



City of Santa Barbara California

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

THURSDAY, DECEMBER 21, 2006
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – DE LA GUERRA PLAZA
CITY COUNCIL CHAMBERS

APPLICATION OF CAMERON CAREY, AGENT FOR SANTA BARBARA ZOOLOGICAL GARDENS (TENANT); 500 NIÑOS DRIVE, (017-362-005, 017-363-001 & -002; 017-372-001, & 017-382-001 & -002); PR/SD-3 PARK AND RECREATION, AND COASTAL OVERLAY ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE, COMMUNITY PARK, PUBLIC PARKING (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)

The zoo includes several parcels leased from the City of Santa Barbara. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. This consists of six components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave; 5) the Service Yard; and 6) the Channel Island Fox Renovation.

The new **California Condor Exhibit** and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing **Lemur/Langur Complex** would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The **Discovery Pavilion** facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices. Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project. Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

The first phase will require removal of two single-story keeper offices and two animal holding cages. The existing single-story Staff Lounge building will be renovated. The staff lounge facilities will be relocated to an existing feed storage enclosure which includes a small addition and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within an addition to the adjacent Administration Building. A new 7,500 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion will include renovation of the 5,800 sq. ft., two-story Administration and Retail building and construction of new offices. Also included will be the addition of an exterior second-story building linkage and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of approximately 9,100 sq. ft.

The Wave Banquet Facility: The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room with an approximate total of 1,500 sq. ft.

The **Service Yard Facilities** project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, and construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the

service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage. *Please note that the Service Yard Facilities (Phase 3) project is limited to environmental review at this time. It will return for project approval at a later date.*

The **Channel Island Fox Exhibit** first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces will be approximately 880 sq. ft. and 1,170 sq. ft. respectively. They will also upgrade the mesh enclosure to a finely woven 1"x1" steel mesh.

Master Plan Phasing: The Master Plan will be implemented in three phases.

Phase 1: The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects will be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

Phase 2: The second phase of construction will begin at the end of the first, Spring of 2008 and will continue through the Fall of 2009. Projects included in this phase will be the Discovery Pavilion and Lemur/Langur.

Phase 3: The third construction phase in the late 2009 or early 2010. This phase will include the construction of the Service Facilities Yard.

The following discretionary approvals are required:

1. A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Park and Recreation Commission;
3. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
4. A Modification to allow encroachments into the required setbacks in the PR Zone (SBMC §28.37.040).
5. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and
6. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

You are invited to attend this hearing and address your verbal comments to the Planning Commission. Written comments are also welcome up to the time of the hearing, and should be addressed to the Planning Commission 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 Marisela G Salinas, Associate Planner, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday. Or by email at msalinas@santabarbaraca.gov.

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 as described above, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.45.009.

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: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

***NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, December 18, 2006, an Agenda with all items to be heard on Thursday, December 21, 2006, 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. Please note that online Staff Reports may not include some exhibits. Continuances will not be granted unless there are exceptional circumstances. *This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*