



City of Santa Barbara California

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

**THURSDAY, AUGUST 9, 2012
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

**APPLICATION OF GEORGE & DEANNA GREGG, 909 CALLE CORTITA, APN 041-176-015, E-1
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 UNITS PER ACRE
(MST2011-00353)**

The proposed project involves 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence with an attached 418 square foot two-car garage. The project site is located on a 9,727 square foot lot in the Hillside Design District and has an average slope of 33%. A total of 290 cubic yards of grading is proposed and will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence and is 99% of the maximum allowed floor-to-lot area ratio (FAR).

The discretionary applications required for this project is a Modification to allow the net floor area of the proposed residence to exceed 85% of the maximum allowable net floor area for the lot. (SBMC§28.92.110.A.6).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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, 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, August 2, 2012, an Agenda with all items to be heard on Thursday, August 9, 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](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.



**CITY OF SANTA BARBARA
PLANNING DIVISION
630 GARDEN STREET
SANTA BARBARA, CA 93101**

**AN IMPORTANT NOTICE
CONCERNING YOUR NEIGHBORHOOD**