



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

THURSDAY, AUGUST 12, 2010
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC,
34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN
DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)**

The project involves the redevelopment of a 1.35-acre site located at the northern corner of Victoria and Chapala Streets. The project includes demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls. Sixty-one bicycle parking stalls would be provided. The mural located on the existing building wall along Victoria Street is proposed to be relocated and incorporated into the new building along the Chapala Street façade as part of the project.

The commercial development would include approximately 14,703 square feet of market, 7,490 square feet of commercial/retail and 932 square feet of miscellaneous/accessory floor area, and 39 parking stalls. Two of the parking stalls would be reserved as “car-share” spaces.

The residential development includes 37 units (32 market-rate units and 5 inclusionary units) comprised of 5 studios, 29 one-bedroom units and 3 two-bedroom units, with 39 assigned parking stalls. The residential portion of the development also includes 7,577 square feet of accessory area that consists of two guest rooms, a club room, a lobby, individual storage units and miscellaneous accessory space.

Public improvements including new sidewalk, curb and gutter and street trees are required. Vehicular access to the underground parking garage would be provided from Chapala Street. Grading is anticipated to consist of approximately 20,000 cubic yards of cut.

The discretionary applications required for this project are:

1. A Development Plan to allocate 3,000 square feet of nonresidential square footage from the Minor and Small Addition categories (SBMC §28.87.300); and
2. A Tentative Subdivision Map for a one-lot subdivision to create thirty-seven (37) residential condominium units, and 23,125 square feet of commercial condominium space (that may be divided into as many as three condominium units) (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

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 Allison De Busk, Project Planner at (805) 564-5470 extension 4552, or by email at aдебusk@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: 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 Planning Division Office at (805) 564-5470. 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 Monday, August 9, 2010, an Agenda with all items to be heard on Thursday, August 12, 2010, 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](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule).



**CITY OF SANTA BARBARA
PLANNING DIVISION
630 GARDEN STREET
SANTA BARBARA, CA 93101**

**AN IMPORTANT NOTICE
CONCERNING YOUR NEIGHBORHOOD**

«APN»
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« MCity» « MState» « MZip»