



City of Santa Barbara California

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

THURSDAY, SEPTEMBER 3, 2013
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, APPLICANT FOR WRIGHT PARTNERS, 301 E. YANONALI STREET, APN 017-630-005, M-1//SP-2//SD-3 (INDUSTRIAL/CABRILLO PLAZA SPECIFIC PLAN/COASTAL OVERLAY) ZONES, GENERAL PLAN / LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST2012-00494)

The proposed project involves the construction of a new 44,398 net square foot two-story commercial building at the northeast corner of Garden and Yanonali Streets. Proposed use of the building would be retail on the first floor (7,050 net square feet) and a market on the second floor (37,348 net square feet). A total of 193 parking spaces are proposed, along with two driveways accessing the site from Yanonali Street. The project includes a 25-foot setback from the top-of-bank of Laguna Channel.

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 discretionary applications required for this project would be:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060);
2. A Development Plan to allow the construction of approximately 44,398 square feet of nonresidential floor area (SBMC §28.85.030); and
3. Historic Landmarks Commission review and approval of the project design (SBMC §22.22.130).

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.

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: 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, August 27, 2015, an Agenda with all items to be heard on Thursday, September 3, 2015, 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.