



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, AUGUST 7, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**APPLICATION OF HARRISON DESIGN ASSOCIATES ARCHITECT FOR SB RESTORE LLC,
2112 SANTA BARBARA STREET, APNs 025-252-006 AND 025-252-007, E-1 ONE-FAMILY
RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3
DU/ACRE) (MST2013-00097)**

The 49,810 square-foot site has street frontages on Santa Barbara and Padre Street and is comprised of two parcels (APNs 025-252-006 and 025-252-007). The site, formerly used by Fielding Institute, is currently developed with two buildings totaling 8,712 square feet and 17 uncovered parking spaces. The proposed project involves changing the use of both existing structures to two residential units, exterior alterations, removal of existing surface parking lot, restoration of historic site walls, and the installation of landscaping, swimming pool and spa. Alterations to the proposed 6,167 square foot, two-story residence include the removal of awnings, skylights, staircases, and an accessible ramp. The existing 1,809 square foot, one-story building is to be altered to create an additional dwelling unit and a two-car garage within the existing footprint. The proposed parking for the residences consists of two-covered and two-uncovered parking spaces. The structures and site are on the City's List of Potential Historic Resources: "Hodges House, Summit Lighthouse."

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110); and
2. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (Construction or conversion of small structures).

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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@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 the Planning Commission's decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.45.009.

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, August 1, 2013, an Agenda with all items to be heard on Wednesday, August 7, 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.*