



# City of Santa Barbara California

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

THURSDAY, DECEMBER 20, 2018  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER DWELLING UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2018-00345)**

**This is an Initiation Request and Concept Review Hearing.** The applicant requests Initiation of Annexation, General Plan Amendment, and Zoning Map Amendment for the two-acre property at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The property is located north of Connie Way within the City's Sphere of Influence and is currently developed with a single-family residence and detached garage.

If the initiation is granted, the proposed project would return to the Planning Commission at a later date for the following City discretionary approvals:

- A. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07); and

Recommendation to City Council of the following actions:

- B. Annexation of the property from the unincorporated area of Santa Barbara County to the City;
- C. General Plan Amendment to add the property to the City's General Plan Map with a designation of Low Density Residential, five dwelling units per acre; and
- D. Zoning Map Amendment to add the property to the City's Zoning Map with a designation of RS-7.5/ USS (Residential Single Unit, 7,500 square foot minimum lot size / Upper State Street Overlay).

At this time, the only discretionary action being requested is the Initiation of Annexation, General Plan Amendment, and Zoning Map Amendment for the two-acre property at 691 N. Hope Avenue in Santa Barbara County.

No formal action on the proposed subdivision will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

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](mailto: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:** 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, Project Planner at (805) 564-5470, ext. 4560 or email [KKennedy@SantaBarbaraCA.gov](mailto: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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

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

**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, December 13, 2018, an Agenda with all items to be heard on Thursday, December 20, 2018 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.