



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, JULY 23, 2009
3:30 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA
CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021,
E-3/S-D-3 ONE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN
DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455)**

The project consists of the residential subdivision of an existing 1.6-acre site. The project does not include construction of individual homes. The existing church and all existing site improvements are proposed to be demolished. The main proposal is identified as Option 1 below; however, an alternative proposal (identified below as Option 2) may be considered by the Planning Commission in the event they cannot make the findings necessary to approve the proposed affordable lots provided in Option 1.

Option 1: The project consists of a ten-lot residential subdivision. Three of the lots (identified on the plans as Lots 8, 9 and 10) would be designated affordable lots, potentially developed by Habitat for Humanity. Two private driveways (one at the northern boundary and one at the southern boundary of the project site) are proposed to provide vehicular access to all of the lots. The northern driveway would provide vehicular access to four lots (Lots 1-4). The southern driveway would provide vehicular access to six lots (Lots 5-10). A common walkway would be provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes would range from approximately 1,636 to 5,106 net square feet for the affordable lots, and approximately 8,429 to 9,728 net square feet for the remaining seven lots. Eight lot frontage modifications would be required for the project. The three affordable lots would require lot area modifications, and, due to the small size of the affordable lots, interior setback, parking, and open yard area modifications are being requested at this time for the future development of those lots. An uncovered guest parking space is proposed as part of the future development of each market-rate lot, and a conceptual landscape plan has been developed.

The discretionary applications required for **Option 1** are:

1. Tentative Subdivision Map (TSM) for a ten-lot subdivision (SBMC Chapter 27.07);
2. Lot Area Modifications (3) to allow three over-density lots as part of a subdivision in the E-3/S-D-3 Zone (SBMC §28.92.110, A, 2);
3. Interior Setback Modifications (4) to reduce the required six-foot interior setbacks on proposed Lot 8, Lot 9 (2) and Lot 10 to zero feet (SBMC §28.92.110, A, 2);
4. Parking Modification to reduce the required parking for proposed Lot 9 to one covered space (SBMC §28.92.110, A, 1);
5. Parking Modifications (2) to allow one of the two required covered parking spaces for both Lots 8 and 10 to be uncovered (SBMC §28.92.110, A, 1);

6. Open Yard Area Modifications (3) to reduce the size and dimensions of the required open yard areas for Lots 8, 9 and 10 to 15 feet x 15 feet (SBMC §28.92110, A, 2);
7. Lot Frontage Modifications (8) to allow eight of the lots to have less than the required 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
8. Public Street Frontage Waiver (2) to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
9. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
10. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

Option 2: This alternative to the primary proposal (Option 1) consists of an eight-lot residential subdivision of the same 1.6-acre site. Essentially, the three lots proposed to be affordable under Option 1, would be merged to create one market-rate lot, with the same basic layout of driveways and walkway. Lot sizes would range from approximately 8,552 to 9,728 net square feet. Six lot frontage modifications would be required for the project. An uncovered guest parking space is proposed part of the future development of each lot, and a conceptual landscape plan has been developed.

The discretionary applications required for **Option 2** are:

1. Tentative Subdivision Map (TSM) for an eight-lot subdivision (SBMC Chapter 27.07);
2. Lot Frontage Modifications (6) to allow six of the lots to have less than the required 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
3. Public Street Frontage Waiver (2) to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
4. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
5. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. 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 hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

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 Allison De Busk, Project Planner at (805) 564-5470 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 to verify office closure dates.

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, 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 gain access to, comment at, 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 enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. and resumes at 3:30 p.m. Thursday afternoon. On Monday, July 20, 2009, an Agenda with all items to be heard on Thursday, July 23, 2009, 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.** It is recommended that applicants and interested parties plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.