



City of Santa Barbara California

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

THURSDAY, AUGUST 14, 2014
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF CAPITAL PACIFIC DEVELOPMENT GROUP, APPLICANT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 (ONE-FAMILY RESIDENCE) & SD-2 (UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM DENSITY OF 5 UNITS/ACRE) (MST2009-00325)

The proposed project involves changes to the four lot subdivision approved by the Planning Commission on October 14, 2010 and an amendment to the subdivision conditions in Planning Commission Resolution No. 015-10. The 1.53 acre project site is adjacent to San Roque Creek and is currently developed with a single-family residence, studio apartment with attached garage, and lath house.

The proposal includes the following revisions to the approved Tentative Subdivision Map: adjustment of development envelopes; removal of four additional coast live oak trees on Lot 4; a shift in the property line between Lots 3 and 4 approximately three feet to the north; a shift in the property line between Lots 2 and 3 approximately four inches to the north; revision to grading quantities resulting in approximately 1,422 cubic yards of cut and 70 cubic yards of fill (the original approval included 125 cubic yards of cut and 25 cubic yards of fill), balanced on-site; removal of proposed creekside berm; removal of proposed private creekside pedestrian path; changes to common storm water management facilities; and adjustment to the sidewalk curvature and related San Remo Drive right-of-way dedication. The project includes planting of additional coast live oak trees to replace the trees proposed for removal.

The proposal also includes a Condition Amendment to Condition B.2 that requires the setback from San Roque Creek be expanded from the existing 35 feet to 45 feet if the historically-significant façade of the existing residence cannot be restored in its location. The new proposal includes demolition of the existing façade and reconstruction consistent with the Secretary of Interior Standards for Reconstruction within 35 feet of the top of bank, instead of restoration.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

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 Daniel Gullett, Project Planner at (805) 564-5470, extension 4550, or by email at DGullett@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 City Administrator's Office at (805) 564-5305. 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 7, 2014, an Agenda with all items to be heard on Thursday, August 14, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at <http://www.SantaBarbaraCA.gov/PC> on Thursday, August 7, 2014. 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.