



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

WEDNESDAY, JANUARY 17, 2018  
9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF ED DE VICENTE, ARCHITECT FOR RAY MAHBOOB, MOHAMED MAHBOOB AND GITY MAHBOOB, 29 E. CABRILLO BLVD., APN 033-112-006, HRC-2/SD-3 (HOTEL AND RELATED COMMERCE 2 AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2016-00540)**

The proposed project involves renovations and additions to an existing two-story structure on a 14,148 square foot lot to create space for two restaurant tenants. The project includes a complete remodel of the building façades along E. Cabrillo Blvd. and Anacapa St., including changes to the building articulation, windows, doors, lighting, and finish details. The project includes the demolition of existing floor area to create outdoor dining areas, an “as-built” addition at the rear of the building for restroom and circulation, and the conversion of an existing residential unit on the second floor to additional restaurant space.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow alterations to portions of an existing building that is non-conforming to the required 20-foot front setback along E. Cabrillo Boulevard (SBMC § 28.92.110); and
2. A Front Setback Modification to allow alterations to portions of an existing building that is non-conforming to the required 20-foot front setback along Anacapa Street (SBMC § 28.92.110).

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 Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day 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 Allison De Busk, Project Planner at (805) 564-5470, ext. 4552 or email [ADebusk@SantaBarbaraCA.gov](mailto:ADebusk@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/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

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 at 630 Garden Street 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, contact the SHO Secretary at (805) 564-5470, ext. 3308. 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, January 11, 2018, an Agenda with all items to be heard on Wednesday, January 17, 2018 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.