



# City of Santa Barbara California

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

THURSDAY, OCTOBER 3, 2019  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF HEIDI JONES, APPLICANT FOR DAVID AND BARBARA MELINE, PROPERTY OWNERS, 3405 SEA LEDGE LANE, APN 047-082-008, A-1/S-D-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HILLSIDE RESIDENTIAL 1 DU/AC (PLN2019-00086/CDP2019-00012)**

The project consists of the demolition of an existing 1,620 square foot single-story residence and 462 square foot detached garage; and construction of a new approximately 2,761 square foot single-story residence with a detached approximately 714 square foot garage/storage building (461 square foot garage and 253 square feet of storage area), and a new 477 square foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. The garage/storage building and Accessory Dwelling Unit would be located in front of the proposed new residence and therefore require modifications for both their location in the front setback and front yard. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway.

The discretionary applications required for this project are:

1. A Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback (SBMC §28.15.060.A.1 and §28.92.110.A.2);
2. A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard (SBMC §28.87.160.B and §28.92.110.A.2);
3. A Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet (SBMC §28.87.160.C and §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2019-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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](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:** 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 Robert Dostalek at (805) 564-5470, ext. 4552 or email [RDostalek@SantaBarbaraCA.gov](mailto:RDostalek@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.

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, September 26, 2019, an Agenda with all items to be heard on Thursday, October 3, 2019 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.