



**Agenda Item B.2
PUBLIC HEARING
Meeting Date: April 28, 2008**

TO: Planning Commission Chair and Members

FROM: Steve Chase, Director, Planning & Environmental Services

CONTACT: Patricia S. Miller, Manager, Current Planning Manager
Laura M. Bridley, Contract Planner

SUBJECT: 07-007-GPA, -OA, -DP, -TPM; 07-167-DP AM; Marriott Residence Inn and Hollister Center; 6300 Hollister Avenue (APN 073-050-020).

APPLICANT:
Robert Olson
R.D. Olson Development
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AGENTS:
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REQUEST:

A hearing on the request of R.D. Olsen Development and Sares Regis Group, applicants, property owner, to consider the Marriott Residence Inn and Hollister Center project for construction of a 140 room hotel and lot split. The request includes a General Plan Amendment, Ordinance Amendment, Development Plan (for Marriott Residence Inn site), Vesting Tentative Parcel Map, and Development Plan Amendment (for Hollister Center site), Case No. 07-007-GPA, -OA, -DP, -TPM; 07-167-DP AM. The project site is located on Hollister Avenue, between Robin Hill Road and La Patera Lane, known as 6300 Hollister Avenue. The request is also to adopt the proposed Final Mitigated Negative Declaration (pursuant to Section 15074 of the State Guidelines for the Implementation of CEQA).

Application Filed: February 1, 2007
Application Complete: February 28, 2007
Processing Deadline: 60 Days from approval of the Mitigated Negative Declaration

JURISDICTION:

Pursuant to State Planning Law, adoption of any amendment to the City's General Plan is the responsibility of the City Council. Final action on any request for an ordinance amendment is also the responsibility of the City Council pursuant to Section 35-325 of the City's Inland Zoning Ordinance. Tentative Parcel Maps and Final Development Plans are under the jurisdiction of the Planning Commission. Development Plan Amendments are under the jurisdiction of the Director.

Pursuant to Section 35-292d, when multiple applications are under the jurisdiction of more than one decision maker, the decision maker with the highest jurisdiction is the decision maker for all of the applications. Therefore, the Planning Commission acts in an advisory capacity and is charged with the responsibility for making a recommendation to the City Council.

PROJECT DESCRIPTION:

The proposed project involves the construction of a 140 room extended stay hotel with Marriott Inn identified as the operator. The proposed development would be located on a new parcel resulting from the subdivision of APN 073-050-020, which is currently developed with a multi tenant light industrial building. The property is currently zoned MRP (Industrial Research Park).

The applicant proposes subdivision of the existing parcel (currently 10.95 acres gross/10.71 acres net), into two lots, resulting in the existing light industrial building at 6300 Hollister Avenue and the Marriott hotel site each situated on its own parcel. The project would consist of the 99,146 square foot hotel with 140 extended stay guest rooms. A patio and pool area is proposed in a center courtyard of the hotel (with a 152 square foot pool house), and a total of 139 parking spaces (97 standard size, 35 compact and 7 accessible) are proposed around the hotel. An additional 30 parking spaces would be available to hotel users from the adjacent site serving 6300 Hollister Avenue. Access to the site would be provided through a new driveway at the proposed lot line splitting the existing parcel from the proposed hotel, as well as a driveway to the rear of the hotel, relocating an existing driveway now serving the 6300 Hollister office building.

Other onsite improvements would include landscaping for 31.3% of the project site, a meandering sidewalk along Hollister Road and another sidewalk along Robin Hill Road. Two monument signs are proposed, one immediately west of the new driveway access on Hollister Avenue, and another at the corner of Hollister and Robin Hill Road.

