



City of Santa Barbara California

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

THURSDAY, APRIL 7, 2016
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF MARUJA CLENSAY, APPLICANT FOR RALPH HOROWITZ,
350-352 HITCHCOCK WAY, APN 051-240-003, E-3/P-D/S-D-2 ZONES, GENERAL PLAN
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST 2014-00015 AND
MST2015-00090)**

The proposed project would subdivide an existing 5.08 acre lot at 350 Hitchcock Way into two lots; a 2.68 acre lot on the south (existing DCH Lexus of Santa Barbara) and a 2.80 acre lot on the north (proposed project site). The two lots would include a shared access easement for an existing automobile entrance at the proposed boundary between the two parcels. The proposed project lot includes a bicycle and pedestrian easement to the City of Santa Barbara granted on December 17, 2015.

The proposed project would also demolish a one-story automobile car dealership showroom and service center and construct a new 36,752-square foot two-story automobile dealership showroom and service center. On June 2, 2015 the City Council allocated 39,000 square feet of Community Benefit floor area for construction at the project site.

The proposed development includes an automobile showroom, office space, parts inventory storage, indoor vehicle storage and light maintenance area, and service bays. The project would provide 16 bicycle parking spaces and 99 automobile parking spaces; 58 standard, 29 valet indoor storage, 4 accessible, 6 clean air/vanpool, and 2 electric vehicle. The proposed project would employ a pager system to communicate with staff on site in order to avoid off-site noise impacts associated with a public address system. The project would also employ downward directional shielded light emitting diode (LED) outdoor lighting which would not introduce new off-site lighting in residential areas, but would expose Hitchcock Way and the adjacent auto dealership to minor increase in light pollution. This lighting system would be dimmed outside of operating hours (8:30 A.M.-8:00 P.M. for weekdays, 9:00 A.M.-7:00 P.M. for Saturdays, and 10:00 A.M.-6:00 P.M. for Sundays).

The discretionary applications required for this project are:

- A. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC Chapters 27.07);
- B. A Development Plan to develop 36,752 square feet of Community Benefit non-residential floor area (SBMC Chapter 28.85);
- C. A Development Plan for a new automobile dealership in the Planned Development Zone (P-D) (SBMC Chapter 28.39).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

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 Andrew Bermond, AICP at (805) 564-5470, extension 4549, or by email at ABermond@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: 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 Wednesday, March 30, 2016, an Agenda with all items to be heard on Thursday, April 7, 2016, will be available at 630 Garden Street and 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.