

County of Santa Barbara  
PLANNING COMMISSION



Governor's Office of Planning & Research

NOV 30 2020

NOTICE OF PUBLIC HEARING STATE CLEARINGHOUSE

**CASE NUMBERS:** 19TRM-00000-00002, 19TRM-00000-00003  
19DVP-00000-00002, 19CDP-00000-00034  
19CDP-00000-00035, 19CDP-00000-00036

**DATE OF HEARING:** DECMEBER 9, 2020

**SUBJECT:** OCEAN MEADOWS DEVELOPMENT PLAN AND TRACT MAPS

Hearing on the request of Ocean Meadows Investors, applicant/owner, for the Ocean Meadows Residential Development Project. The Ocean Meadows Residential Project will be developed on two separate legal parcels (APN 073-090-072 [referred to as Lot 2] and 073-090-073 [referred to as Lot 3]), zoned PRD-58. Lot 1 will remain as open space. The request is to consider the following:

- **Case Nos. 19DVP-00000-00002 and 19CDP-00000-00034 (Lots 2 and 3)**, a Development Plan and Coastal Development Permit, in compliance with Sections 35-174 and 35-169 of the Article II Coastal Zoning Ordinance, to allow the following development:
  - Lot 2: 32 single family homes (with garages), 9 accessory dwelling units, and grading consisting of 16,100 cubic yards of cut and 10,100 cubic yards of fill. Access to Lot 2 will be provided via a private access road off of Elkus Walk
  - Lot 3: Six (6) condominium units and grading consisting of 300 cubic yards of cut and 600 cubic yards of fill. Access to Lot 3 will be provided via Whittier Drive.
  - Lot 2 and Lot 3: Ancillary improvements such as roads, utilities, walls, and landscaping.
- **Case Nos. 19TRM-00000-00002 and 19CDP-00000-00035 (Lot 2)**, a Tentative Tract Map and a Coastal Development Plan in compliance with the County Code Chapter 21 Subdivision Regulations and Section 35-169 of the Article II Coastal Zoning Ordinance to allow the subdivision of an existing 5.87-acre gross/5.45-acre net lot into 32 residential lots plus one common lot;
- **Case Nos. 19TRM-00000-00003 and 19CDP-00000-00036 (Lot 3)**, a Tentative Tract Map and Coastal Development Permit in compliance with the County Code Chapter 21 Subdivision Regulations and Section 35-169 of the Article II Coastal Zoning Ordinance to allow 6 condominium lots on a 0.54-acre gross/net lot.

- **Mitigated Negative Declaration (MND) 20NGD-00000-00007 (Lots 2 and 3)**, Accept as adequate the Environmental Review for the project pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act.

The application involves Assessor Parcel Nos. 073-090-072 and 073-090-073 in the Goleta Community Plan area, Second Supervisorial District.

The Planning Commission hearing begins at 9:00 a.m. The order of items listed on the agenda is subject to change by the Planning Commission. The staff analysis of the proposal may be viewed at Planning and Development Department's website, located at <https://www.countyofsb.org/plndev/hearings/cpc.sbc> prior to the hearing. For further information about the project, please contact the planner, Nicole Lieu, at (805) 884-8068 or via email at [nlieu@co.santa-barbara.ca.us](mailto:nlieu@co.santa-barbara.ca.us).

If you challenge the project 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 correspondence to the Planning Commission prior to the public hearing.

## **IMPORTANT NOTICE REGARDING PUBLIC PARTICIPATION**

Based on guidance from the California Department of Public Health and the California Governor's Stay at Home Executive Order N-33-20, issued on March 19, 2020, to protect the health and well-being of all Californian's and to establish consistency across the state in order to slow the spread of COVID-19, the Santa Barbara County Planning Commission hearings will no longer provide in-person participation.

We have established alternative methods of participation in the Santa Barbara County Planning Commission hearings, pursuant to the California Governor's Executive Order N-29-20, issued on March 17, 2020, which states:

- Providing an opportunity to "observe and address the meeting telephonically or otherwise electronically," alone, meets the participation requirement; and
- "Such a body need not make available any physical location from which members of the public may observe the meeting and offer public comment."

**The following alternative methods of participation are available to the public:**

1. You may observe the live stream of the County Planning Commission meetings on (1) Local Cable Channel 20, (2) online at: <http://www.countyofsb.org/ceo/csbtv/livestream.sbc>; or (3) YouTube at: <https://www.youtube.com/user/CSBTV20>.
2. If you wish to make a general public comment or to comment on a specific agenda item, the following methods are available:
  - **Distribution to the County Planning Commission** - Submit your comment via email prior to 12:00 p.m. on the Monday prior to the Commission hearing. Please submit your comment to the Recording Secretary at [dvillalo@countyofsb.org](mailto:dvillalo@countyofsb.org). Your comment will be placed into the record and distributed appropriately.
  - **Video and Teleconference Public Participation** – To participate via Zoom, please pre-register for the meeting using the below link.

When: December 9, 2020 09:00 AM Pacific Time (US and Canada)  
Topic: County Planning Commission 12/09/2020

Register in advance for this webinar:  
[https://countyofsb.zoom.us/webinar/register/WN\\_LrMZ9WFhTiCDI2CZw-h2A](https://countyofsb.zoom.us/webinar/register/WN_LrMZ9WFhTiCDI2CZw-h2A)

After registering, you will receive a confirmation email containing information about joining the webinar.

**OR PARTICIPATE VIA TELEPHONE:**

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833 or +1 720 928 9299 or +1 971 247 1195 or +1 253 215 8782 or  
+1 346 248 7799 or +1 602 753 0140 or +1 312 626 6799 or +1 470 250 9358 or +1 646 518 9805 or +1  
651 372 8299 or +1 786 635 1003 or +1 929 205 6099 or +1 267 831 0333 or +1 301 715 8592 or 877  
853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll  
Free)

**Webinar ID: 987 8759 2140**

The Commission's rules on hearings and public comment, unless otherwise directed by the Chair, remain applicable to each of the participation methods listed above.