



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 12, 2009
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET

APPLICATION OF CHRISTINE PIERRON & MARK WIENKE, ARCHITECTS FOR TRANSITION HOUSE, 421 E. COTA STREET, APN 031-160-016, C-M ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2009-00250)

The project consists of the demolition of an existing two-story, 7,566 square foot mixed-use residential and commercial building, and the construction of a new 9,839 square foot complex consisting of a mixed-use building containing a 2,291 square foot child care center and two new 1,009 square foot, three-bedroom apartment units, and a residential building containing six new 713 square foot, two-bedroom apartment units. The eight new residential apartments would be targeted for low-income families with special needs. Both the mixed-use and residential buildings would have a maximum height of 36 feet. A total of 715 cubic yards of grading (115 cubic yards of cut and 600 cubic yards of fill) is proposed. The one acre project site also contains a 14,080 square foot mixed-use building, with eight apartment units, classrooms, and offices, which would remain.

The discretionary applications required for this project are:

1. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.90.100 and §28.92.110); and
2. An Outdoor Living Space Modification to allow less than the required minimum size and dimension of the private outdoor living spaces (SBMC §28.69.081 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (Infill Development Projects).

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. 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 Daniel Gullett, Associate Planner, at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at dgullett@santabarbaraca.gov.

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: 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. 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 6, 2009, an Agenda with all items to be heard on Wednesday, August 12, 2009, 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.

* *This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking Online Meetings.*