



City of Santa Barbara California

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

THURSDAY, APRIL 7, 2011
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 purpose of this discussion item is to inform the Planning Commission of proposed changes to the approved mixed-use development located at 34 W. Victoria Street. The previously approved project involved the 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.

The applicant is requesting a Substantial Conformance Determination (SCD) to add approximately 3,437 square feet of floor area to the underground parking garage to allow for additional storage for the commercial uses. The footprint of the underground parking garage has also changed, and minor design changes have occurred as a result of Historic Landmarks Commission review. The proposal does not increase the building's footprint or height. The request would require the City Council to approve an allocation of 3,437 square feet of new nonresidential square footage under the designation of Economic Development (SBMC§28.87.300).

The specific changes requested include:

- Adding 4,296 square feet of commercial storage (“back-of-house”) area to the basement to serve the public market and retail uses above;
- Eliminating some commercial floor area on the first floor (-903 s.f.);
- Adding three commercial parking spaces;
- Eliminating the “car share” use and converting those two assigned parking spaces to general commercial use; and
- Changing the layout of the basement to reduce construction costs, including pulling back from the property lines, moving the bike storage, rearranging the residential storage space, eliminating control gates, and enlarging the mechanical area.

The purpose of the discussion is to allow the Planning Commission and the public an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director and City Council with regard to the SCD and Measure E requests, respectively. **No formal action on the development proposal will be taken at this meeting.**

The Environmental Analyst has determined that the project can be found 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 at (805) 564-5470 extension 4552, or by email at adebusk@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 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:** On Wednesday, March 30, 2011, an Agenda with all items to be heard on Thursday, April 7, 2011, 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 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 via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.