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 AND RESIDENTS WITHIN 100 FEET OF A PROJECT

WEDNESDAY, JULY 6, 2016, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF KEITH RIVERA, ARCHITECT FOR BRAD & CYNTHIA FROHLING LIVING TRUST, 321 OCEANO AVENUE, 045-071-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN LAND USE PLAN DESIGNATION: RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2015-00347).

The 7,564-square foot project site is currently developed with a 1,186-square foot one-story single family dwelling, including a 228-square foot attached garage. The project consists of the demolition of the existing single-family residence and construction of a 1,655-square foot two-story single-unit building with an attached two-car garage, and a 3,453-square foot three-story duplex building with two attached two-car garages for a total of three proposed residential units. Related site grading, utilities, paving, drainage and landscaping are proposed. The existing zoning requirements would allow one residential unit and the Local Coastal Land Use Plan would allow two residential units.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow greater residential density than currently allowed in the R-2 zone (SBMC §28.92.110.A.2); and

2. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that no environmental review is required pursuant to the California Environmental Quality Act Guidelines Section 15270 (Projects Which Are Disapproved).

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 Tony Boughman at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. 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, June 30, 2016, an Agenda with all items to be heard on Wednesday, July 6, 2016, will be available at 630 Garden Street and 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.