



City of Santa Barbara California

NOTICE OF A PLANNING COMMISSION LUNCH MEETING DISCUSSION TO THE PROPERTY OWNERS WITHIN 300 FEET

**THURSDAY, JULY 7, 2016
NOON* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

**APPLICATION OF JARRETT GORIN, VANGUARD PLANNING INC., AGENT FOR BRAD HASSE,
133 W. MOUNTAIN DRIVE, APN 021-061-024, A-1 ONE FAMILY ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. ONE DWELLING UNIT PER ACRE)
(MST2015-00148)**

The purpose of the meeting is to receive input from the Planning Commission and the public regarding a request for a substantial conformance determination with a condition imposed by the Planning Commission on a subdivision approved in 2001.

The applicant has a proposal to construct a new 2,103 square-foot, two-story, single-family residence with an attached 975 square-foot garage/workshop, for a total structure size of 3,078 net square feet. The project includes a new driveway and one uncovered guest parking space, a covered patio, and upper level deck. The subject parcel was created through a four-lot subdivision approved by the Planning Commission in 2001. As part of the subdivision, the Planning Commission included a condition of approval that limited the height of the future residence to 16 feet from natural grade. The proposed residence would be a maximum of approximately 20 feet above natural grade. The applicant is requesting that the City consider the project to be in substantial conformance with the conditions of the subdivision given that the size of the structure is well below the maximum of 5,500 square feet allowed by the conditions, and only a small portion of the structure exceeds the height limit.

After the Planning Commission and the public provide input regarding the request, the Community Development Director will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission will not take a formal action on this item.

You are invited to attend this meeting. Written comments are welcome. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission meeting. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the meeting; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This may be 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 Allison De Busk, Project Planner at (805) 564-5470, extension 4552, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at ADebusk@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please 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, June 30, 2016, an Agenda with all items to be heard on Thursday, July 7, 2016, 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/PC. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.**