



# City of Santa Barbara California

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

THURSDAY, NOVEMBER 16, 2017  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPEAL BY FRANK ROGUE OF THE STAFF HEARING OFFICER'S DECISION ON THE APPLICATION OF FRANK ROGUE, APPLICANT FOR TERI TUASON, PROPERTY OWNER, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN LAND USE PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (MST2014-00422)**

On September 13, 2017, the Staff Hearing Officer approved a lot area modification and an open yard modification associated with the construction of a new residential unit; however, the requested front setback modification was denied. The decision of the Staff Hearing Officer has been appealed by the applicant. This hearing is for the Planning Commission to consider the appeal.

The proposed project consists of a new attached 1,193 square foot, three-story affordable dwelling unit and a 523 square foot, two-car attached garage on a 7,405 square foot lot. There is currently an existing 1,759 square foot, two-story single-family dwelling with an attached 400 square foot, two-car garage, which would be altered to remove a fireplace and add a 345 square foot rooftop deck.

The project also includes changes to the existing perimeter wall in the right-of-way, which requires approval by the Public Works Department for an encroachment permit, and the removal of a setback tree, which was previously reviewed and approved by the Parks Department.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow a second unit in a R-2 Zone with less than the required lot area for lots with 10-20% slopes (SBMC §28.18.075.F and §28.92.110);
2. A Front Setback Modification to allow substantial exterior alterations (i.e., roof change and second-unit addition) to the existing nonconforming residence within the required setback along Alameda Padre Serra, as well as encroachment of a new second-floor balcony on the proposed second unit (SBMC §28.87.030.D and §28.92.110); and
3. An Open Yard Modification to allow less than the required open yard area (SBMC §28.18.060.C and §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 15183.

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](mailto: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 Megan Arciniega, Associate Planner, at (805) 564-5470, ext. 7587 or email [MArciniega@SantaBarbaraCA.gov](mailto:MArciniega@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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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, November 9, 2017, an Agenda with all items to be heard on Thursday, November 16, 2017 will be available at 630 Garden Street and at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.