



City of Santa Barbara California

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

THURSDAY, OCTOBER 17, 2019
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF RRM DESIGN GROUP, AGENT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN: 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, 8,000 SQUARE FOOT MINIMUM LOT SIZE), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (PLN2018-00345)

The project consists of a six-lot subdivision for a future single-family residential development on a 2.02-acre (87,950-square foot) parcel located at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The project includes the demolition of the existing single-family residence, detached garage, and sheds, and the construction of a new public road off of N. Hope Avenue. Grading consists of 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed. The Planning Commission initiated the annexation on December 20, 2018.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;
- B. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and
- C. Zoning Map Amendment to add the subject 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 Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following applications contingent upon the above listed applications:

- D. Street Frontage Modification to allow less than 60 feet of street frontage for proposed Lot 6 (SBMC§ 30.20.030 and §30.250.020.B); and
- E. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07).

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, PO 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 Commission may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

ADDITIONAL INFORMATION: This may be 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, Project 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, October 10, 2019, an Agenda with all items to be heard on Thursday, October 17, 2019 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.