



City of Santa Barbara California

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

THURSDAY, FEBRUARY 19, 2015
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF MARK LLOYD, AGENT FOR SUZANNE FINAMORE, 1800 EL ENCANTO ROAD AND 1829 MIRA VISTA ROAD, APN 019-170-020 & 019-170-021, E-1 (ONE-FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL – MAX 1 DU/ACRE (MST2014-00086),

The proposed project consists of the conversion of three existing detached residential units to condominiums. The lot is developed with one four-bedroom house and attached three-car garage, and two two-bedroom cottages with an additional detached three-car garage. No new development is proposed. The 36,833 square foot lot is located in the Hillside Design District and is bounded by Mira Vista Avenue on the north, which is where the vehicular access is located, San Carlos Road on the east and El Encanto Road on the south. The main house and garage are on the City's List of Potential Historic Resources: Spanish Colonial Revival residence designed by Edwards and Plunkett and constructed in 1930 and 1935.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC Chapter 27.07); and
2. A Condominium Conversion Permit to convert three (3) existing detached residential units to condominium units (SBMC Chapter 28.88).

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 Kelly Brodison, Assistant Planner at (805) 564-5470, extension 4531, or by email at KBrodison@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: If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, February 12, 2015, an Agenda with all items to be heard on Thursday, February 19, 2015, will be available at 630 Garden Street and 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.