



City of Santa Barbara California

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

THURSDAY, JANUARY 12, 2011
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF DEVICINTE + MILLS ARCHITECTURE, ARCHITECT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 822 E. CANON PERDIDO STREET, APNs 031-042-006 AND 031-042-007, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY (MST2011-00182)

The project involves the demolition of two existing single-family residences and garages, the merger of two existing parcels (APNs 031-042-006 and 031-042-007) totaling 19,018 net square feet, and a one-lot subdivision for the purposes of constructing 12 affordable (low- and very-low income) condominiums to be constructed by Habitat for Humanity of Southern Santa Barbara County (“Habitat”). The unit mix is comprised of a two one-bedroom units ranging from 508 to 705 square feet, eight two-bedroom units ranging in size from 884 to 1,101 square feet, and two 1,340 square foot three-bedroom units. Fifteen parking spaces are provided: 12 attached one-car garages and three guest parking spaces. The project also includes 2,213 cubic yards of grading, including 2,117 cubic yards imported fill. The Habitat project proposes to use the City’s Affordable Housing Bonus Density Program to provide four bonus density units.

The discretionary applications required for this project are:

- A. A request for a Voluntary Lot Merger to merge two existing parcels (APNs 031-042-006 and 031-042-007) into a single 19,303 square foot.
- B. A Modification to provide less than required 6 foot interior setback for structures and parking (SBMC§ 28.21.060 and 28.92.110).
- C. A Modification to provide less than the 27 required parking spaces (SBMC§ 28.90.100.G and 28.92.110).
- D. A Lot Area Modification to provide less than the required 27,840 square feet of lot area, and to allow four bonus density units (SBMC§28.21.080 and 28.92.110); and
- E. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) residential condominium units (SBMC 27.07 and 27.13).

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

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 Suzanne Riegle, Assistant Planner at (805) 564-5470 extension 2687, or by email at SRiegle@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify 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 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 Planning Division Office at (805) 564-5470, X4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, January 5, 2011, an Agenda with all items to be heard on Thursday, January 12, 2011, 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 for the meeting 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](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.