



# City of Santa Barbara California

## **COURTESY NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT SCHEDULED FOR CONCEPT REVIEW**

**THURSDAY, JULY 11, 2013, AT 1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS**

### **APPLICATION OF PEIKERT GROUP ARCHITECTS FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR 4.6 (COUNTY), GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 (COUNTY) (MST2003-00793)**

**Note: This hearing is to review revisions to the project, which include providing all rental units instead of a mix of condominiums and rental units, reducing the total square footage of development and providing a surface parking lot for the dwelling units instead of garages. The project description below reflects these revisions.**

#### Project Description

The proposed project involves the annexation of the approximately 24 acre legal lot to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 17 buildings. With the conversion of Harmony House to a manager's unit, there would be a total of 121 residential units. The new buildings would be two to three stories tall and contain rental units with a mix of market rate and affordable units. A proposed non-residential building would include an administration building for Hillside House clients. Other uses would include a pool, a club house within the Harmony House, and a laundry facility for all residents.

The General Plan pre-annexation designation of the site is Residential (5 units/acre) and a Zoning Map Amendment to SP-10 (Specific Plan) is proposed. Two conservation easements are proposed on the project site; one would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, including approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the north-east side of the project site.

Access to the site would be provided by a new 36-foot wide public road that would end at a cul-de-sac. Parking for both residents and their guests would be provided in a 244 space surface parking lot adjacent to the development. Immediately off site, within an undeveloped right-of-way, a combined bike path and emergency access road would be constructed, connecting Palermo Road to the new cul-de-sac. In addition to the public road, there would be public drainage improvements both on- and off-site. Finally, Arroyo Burro Creek, located along the southern portion of the lot, would be restored, including an approximate 100-foot wide area along the top-of-bank.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the revised project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could result in requests for future project design changes.

**No formal action on the development proposal will be taken at the concept review hearing, nor will any determination be made regarding environmental review of the proposed project.**

A Final Environmental Impact Report (EIR) has been prepared and prior to any future action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

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](mailto: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 may be 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 Peter Lawson at (805) 564-5470, extension 4565, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at [PLawson@SantaBarbaraCA.gov](mailto:PLawson@SantaBarbaraCA.gov). 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 Wednesday, July 3, 2013, an Agenda with all items to be heard on Thursday, July 11, 2013, 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](http://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>.*