The following discretionary approvals are required for project implementation:

- General Plan Amendment (GPA) to:
 - (a) amend the text of Land Use Element Policy 4.2 to delete reference to floor area ratios for sites designated with a Hotel Overlay;
 - (b) eliminate the floor-area ratio (FAR) requirements listed in Table 2-3 of the City of Goleta General Plan/Coastal Land Use Plan, and
 - (c) eliminate the maximum building height limit of 35 feet in Table 2-3 for the I-BP land use designation;
- An Ordinance Amendment (OA) to create a Hotel Overlay District consistent with the site-specific land use designation in the General Plan, which calls for a Hotel Overlay on Figure 2-1;
- Vesting Tentative Parcel Map to create two lots from the existing APN 073-050-020 (VTPM No. 32031), with Parcel 1 (Hollister Center) resulting in a 7.16 acre gross size and Parcel 2 (Marriott Residence Inn) resulting in a 3.79 acre gross size;
- A Final Development Plan (FDP) for the development of the hotel on proposed Parcel 2, including modification of hardscape and parking encroachments within the required setback from Hollister Avenue and Robin Hill Road, as well as satisfying on site parking requirements through a shared parking agreement with Parcel 1, and allowing height exception for vertical elements beyond 35 feet;
- Amendment of the existing FDP for Parcel 1 (Case No. 07-167-DPAM) to account for the parcel split, institute a reciprocal access and parking agreement between proposed Parcel 1 and proposed Parcel 2, allow modification of development standards to account for as-built nonconforming conditions on Parcel 1 (parking encroachments within the setback areas along Hollister Avenue and La Patera and landscape coverage of less than 30%).

BACKGROUND:

The proposed project site is located on the north side of Hollister, between Robin Hill Road and La Patera Lane. The eastern portion of the site, known as 6300 Hollister Avenue (proposed Parcel 1, APN 073-050-020), is developed with a multi-tenant light industrial building, while the western portion of the site (proposed Parcel 2) is vacant. The proposed project includes a lot split of APN 073-050-020 to create a 3.79 acre (3.72 acre net) parcel at the corner of Hollister Avenue and Robin Hill Road for the development of a 140 room extended stay hotel.

The City's General Plan currently designates the project site as I-BP, Business Park, with a Hotel Overlay, and the site is zoned M-RP (Industrial Research Park). The Development Plan that allowed for construction of the existing facility at 6300 Hollister Avenue was approved and the facility was built prior to the City's incorporation.

However, certain as-built conditions on that parcel do not meet current standards for the MR-P zone, and the creation of a new parcel line to the west of the existing building would introduce a new 10-foot setback from the edge of the structure. Therefore, a Development Plan Amendment would address these deficient standards, including the location of hardscape and parking within the required setback from the side property line (perpendicular to La Patera Lane) and a landscape coverage of less than 30%.

PROJECT INFORMATION:

Site Information	
Ordinance, Zoning District	Article III, MR-P, Industrial Research Park
Site Size	10.95 acres (gross); 10.71 acres (net)
Present Development & Use	Light Industrial building (proposed Parcel 1, 6300 Hollister Avenue), and vacant, undeveloped land (proposed Parcel 2)
Surrounding Zoning/Uses	<i>North:</i> Professional Office and Light Manufacturing <i>South:</i> Santa Barbara Municipal Airport <i>East:</i> La Patera Lane; Commercial Retail <i>West:</i> Robin Hill Road; Light Manufacturing

ANALYSIS:

Environmental Analysis

Pursuant to the State *Guidelines for the Implementation of CEQA*, a Draft and proposed Final Mitigated Negative Declaration (MND) were prepared for the project. The Draft MND was released to the public on December 14, 2007 for a 30-day review period. Upon completion of the public review and comment period for the MND, City staff clarified various portions of the document and released the proposed Final MND on April 18, 2008, 10 days prior to the Planning Commission’s scheduled consideration of the project.

