



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 FOR CONCEPT REVIEW

THURSDAY, APRIL 12, 2012
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**CONCEPT REVIEW OF AN APPLICATION OF MARIA MARTINEZ, ARCHITECT WITH
CEARNAL ANDRULAITIS, LLP FOR ROMASANTA FAMILY LIVING TRUST, 101 STATE
STREET AND 16 W. MASON STREET, APN: 033-075-006 AND -011, HOTEL AND RELATED
COMMERCE/ COASTAL OVERLAY (HRC-2/SD-3) ZONES, GENERAL PLAN DESIGNATION:
OCEAN RELATED COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00171)**

The project consists of the construction of a new three-story hotel containing 34 hotel rooms, a lobby, laundry room and 34 parking spaces. The existing laundry room and 40-space surface parking lot would be demolished. The project site includes two parcels, and is bounded by State Street, West Mason Street and Kimberly Avenue.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

The probable discretionary applications required for this project are:

1. A Modification to allow less than the required front setback along State Street (SBMC §28.92.110.A.2);
2. A Modification to allow less than the required front setback along West Mason Street (SBMC §28.92.110.A.2);
3. A Modification to allow less than the required front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
4. A Development Plan to allow the construction of 21,253 square feet of nonresidential development (SBMC §28.87.300);
5. A Transfer of Existing Development Rights to transfer 11,038 square feet of nonresidential floor area from a yet to be identified parcel to the project site (SBMC §28.95.060); and
6. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

You are invited to attend this hearing and address your verbal comments to the Planning Commission. Written comments are also welcome up to the time of the hearing, and should be addressed to the Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov. 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, between the hours of 8:00 a.m. to 4:30 p.m., Monday

through Thursday, and every other Friday, or by email at ADebusk@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

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 Thursday, April 5, 2012, an Agenda with all items to be heard on Thursday, April 12, 2012, 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 persons 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%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.