



City of Santa Barbara California

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

THURSDAY, APRIL 11, 2019
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF SHAUN LYNCH, APPLICANT FOR BLH PROPERTIES LLC, PROPERTY OWNER, 1202 DIANA ROAD, APN 031-190-008, RS-6 (RESIDENTIAL SINGLE UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, MAXIMUM 5 DU/AC (PLN2017-00217).

The project consists of a proposal to subdivide an existing 1.06-acre parcel into four lots in the RS-6, Residential Single Unit Zone and Low Density Residential (Max. 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density.

Proposed improvements for the subdivision include site grading (approximately 1,000 cubic yards of cut and 540 cubic yards of fill), removal of 5 existing oak trees, installation of 22 replacement oak trees, and approximately 8,500 square feet of paving to create a new shared driveway connecting the proposed lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E. Cota Street. The existing driveway to Diana Road would remain as a secondary access.

The proposal includes development of a new two-story primary dwelling unit on three of the four proposed lots. Proposed residences would range in size from approximately 2,161 to 2,694 square feet, including an attached two-car garage.

Proposed Lot 3 would contain the existing one-story residence, which is a designated Structure of Merit. The project includes demolition of all unpermitted additions to this residence in order to return it to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal would result in an approximately 975 square foot residence and a 400 square foot garage on Lot 3.

Other site alterations include demolition of the existing detached garage and detached accessory buildings. The proposed project would also address violations identified in ENF2017-00868.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of a 1.06-acre lot into four lots (SBMC Chapter 27.07);
2. A Public Street Frontage Waiver to allow a subdivision where access to the lots is provided by a private driveway that serves more than two lots, rather than by a public street (SBMC §22.060.300);
3. A Street Frontage Modification to allow proposed Lot 1 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020);
4. A Street Frontage Modification to allow proposed Lot 2 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020);
5. A Street Frontage Modification to allow proposed Lot 3 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020); and
6. A Street Frontage Modification to allow proposed Lot 4 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

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 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, April 4, 2019, an Agenda with all items to be heard on Thursday, April 11, 2019 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.