



City of Santa Barbara California

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

THURSDAY, NOVEMBER 7, 2019
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF AMY TAYLOR, ARCHITECT FOR JARROTT FAMILY TRUST 3/20/1989, PROPERTY OWNER, 1723 GARDEN STREET, APN: 027-112-007, RS-15 ZONE (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DWELLING UNITS/ACRE (PLN2018-00668)

The project consists of a proposal to reduce the number of residential units within a multi-unit residence from 11 to 9 per a 1975 Planning Commission Condition of Approval, and to allow various unpermitted site conditions including a garden area that displaced five required parking spaces, unpermitted doors, a deck and stairs, and minor additions to two of the units to accommodate interior walls. One "as-built" deck and one "as-built" stairway are proposed to be removed and replaced with a conforming deck and stairway. No additional exterior alterations would be required for the reduction of units as the two additional units were created with an interior remodel. The project also includes alterations to the interior configuration of various units.

The 12,487 square foot RS-15 zoned lot is currently developed with a two-story multi-residential building with six units on the first floor and five units on the second floor. Planning Commission review is requested for a parking modification to reduce the eight required vehicle parking spaces to three provided, and an interior setback modification. The project includes preservation of the open yard at the rear of the lot in lieu of providing the five additional required parking spaces, and requires a waiver from the Architectural Board of Review for an Alternative Open Yard Design. This project would address violations in Zoning Information Report ZIR2017-00334 and Enforcement Case ENF2017-01216.

The discretionary applications required for this project are:

- A. An Interior Setback Modification to allow the "as-built" construction of a deck and stairs and long-term bicycle parking within the required 10-foot interior setback (SBMC §30.20.030.A and §30.250.020.B); and
- B. A Parking Modification to allow less than the required amount of vehicle and bicycle parking (SBMC §30.175.040 and §30.250.020.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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 Ellen Kokinda, Planning Analyst, at (805) 564-5470, ext. 4559 or email EKokinda@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 31, 2019, an Agenda with all items to be heard on Thursday, November 7, 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.