. Council's makes the following findings in support of the Project:

A. General Plan and Specific Plan Consistency.

The project is consistent with the General Plan and the Specific Plan for the reasons set forth in the Applicant's Letter dated August 2, 2024, Council Agenda Report - Attachment 1, incorporated herein by reference, Section VII of the Planning Commission Staff report, Council Agenda Report - Attachment 2 incorporated herein by reference, and Section III.4 of the Council Agenda Report. Although housing is a priority for the City, housing on the project site, which is located in the coastal zone, is not the best use for the property. A housing project would not be subject to the AUD Ordinance and would not result in more affordable housing units than is included in the Project. In addition, the number of potential concessions (e.g., height, parking) requested of a housing project is unknown. The Project represents sound community planning as it complies with adopted General Plan and Local Coastal Plan policies. The Project includes positive elements such as extended stay rooms, habitat restoration, passive and active recreation, and affordable housing units.

B. Environmental Review (CEQA Guidelines).

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination as described in the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.

C. Parking Modification (SBMC §28.92.110)

1. The parking modification is consistent with the purposes and intent of the Zoning Ordinance (Title 28), which are to serve the public health, safety, comfort, convenience, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources, and to encourage, guide, and provide a definite plan for the future growth and development of the City. The project will provide alternative transportation incentives with the visitor information program and transportation demand management program, as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024, and documented in the conditions of approval.
2. The parking modification will not cause an increase in the demand for parking space or loading space in the immediate area because the project is expected to meet the

parking demand onsite based on the Parking Demand Analysis report (Dudek, August 4, 2022), as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.

D. Coastal Development Permit (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act as described in Section VII.B. of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.
2. The project is consistent with all applicable policies of the City's Local Coastal Program, all applicable implementing plans and guidelines, and all applicable provisions of the City's Municipal Code because it meets the required parking demand, includes the restoration and enhancement of a biologically and visually degraded area, and is compatible with the surrounding neighborhood, as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.
3. Additionally, the project is consistent with Land Use Plan Policy 3.2-12 (Lower Cost Visitor and Recreational Facilities) because it qualifies as a moderate (lower cost) hotel that is slightly above the average moderate-cost range for California due to the local land, construction, and labor costs; because the number of employees is appropriate for a moderate-cost hotel and the Project does not include amenities that would be provided in a luxury hotel; as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024. The City's Coastal Land Use Plan does not permit the City to set room rates, however, a condition of approval has been included to ensure it remains a moderate-cost hotel as long as the hotel is in operation.

E. Development Plan (SBMC §28.85.040)

1. The proposed development complies with all applicable provisions of the Zoning Ordinance related to use, setbacks, building height, parking, and nonresidential floor area, as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.
2. The proposed development is consistent with the principles of sound community planning because the hotel use is allowed in the zone, the project provides six affordable housing units prioritized for employees and is contributing \$1,000,000 to the City's Local Housing Trust Fund to address potential impacts to affordable housing resulting from the hotel development, the proposed development is compatible with the neighborhood, and the project is not situated near historic resources, as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.

3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk, and scale of the development are compatible with the neighborhood based on review of the Project Compatibility Analysis criteria found in Santa Barbara Municipal Code §30.220.020.F. by the Historic Landmarks Commission, as described in Section X of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Council Resolution No. 13-010 dated March 12, 2013, and amended per Resolution No. 20-042 dated June 23, 2020) as expressed in the allocation allowances specified in Santa Barbara Municipal Code §28.85.050, Traffic Management Strategy, as described in Section VII of the Planning Commission Staff Report dated February 22, 2024, and the Council Agenda Report dated October 1, 2024.

SECTION 6. Said approval of the Project is subject to Conditions of Approval attached as Exhibit A and incorporated herein by reference.

**RESOLUTION NO. 24-142**

STATE OF CALIFORNIA                     )  
   )  
COUNTY OF SANTA BARBARA         ) ss.  
   )  
CITY OF SANTA BARBARA                )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on December 10, 2024, by the following roll call vote:

AYES:                     Councilmembers Eric Friedman, Alejandra Gutierrez, Meagan Harmon, Mike Jordan, Mayor Randy Rowse.

NOES:                    Councilmembers Oscar Gutierrez and Kristen W. Sneddon.

ABSENT:                 None.

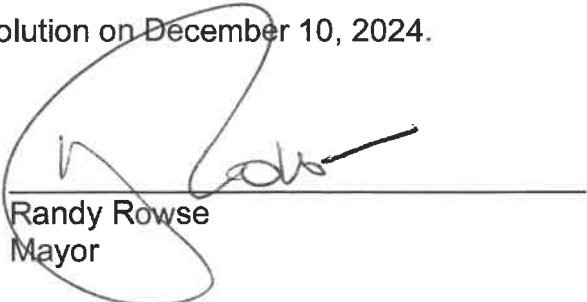
ABSTENTIONS:       None.

