



City of Santa Barbara California

**NOTICE OF AVAILABILITY OF
SECOND REVISED DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF A PUBLIC ENVIRONMENTAL HEARING
OF THE PLANNING COMMISSION
TO PROPERTY OWNERS WITHIN 300 FEET
AND RESIDENTS WITHIN 100 FEET OF A PROJECT
FOR THE 1837 ½ EL CAMINO DE LA LUZ RESIDENCE PROJECT - MST2002-00214**

PROJECT LOCATION: The project site is located at 1837 ½ El Camino de la Luz.

PROJECT DESCRIPTION: The proposed project consists of a 1,505 square-foot (net), two-story, single-family residence with an attached 429 square foot garage on a 23,885 square foot vacant bluff-top lot in the appealable jurisdiction of the Coastal Zone and Hillside Design District. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. The proposed residence is 41% of the Guideline Floor to Lot Area Ratio (FAR). The proposal will require Planning Commission review and approval of a Coastal Development Permit and certification of the environmental document.

ENVIRONMENTAL DOCUMENT: A Second Revised Draft Environmental Impact Report (EIR) has been prepared for this project and is available for review and comment. The Second Revised Draft EIR focuses on project impacts to visual aesthetics and geology, and identifies mitigation measures to reduce potentially significant effects. The Second Revised Draft EIR is available for review at the Planning Division, 630 Garden Street, between the hours of 8:30 a.m. to 4:30 p.m. Monday through Thursday and every other Friday, online at www.SantaBarbaraCA.gov/eir, and at the Public Library at 40 E. Anapamu Street during the library's hours of operation. Please check our website under City Calendar to verify closure dates.

PUBLIC COMMENT PERIOD: The City of Santa Barbara encourages the public to provide written comments on this and other projects. The public review period begins on **Monday, October 17, 2016**. Comments on the Second Revised Draft EIR must be received by **Wednesday, November 30, 2016 at 4:30 p.m.** Please send your comments to: PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email PCSecretary@SantaBarbaraCa.gov.

PUBLIC HEARING: A hearing to take public comments on the Second Revised Draft EIR will be held before the Planning Commission on **Thursday, November 17, 2016** at 1:00 p.m.* in the Council Chambers at City Hall. **No formal action on the development proposal will be taken at this hearing.**

You are invited to attend the hearing and address your verbal comments to the Planning Commission. If you have any questions or wish to know more about this application, please contact Kathleen Kennedy, Associate Planner, at (805)-564-5470, extension 4560 between the hours of 8:30 a.m. to 4:30 p.m. Monday through Thursday and every other Friday, or by email at KKennedy@SantaBarbaraCa.gov.

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

Following the end of the Second Revised Draft EIR public review period, a Final EIR including responses to comments will be prepared, and a subsequent noticed public hearing will be held at the Planning Commission to consider actions to approve the project.

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.

AMERICAN WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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, November 10, 2016, an Agenda with all items to be heard on Thursday, November 17, 2016 will be available at 630 Garden Street and at www.SantaBarbaraCa.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.