The proposed Final MND is provided as Attachment 5 to this staff report, and all applicable mitigation measures have been incorporated into recommended conditions of approval set forth in Attachment 1, Exhibit 2. Potentially significant impacts were identified in the following areas:

Aesthetics: The proposed Final MND finds that the hotel development would partially obstruct background views of the mountains from Hollister Avenue and Robin Hill Road. To address this, the applicant prepared a visual simulation included in the proposed Final MND (Figure 7) that shows how the project would be viewed from Hollister Avenue. The plans were revised in 2008 to increase the amount of fill on site to achieve the finished floor height of 18.06’. This change was needed to address datum differences in Flood Control maps that were adjusted during grading plan revisions to

address recently confirmed base flood elevation requirement of 16 feet. *Therefore, the visual simulations show somewhat less view obstruction of the mountains than would occur upon completion of the hotel.* Other impacts identified include the introduction of site and night lighting that could be adverse to neighboring properties and the vicinity. Mitigation for these impacts includes further design refinement of on site landscaping to limit the height and massing of perimeter trees, use of landscaping to screen parking areas, creation of building height variation through the DRB process, use of “dark sky” lighting principles, integration and screening of mechanical equipment for the building, and certification of building height to assure compliance with preliminary plans.

Air Quality: Short term air quality impacts are identified due to non-attainment of State and Federal air quality standards for PM₁₀ and ozone within the South Coast Air Basin. Emissions from construction equipment pose a potentially significant but mitigable air quality impact. Mitigation measures to address these impacts include dust control and construction site and equipment management measures.

Biological Resources: Potentially significant impacts were identified related to runoff from increased impervious surfaces, as well as pollutants resulting from fertilizers and treatment of the landscaped areas. While the project contains a detention basin in the southwest corner of the proposed hotel site, as well as bioswales throughout the landscaped areas, site runoff could partially end up in the Goleta Slough. Therefore the use of Best Management Practices is identified to reduce such contaminant levels.

Cultural Resources: Potentially significant impacts to cultural resources were identified in relation to further ground disturbance of the project site, including the installation of 73 piles to support a portion of the new hotel foundation within the intact portions of the archaeological site. This construction methodology was incorporated in 2008 and would preserve 62% of the intact significant archaeological deposit. The hotel footprint comprises the extreme southwest corner of a recorded site area known as CA-SBA-58, documented in the 1920's and that included materials associated with a village and related areas, including two cemeteries. The southern cemetery was located immediately north and outside of the proposed Marriott Residence Inn project area. More recent investigations completed in 1980 concluded that the archaeological site soils had been previously disturbed, and augmented by certain areas of added soil. The MND found that the intact archaeological site deposit is 16 inches deep located generally 18 inches below the disturbed, insignificant soils. Mitigation measures to address this potential impact include a comprehensive Phase 3 data recovery study of the project site, including personnel training and site assessment, and observation of construction by a most likely descendant Native American of the Phase 3 recovery activity and driving of 73 piles within the intact portions of the archaeological site.

Geology/Soils: Potentially significant impacts were identified related to grading and excavation that could result in erosion and sediment loss from stockpiled soils and graded areas onsite. Additionally, soil and geologic conditions present potentially significant impacts related to lateral spreading, subsidence, and liquefaction.

Construction methods using vertical piles, and Hydrology & Water Resource measures, discussed below, would mitigate these impacts.

Hazards and Hazardous Materials: Potentially significant impacts were identified based on historical groundwater contamination from nearby sites. Updated (2008) soil gas sampling and groundwater samples show that this contamination continues to decrease since the last measurements for the site. With ongoing compliance with the Santa Barbara County Hazardous Materials division of the County Fire Department, including work plan measure to protect construction personnel, these impacts would be mitigated. Additionally, Parcel 1 is located within the Airport Approach and Clear Zone of the Santa Barbara Municipal Airport, while the Marriott Residence Inn project site is not. The applicant has filed a 7460-1 form (Notice of Proposed Construction or Alteration) with the Federal Aviation Administration ("FAA") to ensure building heights and vegetation complies with the FAA requirements.

Hydrology/Water Quality: Potentially significant impacts related to the site's location within the 100-year floodplain and increase in impervious surfaces for the combined parcel 1 & 2, have been identified. Such impacts would be mitigated through the verification of a finished floor elevation above the flood level, incorporation of a detention basin located at the southeast corner of proposed Parcel 2, and use of an erosion control plan and related BMP's during construction.

Land Use/Planning: The height of the project would exceed the 35' height limit for M-RP zoned properties, and also exceed the 50% floor area ratio found in Table 2-3 of the Goleta General Plan. These inconsistencies are potentially significant, but would be mitigated through the accompanying General Plan Amendments for this project.

