



City of Santa Barbara California

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

THURSDAY, SEPTEMBER 10, 2009
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ORIENT EXPRESS HOTELS, TRAINS & CRUISES, EL ENCANTO HOTEL AND GARDEN VILLAS, 1900 LASUEN ROAD, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2007-00140)

The proposal is a project revision to the approved El Encanto Hotel Revised Master Plan. The proposed project consists primarily of revisions to the design of the northwest corner of the project site. The proposal consists of three, one-story cottages (#37, 38 & 39) above an underground, 42-space, valet parking garage. The operations/back of house facilities would be located in the three cottages. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29. As a result of relocating the parking underground, one parking space would be relocated to the Mission Village underground valet parking garage located in the northeast corner.

The proposal also includes 900 square feet of additional underground mechanical space that was not previously proposed in the Mission Village underground valet parking garage.

All other components of the Revised Master Plan remain as approved on February 12, 2009.

The discretionary applications required for this project revision are:

1. Modification to allow the above-ground portion of the underground parking structure to encroach into the front setback along Alvarado Place (SBMC§28.27.050);
2. Modifications to provide less than the required distance between buildings in the northwest corner (SBMC§28.27.050.2); and
3. Transfer of Existing Development Rights of 6,000 square feet (instead of 10,000 square feet as previously approved) of non-residential floor area to the project site (SBMC§28.95).

The Planning Commission will consider approval of the Addendum to the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15164.

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 Kathleen Kennedy, Associate Planner, at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at KKennedy@SantaBarbaraCA.gov. Please check our website to verify office 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: 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 Thursday, September 3, 2009, an Agenda with all items to be heard on Thursday, September 10, 2009, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. 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 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 via <http://www.santabarbaraca.gov/Government/Video/> Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>.