



City of Santa Barbara California

NOTICE OF A PLANNING COMMISSION HEARING FOR RECOMMENDATIONS ON ORDINANCE AMENDMENTS RELATED TO ADDING CHAPTER 28.20 TO THE SANTA BARBARA MUNICIPAL CODE TO IMPLEMENT THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

**THURSDAY, April 11, 2013
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS (2nd FLOOR)**

Planning Commission Public Hearing: On December 1, 2011, the City Council adopted an update to the General Plan directing amendments to the Santa Barbara Municipal Code (SBMC) to implement the Average Unit-Size Density Incentive Program in selected multi-family and commercial zones. The Average Unit-Size Density Incentive Program would allow increased residential density and development standard incentives to facilitate the construction of smaller residential units.

The purpose of the meeting is for the Planning Commission to review the proposed ordinance amendments and make recommendations to the City Council concerning adding Chapter 28.20 to the SBMC implementing the Average Unit-Size Density Incentive Program. Minor amendments to various sections of the Municipal Code are also proposed related to outdoor living space standards and encroachments in open yards.

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: Planning Commission recommendations will be presented at a meeting of the Council Ordinance Committee. Subsequently, the ordinance amendments will proceed to Council for adoption. If you have any 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 p.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, April 4, 2013, an Agenda with all items to be heard on Thursday, April 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. 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>.