



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 LAURA BRIDLEY, APPLICANT FOR PHILIP K. BATES III, PROPERTY OWNER, 408 N HOPE AVE, APN 053-430-064, RS-7.5/USS ZONES, GENERAL PLAN LAND USE PLAN DESIGNATION: LOW RESIDENTIAL, MAX 5 DU/AC (MST2017-00097)

The project consists of the subdivision of an existing 0.65 acre (28,427 square feet.) residential parcel into two lots, located in the Low Density Residential (5 du/ac) General Plan Designation and Single Residential (RS-7.5/USS) Zone. Proposed Lot 1 will be 0.43 acre (18,788 square feet) and Lot 2 is proposed to be 0.22 acre (9,639 square feet). Proposed Lot 1 includes the existing single-residential dwelling, carport and accessory buildings that will be maintained. Proposed Lot 2 is vacant and does not include development of a residential unit at this time. The existing parcel is a flag lot and currently provides access for two existing lots fronting North Hope Avenue. With the proposed subdivision the private driveway will provide access to a total of four lots. The physical changes associated with the subdivision include public accessibility improvements within the public right-of-way to meet city standards, and establishing new utility (sewer) connections. Water service is provided by Lincolnwood Mutual Water Company, a private water company, and is not served by City Water.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one 0.65 acre (28,427 square feet) parcel into two lots (SBMC Chapter §27.07);
2. A Street Frontage Modification to allow proposed Lot 1 without street frontage (SBMC §30.20.030, and SBMC §30.250.020.B);
3. A Street Frontage Modification to allow proposed Lot 2 without the minimum 60-foot public street frontage requirements (SBMC §30.20.030, and SBMC §30.250.020.B);
4. A Public Street Waiver to allow a subdivision creating lots without public street frontage to be served by a private driveway (access easement), which serves more than two lots (SBMC §22.060.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

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 Michelle Bedard, Assistant Planner, at (805) 564-5470, ext. 4551 or email MBedard@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 SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.