



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, APRIL 20, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF SUSAN BASHAM, PRICE, POSTEL & PARMA LLP, ATTORNEY FOR RUBEN MAGALLANES, 413
DIBBLEE AVENUE, APN 037-112-003, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN
DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00008)**

The Chief Building Official has denied a building permit application for an “as-built” conversion of a storage basement to habitable space in an area located within the FEMA 100-year Special Flood Hazard Area and with a lowest finished floor elevation that is below the FEMA Base Flood Elevation. The denial of the building permit application by the Chief Building Official has been appealed by the property owner, and a variance to allow the conversion has been requested.

The discretionary application required for this project is a Variance to allow the conversion of the storage basement to habitable space (SBMC Chapter 22.24).

California Environmental Quality Act Guidelines Section 15270 states that CEQA does not apply to projects that a public agency rejects or disapproves. Further environmental review would be required if the application is approved. If the Planning Commission wishes to consider the approval of the Variance application, the hearing will be continued in order for City staff to analyze the project's effects on the environment and prepare an environmental document in compliance with CEQA.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

ADDITIONAL INFORMATION: 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, contact Kathleen Kennedy, Associate Planner at (805) 564-5470, ext. 4560 or email KKennedy@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission 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 Planning Commission 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, contact the City Administrator's Office at (805) 564-5305. 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, April 13, 2017, an Agenda with all items to be heard on Thursday, April 20, 2017 will be available at 630 Garden Street and at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.