Noise: Potentially significant impacts related to noise and vibration associated with heavy equipment operation and construction activities, and in particular, pile driving operations have been identified. Such impacts would be mitigated through the limitation of construction hours and advance notification to neighbors, as well shielding of construction equipment within 1,600 feet of sensitive receptors.

Public Services: Potentially significant impacts related to Fire Protection, including the need for new hydrants and upgrade of an existing hydrant on Parcel 1, have been identified. Such impacts would be mitigated through the addition of four fire hydrants on Parcel 1, and preparation of and preparation of a fire protection plan and minimum project requirements including an alarm system, fire sprinklers, stand pipes, and roof access with signage (through one or more interior stair wells).

Transportation/Traffic: The addition of project related traffic to cumulative traffic forecasted volumes would result in a potentially significant impact at the intersection of Robin Hill Road and Hollister Avenue in the P.M. peak hour. Additionally, other impacts identified the need to combine driveways, restripe portions of the existing parking lot where it will joint the new parking area, and sign and stripe the parking lots to provide for optimum circulation. Required mitigation includes the installation of a raised

median along Hollister Avenue (within the City of Santa Barbara right of way) that would allow left turn in, right turn out movements to the proposed new driveway on Hollister Avenue, as well as installation of a meandering sidewalk along the Hollister and Robin Hill Road frontages, and provision of an improved bus stop pullout.

Utilities/Service Systems: Potentially significant impacts were identified in relation to the project's need for additional sewage treatment capacity and the pre-existing capacity limitations at the sewer lift station. While the applicant has obtained a Water Classification letter from GWD, a firm commitment and reservation of a capacity has not yet been secured. Mitigation measures to address these impacts include securing a final determination for water service by the GWD, and installation of a submerged 13,000 holding tank that would be placed in the parking area immediately south of the proposed hotel and send wastewater flows via a temporary sewer line and be pumped to the existing GSD lift station. This measure would precede the long term plan by Goleta Sanitary District to relocate the lift station to another site, across Hollister Avenue.

General Plan Consistency Analysis

The Marriott Residence Inn project includes a request to amend the current adopted General Plan by:

- Eliminating floor to area ratio (FAR) limits listed in Table 2-3 of the Land Use Element for I-BP (Institutional-Business Park) with Hotel Overlay properties. This would allow the project to be developed with an FAR of 0.60 compared to the current policy threshold of 0.50 as specified in Table 2-3;
- Eliminating the maximum building height limit of 35 feet, as also listed in Table 2-3, thereby allowing the project to obtain an exception under the Zoning Ordinance for a maximum variance of 5'-1"; and

A summary of the project's consistency with applicable General Plan policies is provided in Attachment 2 of this staff report.

Zoning Ordinance Consistency Analysis

The proposed project would be consistent with all applicable requirements of the M-RP (Industrial Research Park) zone district. Attachment 3 of this staff report provides a detailed discussion of project compliance with applicable zoning requirements and standards.

6300 Hollister Avenue Development Plan Amendment

The development existing at 6300 Hollister Avenue was approved by the County of Santa Barbara through case 79-DP-022 and later substantial conformance determinations. Today, the as-built conditions reveal that several elements of this site

do not currently meet standards of the M-RP zone district, and so must be acknowledged through a Development Plan Amendment for the existing building. Specifically, the project description for that site should be amended to include:

- The parcel split that severs the proposed Marriott Residence Inn project (totaling 3.79 acres) from the balance of the 10.95-acre parent parcel;
- A reciprocal parking agreement to allow for the Marriott site to provide parking to serve the 6300 Hollister building, and vice versa. The building at 6300 Hollister is approximately 106,500 square feet, with a worst case parking requirement of 302 parking spaces (based on ITE Office Rate of 2.84 spaces/1,000 sq. feet). Per the City's Inland Zoning Ordinance, Research and Development buildings require 1 space per 500 square feet for a total zoning requirement of 213 parking spaces. Together these two uses would require from 357 (213 + 144), based on the Inland Zoning Ordinance requirements, to 446 (302 + 144) spaces, based on the ITE rate and Zoning requirements. This number is greater than the 350 spaces that would remain exclusively on Parcel 1, as well as the 144 spaces proposed for Parcel 2. Therefore, a shared parking agreement is required to address this deficiency.
- Allow a modification of development standards to account for as-built conditions (hardscape and parking encroachments within the setback areas along Hollister Avenue and La Patera and landscape coverage of less than 30%).

