



# City of Santa Barbara California

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

**THURSDAY, NOVEMBER 6, 2014  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS**

### **PROPOSED AMENDMENT TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO RESIDENTIAL USES IN THE HRC-2 (HOTEL AND RELATED COMMERCIAL – 2) ZONE**

Santa Barbara Municipal Code (SBMC) §28.22.030.B regulates the land uses permitted in the HRC-2 (Hotel and Related Commerce - 2) Zone. Specifically, it limits residential use to one specific area of the HRC-2 Zone, near Los Patos Way.

In September of 1983, the City Council adopted Resolution No. 83-155 approving the Cabrillo Plaza Specific Plan (SP-2). SP-2 allows multi-family residential uses in Area A of SP-2; Area A of SP-2 is also zoned HRC-2.

Therefore, as currently written, there is a discrepancy between the uses allowed in the HRC-2 Zone and SP-2 related to residential uses. Prior to 2004, the treatment of residential uses was consistent between the HRC-2 Zone and SP-2. This current discrepancy is the result of changes to the HRC-2 Zone that were made as part of the adoption of the OC (Ocean-Oriented Commercial) Zone in 2004. This discrepancy only affects those parcels in Area A of SP-2; specifically APNs 017-630-008; -009; -018; -021; -024; and -027.

Staff believes that the allowance for residential uses in Area A of SP-2 was inadvertently eliminated as part of the adoption of the OC Zone. Therefore, staff is proposing to amend the HRC-2 Zone to reinstate residential as an allowed use in the HRC-2 Zone for those parcels within Area A of SP-2.

The purpose of this meeting is to present the proposed Municipal Code amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

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 proposal. The scope of this ordinance amendment may be modified under further review. If you have any questions 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 [ADeBusk@SantaBarbaraCA.gov](mailto: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.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If

possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\* **NOTE:** On Thursday, October 30, 2014, an Agenda with all items to be heard on Thursday, November 6, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC) on Thursday, October 30, 2014. 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 at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide).