



City of Santa Barbara California

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

THURSDAY, MAY 18, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF TONY TOMASELLO, AGENT FOR WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS STREET AND 2121 OAK PARK LANE, APNS 025-210-012, 025-210-004, and 025-210-011, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2007-00470)

The Planning Commission will consider revisions to a Tentative Subdivision Map and conditions of approval for a 13-unit condominium project originally approved on June 4, 2009 and valid through to June 4, 2018. The original project includes a lot merger; demolition of a duplex and single-family residence on the site; construction of 10 new condominium units and the conversion of four existing multi-family units to three condominium units for a total of 13 condominium units. Of the 13 units, two would be two-bedroom and eleven would be three-bedroom condominiums. Parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport, and parking for the ten newly constructed units would be provided in two-car garages. Three guest parking spaces would be provided on site. The approved development would total 26,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to Middle Income Households using a target income of 130% of Area Medium Income consistent with the Inclusionary Housing Ordinance.

The current request is to amend the original project so that the four units proposed to be converted to three condominium units (near the corner of Los Olivos and Oak Park Lane) will be demolished and three new, two-story condominium units constructed. The project would no longer require a Condominium Conversion Permit and the end result would continue to be a 13-unit condominium project, however, with all new units. Westmont College proposes to have all new units to ensure all their staff and faculty have quality housing. There would be no proposed changes to the total number of units, bedrooms, parking spaces, or substantial changes in the total proposed floor area (26,409 square feet). Every unit will now have their own two-car garage and there will continue to be three guest parking spaces provided. All units would be sold to Westmont staff and faculty and two three-bedroom units would continue to be middle income affordable. The revised project involves site grading of 1,750 cubic yards of fill (increased 550 cubic yards from approved project), 15 cubic yards of cut, and 1,735 cubic yards of import that raised the entire site on average of 5.5 inches and about a foot in some areas of the project site. The revised project also addresses compliance with the City's Storm Water Management Program and includes updated public improvements. The affordable sale price was also updated to current requirements. The revised project would still be subject to the June 4, 2018 permit expiration date.

The discretionary applications required for this project are:

1. A Modification to allow a reduction of the required 15 foot separation between the two four unit condominium buildings (SBMC §28.21.070 and §28.92.110.A);
1. A Modification to allow entry stairs to encroach into the required 10 foot front setback (SBMC §28.21.060.B and §28.92.110.A);
3. Revision to a Tentative Subdivision Map for a one-lot subdivision to create 13 residential condominium units (SBMC §27.07 and 27.13); and

4. Architectural Board of Review approval of the architectural design of the residential condominium development.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

ADDITIONAL INFORMATION: 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, contact Jessica W. Grant at (805) 564-5470, ext. 4550 or email JGrant@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

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, 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, May 11, 2017, an Agenda with all items to be heard on Thursday, May 18, 2017 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.