



City of Santa Barbara California

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

THURSDAY, FEBRUARY 1, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF TOM MEANEY, ARCHITECT FOR ABBE & JOE HOPKINS, PROPERTY OWNERS OF 1201 DEL ORO AVENUE, APN 045-214-010, E-3/SD-3 SINGLE FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: FIVE RESIDENTIAL UNITS PER ACRE (MST2016-00327/CDP2016-00012)

The project consists of the demolition of the existing 1,441 square-foot, one-story single-family residence and construction of a two-story, 2,119 square-foot residence with a 670 square-foot basement, and a 451 square-foot attached garage for two cars in tandem configuration. The proposed total of 2,570 square feet on the 6,098 square foot lot is 95% of the maximum floor-to-lot-area ratio allowance of 2,724 square feet (the proposed basement square footage is excluded from the FAR).

The discretionary applications required for this project are:

1. A Modification to allow the new house to be constructed within the 20 foot front setback from Del Oro Avenue (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
2. A Modification to allow the new house to be constructed within the required 20 foot front setback from La Marina Drive (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
3. A Modification to allow portions of the required open yard area to have less than the required 20 foot minimum dimension (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2016-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15302, (Replacement or Reconstruction).

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 Kelly Brodison, Assistant Planner, at (805) 564-5470, ext. 4531 or email KBrodison@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 the Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

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, January 25, 2018, an Agenda with all items to be heard on Thursday, February 1, 2018, will be available at 630 Garden Street and at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.