



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO DISCUSS ORDINANCE AMENDMENTS RELATED TO THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

**THURSDAY, July 26, 2012
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

Planning Commission Public Hearing: On April 10, 2011, the City Council initiated amendments to Title 28 of the Municipal Code to implement the Average Unit-Size Density Incentive Program. The Average Unit-Size Density Incentive Program allows increased residential densities and reduced parking requirements in most multi-family and commercial zones, and will replace the existing Variable Density Program. The purpose of this hearing is for the Planning Commission to discuss and provide input on the proposed Zoning Ordinance amendments related to the Average Unit-Size Density Incentive Program.

Public Involvement: 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.

Subsequent Hearings: Following Planning Commission discussion and direction, the Zoning Ordinance amendments will proceed with subsequent reviews by the Planning Commission and Council Ordinance Committee with ordinance adoption required by the City Council. If you have questions or wish to be placed on an email list for future agendas for this item, please contact Irma Unzueta at (805)564-5470, extension 4562, or by email at Iunzueta@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 a.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

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, extension 4535. 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, July 19, 2012, an Agenda with all items to be heard on Thursday, July 26, 2012, 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 can be found at <http://www.citytv18.com/schedule.htm>.