



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, JUNE 26, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF KEITH RIVERA, ARCHITECT FOR ARTHUR LOUIE, 836 BATH STREET,
APN 037-041-001, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: HIGH DENSITY RESIDENTIAL 28-36 DU/ACRE (MST2012-00385)**

The project consists of a one lot subdivision to create two (2) residential condominium units on a 7,336 square-foot lot. The proposed construction consists of structural upgrades and improvements to the existing one-story, three-bedroom house, a new attached two-story, three-bedroom dwelling unit and two attached two-car garages. Demolition of an attached 102 square foot service porch, two detached single-car garages, a 383 square foot, one-bedroom cottage, and two detached storage sheds is included. Also proposed is associated new landscaping, paving and photo-documentation of the property prior to the start of construction. This existing dwelling is on the City's List of Potential Historic Resources: "Residence: Constructed in 1912."

The discretionary applications required for this project are:

1. A Setback Modification to allow a conforming second story addition to an existing legal non-conforming building that will alter the basic, exterior characteristics of the existing building within the interior setback (SBMC § 28.21.060.B and §28.92.110.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Division).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@SantaBarbaraCA.gov. 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, please contact Kelly Brodison, Assistant Planner, at (805) 564-5470, extension 4531, or by email at KBrodison@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's 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 Staff Hearing Officer at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, June 20, 2013, an Agenda with all items to be heard on Wednesday, June 26, 2013, will be available at 630 Garden Street. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* *Meetings can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/Meeting rebroadcast schedule](http://www.SantaBarbaraCA.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at www.CityTV18.com/schedule.htm.*