



City of Santa Barbara California

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

THURSDAY, NOVEMBER 10, 2016
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF MIKE RAMSEY, PLANNING MANAGER FOR SANTA BARBARA AUTO GROUP, 402 S. HOPE AVENUE, APN 051-240-017, E-3 (ONE-FAMILY RESIDENCE)/P-D (PLANNED DEVELOPMENT)/SD-2 (UPPER STATE STREET AREA SPECIAL DISTRICT) ZONES, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DWELLING UNITS PER ACRE (MST2015-00603)

The proposed project consists of adding 3,584 square feet to the existing BMW showroom and 673 square feet to the Audi showroom for a total of 4,257 net new square feet. The site is currently operated by Santa Barbara Auto Group as a 41,607 net square-foot Mercedes/BMW/Audi automobile dealership, including showrooms, service areas, offices and parking. The purpose of these additions is to comply with new corporate specifications from the respective automobile manufacturers. An interior and exterior remodel, minor landscaping, improved driveway aprons, bike parking, and site improvements to comply with the City's Storm Water Management Program are also proposed. The addition would increase the parking requirement from 218 to 235 spaces. The development currently has 289 parking spaces available. The City Council approved a Community Benefit allocation of nonresidential floor area for the project on January 12, 2016.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 4,447 square feet of new nonresidential floor area (SBMC §28.85.030); and
2. A Development Plan to allow construction in the P-D, Planned Development Zone (SBMC §28.39.130).

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 and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

ADDITIONAL INFORMATION: 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, contact Jessica W. Grant at (805) 564-5470, extension 4550 or email JGrant@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

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, 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, November 3, 2016, an Agenda with all items to be heard on Thursday, November 10, 2016 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.