Design Review Board (DRB)

The City's Design Review Board ("DRB") conducted a conceptual review of the project and focused on the following issues: project context and integration with the overall setting and scale of adjacent buildings; drainage, hardscape and landscape features that facilitate bio-filtration and enhance aesthetics; architectural articulation to break rooflines, stair-step elevations and reduce the perceived profile of the three-story building. This interactive process resulted in the following design modifications: height reduction and stair-stepped elevation at the southeast corner; introduction of earth tone colors and stone veneer materials; vertical tower and horizontal banding accents; downplay of "banding" on the building; redesign of entry arches with stronger column bases to achieve more symmetry/proportionality with a stronger pedestrian orientation; provision of passive green space (or possibly a putting green) on the hotel site; inclusion of landscaping and outdoor seating/lunch area for employee use on the adjacent (Sares Regis) property; inclusion (with City of Santa Barbara consent) of a meandering sidewalk on the frontage of both the Marriott and Sares Regis sites.

The DRB requested further refinements prior to Preliminary Review of the project, including the following recommendations at its May 1, 2007 meeting:

- Align the list of trees with the City's most recent endorsement of approved plant materials. Include a detailed accounting of size and quantities of all landscape materials, along with planting and irrigation specifications. Show landscaping

proposed for the frontage of the adjacent Saris-Regis parcel and dovetail with the pallet proposed for the Marriot project.

- Disperse and integrate compact parking stalls with standard spaces to achieve a better balance throughout the entire site. Incorporate use of permeable paving to enhance storm water pre-treatment goals. Provide more details on functionality of bioswales; locations, quantities and hydrologic functions.
- Employ “dark sky” lighting principals: fixtures should be shielded and downward facing to prevent “spillage.” Provide an overall lighting plan for buildings, parking lots and landscape areas. Utilize thematic fixtures where possible and seek an acceptable alternative to standard “cobra” street and parking lot lights.
- Give further study to the graduation in building heights at the southeast corner of the hotel (accentuate through raising window heights and exaggerating roof pitches). Consider introduction of landscape pot shelves to offset blank building walls. Refine the interplay of colors and base materials to reinforce trellis columns and vertical tower elements.

The current project incorporates several of these directives, including the provision of meandering sidewalks

Goleta Growth Management Ordinance (GGMO)

The Marriott Residence Inn project is subject to Ordinance 03-04, the Goleta Growth Management Ordinance. The provisions of Section 8, Competitive System for Assigning Allocations to Non-Exempt Projects, are applicable. The City Council would award points at the time of approval under each of the ordinance criteria that apply under the competitive allocation system.

RECOMMENDATION:

The Planning Commission’s action should include the following:

1. Adopt Planning Commission Resolution 08-____ (Attachment 1), thereby recommending that the City Council approve Case No. Case Nos. 07-007-GPA, -OA, -DP, -TPM; and 07-167-DP AM.

Refer back to staff if the Planning Commission decides to make another recommendation to the City Council.

APPEALS PROCEDURE

The Planning Commission's action on the various related requests is advisory to the City Council and will automatically be forwarded to the City Council. No appeal would be necessary in order for the City Council to hear this matter.

Submitted By:

Approved By:

Laura M. Bridley
Contract Planner

Patricia S. Miller
Planning Commission Secretary

ATTACHMENTS:

1. Planning Commission Resolution 08-_____
2. General Plan Consistency Analysis
3. Zoning Ordinance Consistency Analysis
4. Proposed General Plan Amendment Language
5. Proposed Final Mitigated Negative Declaration
6. Project Plans (11" x 17" reductions)