



City of Santa Barbara

NOTICING DISTANCE REQUIREMENTS

Public noticing is required to provide neighboring property owners an opportunity to be heard at a public hearing regarding development proposed in their neighborhood. The following is a list of the public noticing distance required for discretionary review projects.

| TYPE OF PROJECT* | OWNERS | TENANTS/ OCCUPANTS |
|--|----------|-----------------------|
| Coastal Development Permit (Appealable Jurisdiction) | 300 feet | 100 feet |
| Coastal Development Permit (Non-Appealable Jurisdiction) | | |
| Local Coastal Plan Amendment | | |
| Coastal Development Permit (No Public Hearing) | 100 feet | 100 feet |
| Design Review (ABR/HLC/SFDB) ONLY Projects:* <u>New Structures:</u> single residential units, duplexes, multiple residential units, mixed use buildings, or non-residential buildings; <u>Additions:</u> <ul style="list-style-type: none"> ➤ New Units: any addition or alteration that results in an additional residential unit; ➤ Over 500 square feet of net floor area to a single residential unit, duplex, or multiple residential unit; or ➤ New story, or an addition to an existing second or higher story of a single residential unit, duplex, or multiple residential unit; ➤ Development Plans: small non-residential additions of 1,000 to 3,000 sq. ft. (cumulative); <u>Other:</u> <ul style="list-style-type: none"> ➤ Grading in excess of 250 cubic yards outside the main building footprint; ➤ Exterior lighting with the apparent potential to create significant glare on neighboring parcels; ➤ Projects previously noticed which have been significantly or substantially changed, in the judgment of the ABR/HLC/SFDB or the Community Development Director, may require an additional mailed notice; <u>Other Possible Noticing:</u> <ul style="list-style-type: none"> ➤ Neighborhood markets in residential zones improvements or upgrades that require discretionary review by the City per SBMC§28.87.030.E.2.c; ➤ M-1 zone residential property improvements or upgrades that require discretionary review by the City per SBMC§28.87.030.E.3.b. | 300 feet | 10 Closest Lots** |

*If a project requires both Design Review approval **and** approval by City Council, Planning Commission, or Staff Hearing Officer, all public notices shall comply with the notice requirements for the greatest distance.

**Single-family residential projects subject to mailed noticing at the SFDB or HLC have an additional hand-delivered tenant/occupant noticing requirement for the first Design Review meeting.

Noticing Distance Requirements

| TYPE OF PROJECT* | OWNERS | TENANTS/ OCCUPANTS |
|---|-----------------|-----------------------|
| Condominium Conversion | 300 feet | Project Site |
| Conditional Use Permit Development Plan General Plan Amendment Large Family Day Care Lot Line Adjustment Modification Neighborhood Preservation Ordinance Review by Planning Commission Performance Standard Permit Specific Plan, Transfer of Existing Development Rights Subdivision (including New Condominiums) Variance Zone Change, Annexation | 300 feet | Not Required |
| P-R Zone (<i>See SBMC§28.37.010 for noticing and posting requirements.</i>) | 100 or 300 feet | Not Required |
| <p>*If a project requires both Design Review approval and approval by City Council, Planning Commission, or Staff Hearing Officer, all noticed hearings shall comply with the notice requirements for the greatest distance.</p> | | |
| <p>**Single-family residential projects subject to mailed noticing at the SFDB or HLC have a hand-delivered tenant/occupant noticing requirement for the first Design Review meeting.</p> | | |