



# City of Santa Barbara California

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

THURSDAY, AUGUST 11, 2011  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS

**APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE HUTTON FOUNDATION, 602 ANACAPA STREET, APN 031-151-017, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: GENERAL OFFICE/MAJOR PUBLIC INSTITUTIONAL (MST2011-00145)**

The project consists of a proposal to construct a 3,626 square foot (sf) addition, completely within the existing first floor volume of an existing mixed-use building, to create classrooms and offices for Antioch University. In order to meet Antioch's deadline for classes in September 2011, the project was split into three phases, to allow for construction of improvements as soon as building permits could be issued. Phase 1 is being processed under BLD2011-00501 for an interior tenant improvement that does not require discretionary review. Phase 2 is being processed under MST2011-00105, and includes the demolition of a 1,691 square foot mezzanine, and construction of a 2,646 sf new second floor completely within the existing ground floor volume. Phase 2 will use the remaining 955 sf balance from the Small Addition category. Phase 2 requires Development Plan Approval (DPA) by the Architectural Board of Review. Phase 3 includes an additional 980 sf of second floor area, and retains the 1,691 square foot mezzanine. Phase 3 would require DPA by the Planning Commission (PC) for cumulative non-residential additions exceeding 3,000 sf. The City Council approved a preliminary Community Priority allocation of 2,671 sf on May 17, 2011. If the timing allows, the applicant will eliminate the second phase, and proceed directly to PC for DPA for 3,626 sf of floor area (2,671 sf Community Priority + 955 sf Small Addition = 3,626 sf) prior to ABR approval of the architectural changes.

The discretionary applications required for this project are:

1. Design Review approval by the Architectural Board of Review.
2. A Development Plan to allow the construction of 3,626 square feet of nonresidential development (SBMC §28.87.300); and
3. A Final Community Priority Designation by City Council (SBMC §28.87.300)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

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](mailto: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 Suzanne Riegle at (805) 564-5470 extension 2687, or by email at [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@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:** On Thursday, August 4, 2011, an Agenda with all items to be heard on Thursday, August 11, 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](http://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](http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule) can be found at <http://www.citytv18.com/schedule.htm>.*

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