



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

WEDNESDAY, MARCH 24, 2010
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET

APPLICATION OF SHERRY AND ASSOCIATES ARCHITECTS FOR OWNER, BANKER'S MORTGAGE REALTY ADVISORS, 222 HELENA AVENUE, APN 033-052-020, OC/HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL & RELATED COMMERCE II (MST2009-00519)

The proposed project consists of a change of use of the former Living Green tenant space at 222 Helena Avenue to a new bar/restaurant, a new accessible front entry that would result in a net loss of 34 sf of non-residential floor area, and a new trash enclosure.

The discretionary applications required for this project are:

1. A Modification of the parking requirement to allow less than the required four additional parking spaces (SBMC Subsections 28.90.001.N, 28.90.100.J.16 and 28.92.110.A.1); and
2. A Coastal Development Permit (CDP2010-00002) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (new construction and conversion of small structures).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990. 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 Daniel Gullett, Associate Planner at (805) 564-5470 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday, or by email at dgullett@SantaBarbaraCA.gov.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal shall state specifically wherein the decision of the Staff Hearing Officer was not in accord with the provisions of SBMC Chapter 28.44 or wherein it is claimed that there was an error or an abuse of discretion by the Staff Hearing Officer. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's 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 Staff Hearing Officer at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, March 18, 2010, an Agenda with all items to be heard on Wednesday, March 24, 2010, 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/sho. 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 at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* *Meetings can be viewed live on City TV-18, or on your computer via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.*