



City of Santa Barbara California

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

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

APPLICATION OF HOCHHAUSER BLATTER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC PROPERTY OWNER, 1722 STATE STREET, APN 027-102-021, C-2/R-1 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/OFFICES (MST2011-00189)

The project consists of the conversion of an existing two-story, 7,200 square foot bank building to a new medical office and surgery center and the construction of a 5,233 square foot, two-story addition on a 28,875 square foot parcel in the El Pueblo Viejo District. The proposal includes a tentative subdivision map to create up to eight commercial condominiums. The parking lot will be reconfigured to provide 52 parking spaces, including two accessible spaces and associated landscape improvements.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create up to eight commercial condominium units (SBMC 27.07 and 27.13);
2. A Development Plan to allow the construction of 5,233 square feet of nonresidential development (SBMC §28.87.300);
3. A Conditional Use Permit to allow the parking area for non-residential uses in a residential zone (SBMC §28.94.030.I); and
4. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites to allow non-residential development in excess of 2,000 square feet of new floor area.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 New Construction or Conversion of Small Structures.

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 Kelly Brodison, Assistant Planner, at (805) 564-5470 extension 4531, or by email at kbrodison@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, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Tuesday, November 22, 2011, an Agenda with all items to be heard on Thursday, December 1, 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>.