



City of Santa Barbara California

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

THURSDAY, MAY 3, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF ROBERT AND MADELINE TOWERY, PROPERTY OWNERS, 2507 MESA SCHOOL LANE, APN 041-311-002, E-3/S-D-3 (ONE FAMILY RESIDENCE / COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2017-00550)

The proposed project involves the addition of 810 square feet of habitable floor area and a new attached 400 square foot garage to an existing one-story 1,014 square foot single-family residence, resulting in a 2,223 square foot one-story single-family residence on the 6,319 square foot lot. The project would also address violations identified in ZIR2015-00604, specifically through demolition of the unpermitted carport and storage at the rear of the house, demolition of the storage shed attached to the front of the house, reduction of the front fence to 42 inches in height, and removal of unpermitted laundry hookups and water heater. The project also includes removal of several trees located in the front setback.

The proposed addition would reduce the amount of code compliant open yard area provided on site and requires a modification. An existing koi pond with waterfall is located in the required interior setback at the rear of the house and is proposed to remain, requiring a modification.

The discretionary applications required for this project are:

1. An Open Yard Modification to allow less than the required 1,250 square feet of open yard area with minimum dimensions of twenty feet (SBMC §28.92.110, §28.15.060.C);
2. An Interior Setback Modification to allow the existing unpermitted pond to encroach into the required six-foot interior setback (SBMC §28.92.110 and §28.15.060.B.5); and
3. A Coastal Development Permit (CDP2017-00008) 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 Act Guidelines Sections 15301 and 15305.

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 Allison De Busk, Project Planner at (805) 564-5470, ext. 4552 or email ADebusk@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, April 26, 2018, an Agenda with all items to be heard on Thursday, May 3, 2018 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.