



City of Santa Barbara California

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

WEDNESDAY, NOVEMBER 11, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF CLAY AURELL, AB DESIGN STUDIO ARCHITECT FOR DWAYNE COPUS TRUST, 1198 COAST VILLAGE ROAD, APN 009-222-010, C-1 LIMITED COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2012-00231)

The project has been revised to include a 185 square foot increase in the enclosed floor area, an increase in the roof height, window and door changes, an accessible path and lift along the Coast Village Road frontage, new service access ramps and egress to kitchen service door, revised parking lot layout, removal of a 30-inch diameter Ash tree and installation of an Ash tree, installation of a sidewalk along the Middle Road frontage, and construction of a trash enclosure. The project was originally approved in 2013 and is currently under construction. The revised proposal will result in a 2,249 square foot restaurant. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow an increase in the building height within the required 10-foot front setback along Coast Village Road. (SBMC § 28.63.060); and
2. A Front Setback Modification to allow a new kitchen service door and a trash enclosure within the required 10-foot front setback along Middle Road. (SBMC § 28.63.060).

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 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 or via email to SHOSecretary@SantaBarbaraCA.gov. 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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@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 Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. 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 5, 2015, an Agenda with all items to be heard on Wednesday, November 11, 2015, will be available at 630 Garden Street and 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.



**CITY OF SANTA BARBARA
PLANNING DIVISION
630 GARDEN STREET
SANTA BARBARA, CA 93101**

**AN IMPORTANT NOTICE
CONCERNING YOUR NEIGHBORHOOD**

11/11/15 - SHO
1198 COAST VILLAGE ROAD

009-291-009
2015 COAST VILLAGE 1206, LLC
360 S HOPE AVE C-120
SANTA BARBARA CA 93105