



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

**THURSDAY, NOVEMBER 20, 2014
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

**APPLICATION OF TRISH ALLEN, AGENT FOR SANTA BARBARA MUSEUM OF ART
1130 STATE STREET, APN 039-232-020 AND -021, C-2 (COMMERCIAL) ZONE, GENERAL PLAN
DESIGNATION: INSTITUTIONAL (MST2013-00237)**

The proposed project involves a 7,944 net new square-foot addition, primarily within the existing building footprint, and renovation of the existing two- and three-story Santa Barbara Museum of Art building. Also proposed is a new, approximately 1,420 unenclosed square-foot public rooftop pavilion creating a fourth floor, garden and terrace area with associated access elevator and stairway, new roof structure, replacement of rooftop mechanical systems, seismic retrofit of existing masonry walls, a new art receiving facility adding 320 square feet to the building footprint, and landscape and hardscape improvements. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two coast live oak trees are proposed for removal with replacement of one oak tree on-site and two oak trees off-site at the Santa Barbara County Bowl property. A new electrical power transformer would be located on the nearby City Public Parking Lot No. 7 property. The 7,944 square feet of net new floor area will result in a total of 72,455 net square feet of development on the site, built over two separate lots. Construction staging would occur on-site and on a portion of the adjacent City Central Library grounds.

The building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art." City Council deemed this a Community Benefit Project, granting 8,990 square feet of nonresidential floor area under that category in 2013.

The discretionary application required for this project is a Development Plan to allow the construction of 7,994 square feet of nonresidential development (SBMC Chapter 28.85). The Planning Commission must also consider required findings for a Community Benefit Project to allow a portion of the building addition to exceed 45 feet in height (SBMC §28.66.050.B).

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

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Marck Aguilar, Project Planner at (805) 564-5470,

extension x5399, or by email at MAguilar@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

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.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, November 13, 2014, an Agenda with all items to be heard on Thursday, November 20, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/PC on Thursday, November 13, 2014. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting 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.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.