



# City of Santa Barbara California

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

THURSDAY, JULY 18, 2019  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF TRISH ALLEN OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE WRIGHT PARTNERS, PROPERTY OWNERS OF 301 E YANONALI STREET, APN 071-630-005, M-1/SP-2/SD-3 (LIGHT MANUFACTURING/SPECIFIC PLAN NO. 2 (CABRILLO PLAZA SPECIFIC PLAN)/COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: INDUSTRIAL (PLN2012-00494)**

The 3.16-acre project site is located at the northeast corner of Garden and East Yanonali Streets. The project consists of the construction of a new two-story nonresidential development totaling approximately 33,451 net square feet, with a maximum height of 34 feet plus a tower element. The proposed development would be split into two buildings. Building 1 would be one-story with a maximum height of approximately 32 feet, 4 inches, and would contain approximately 25,376 net square feet. Building 2 would be two stories with a maximum height of approximately 34 feet and would contain approximately 8,075 net square feet, comprised of 4,111 net square feet on the ground floor and 3,964 net square feet on the second floor. The development is being proposed as "shell" buildings, with no specific users or uses identified at this time. The buildings could be leased to one user, or divided up for multiple users. A total of 138 vehicle parking spaces and 33 bicycle parking spaces are proposed.

Vehicular access to the development would be provided via a new driveway on E. Yanonali Street, approximately 280 feet east of the Garden Street/E. Yanonali Street intersection. The project includes sidewalk dedication along E. Yanonali Street in order to provide sidewalk and parkway consistent with the Pedestrian Master Plan along the project site's E. Yanonali Street frontage.

The project development would be set back 50 feet from the top of bank of Laguna Channel, which is located along the site's eastern property line. Habitat restoration is proposed within the 50-foot setback from the top of bank along the west side of the creek and within property boundaries on the east side of the creek.

Estimated earthwork includes 9,350 cubic yards (cy) of cut and 12,000 cy of fill, requiring 9,350 cy of exported soil and 12,000 cy of imported soil due to the presumption that all excavated material is contaminated and must be removed from the site and replaced.

All existing uses at the site (open yard and contractor supply storage) would be eliminated.

The discretionary applications required for this project are:

- A. A Development Plan approval for 33,451 square feet of non-residential development from the Cabrillo Plaza Specific Plan area (SBMC Chapter 28.85);
- B. A Front Setback Modification to allow a trellis in the required front setback along Garden Street (SBMC §28.92.110);
- C. A Front Setback Modification to allow a trellis in the required front setback along East Yanonali Street (SBMC §28.92.110); and
- D. A Coastal Development Permit to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project requires an environmental finding pursuant to 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](mailto: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 Kelly Brodison, Associate Planner at (805) 564-5470, ext. 4531 or email [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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 the Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603 (a) and SBMC §28.44.200.

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, July 11, 2019, an Agenda with all items to be heard on Thursday, July 18, 2019 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.