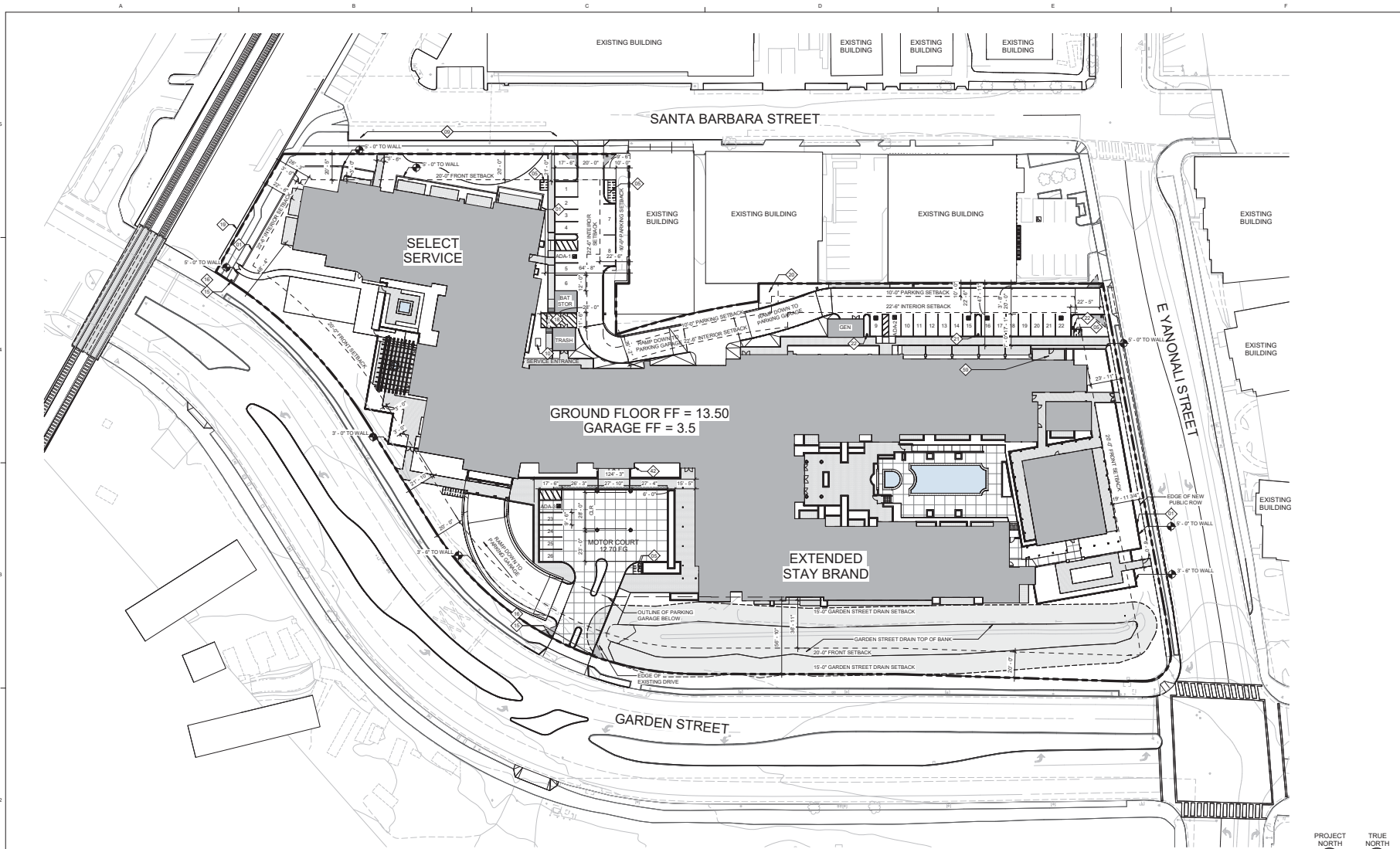
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 10, 2024.



  
\_\_\_\_\_  
Sarah Gorman, MMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on December 10, 2024.

  
\_\_\_\_\_  
Randy Rowse  
Mayor



# GARDEN STREET HOTEL

CLIENT / DEVELOPER:

**DAUNTLESS**  
DEVELOPMENT  
101 GARDEN STREET  
SANTA BARBARA, CA 93101  
CLIENT: GS PARTNERS LLC  
DEVELOPER: DAUNTLESS DEVELOPMENT  
4041 MACARTHUR BLVD  
NEWPORT BEACH, CA 92660

DESIGN ARCHITECT:

**CEARNAL COLLECTIVE**  
621 1/2 STATE STREET  
SANTA BARBARA, CA 93101  
(805) 963-8077

ARCHITECT OF RECORD:

**delawie**  
Architecture • Experience • Integrity  
1515 MORENA BLVD  
SAN DIEGO, CA 92104  
(619) 259-6550

LANDSCAPE ARCHITECT:

**CJM::LA**  
1221 STATE STREET #206  
SANTA BARBARA, CA 93101  
(805) 698-2120

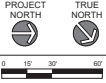
CIVIL ENGINEER:

**F&A**  
ENGINEERS & ARCHITECTS, INC.  
201 N. CALLE CESAR CHAVEZ, SUITE 100  
SANTA BARBARA, CA 93103  
(805) 966-2204

ENVIRONMENTAL PLANNER:

**DUDEK**  
621 CHAPALA STREET  
SANTA BARBARA, CA 93101  
(805) 963-8051

JOB NUMBER: 18273



## 1 PROJECT SITE PLAN

1 / A-002.1.1

### SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	5'-0" SCREEN WALL
05	BIKE RACK, ACCOMMODATES 2 BIKES PER RACK. SEE AS001.2, A-001.0, AND L-1.1 FOR BIKE PARKING LAYOUTS
09	NEW PARALLEL STREET PARKING
10	TRANSFORMER
15	VEHICULAR TRAFFIC SAFETY SIGNAGE
16	PEDESTRIAN TRAFFIC SAFETY SIGNAGE
18	COMMERCIAL LOADING ZONE
19	5'-0" HIGH VEGETATED FENCE
20	COMMON OPEN AREA - 15'X15' MIN
21	EV CHARGING, DUAL-PORT STATION; BOLLARD
22	EV CHARGING, SINGLE-PORT STATION; BOLLARD
42	PROVIDE A DIRECTORY AT MAIN ENTRANCE SHOWING MAP/LISTING OF ALL UNITS ON SITE
59	PRIVATE OUTDOOR LIVING SPACE

## ATTACHMENT 2



Vicinity Map – 101 Garden Street