



City of Santa Barbara California

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

THURSDAY, MAY 10, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF CEARNAL COLLECTIVE, ARCHITECT, FOR DAVID BACK AND MONIKA DRAGGOO, TRUSTEES,
1062 COAST VILLAGE ROAD, APN 009-211-014, C-1/SD-3, LIMITED COMMERCIAL AND COASTAL OVERLAY
ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE, LOCAL COASTAL PROGRAM LAND USE
DESIGNATION: COMMERCIAL (MST2016-00451)**

The proposed project involves the demolition of an existing 14-unit apartment building and carport and the construction of a new 37,116 square foot (net), mixed-use development on a 25,554 square foot (0.59 acre) lot. The proposed project includes nine, two-story, three-bedroom residential condominium units (totaling 20,651 sq. ft.), one 874 square foot (net) commercial condominium unit, a subterranean garage with 23 parking spaces (totaling 15,591 sq. ft.). The residential units would range in size between 2,005 and 2,585 square feet and each would have a roof deck. The building heights would range between 21' and 38'-7". The project involves 7,600 cubic yards of cut and 50 cubic yards of fill. Eight trees would be removed (seven Canary Island Pines, one Gold Medallion) and five trees would be preserved (three Canary Island Pines, one Coast Live Oak, one Black Acacia). A total of 42 new trees would be planted, including two street trees. A 3.33 foot wide easement would be dedicated to the City in order to widen the sidewalk.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2017-00009) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. A Vesting Tentative Subdivision Map for a one-lot subdivision to create one (1) commercial condominium unit and nine (9) residential condominium units (SBMC Chapters 27.07, 27.13 and 27.20);
3. A Modification to allow encroachments into the required interior setback (SBMC §28.63.060 and SBMC §28.92.110); and
4. A Modification to allow less than the required distance between buildings (SBMC §28.21.070 and SBMC §28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

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 Kathleen Kennedy, Associate Planner at (805) 564-5470, ext. 4560 or email KKennedy@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 3, 2018, an Agenda with all items to be heard on Thursday, May 10, 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.