



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, JUNE 26, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF RICHARD SIX, LMA ARCHITECTS FOR SUMIDA FAMILY LTD PARTNERSHIP, 3880 STATE STREET, 057-240-046 & 057-240-035, C-2 COMMERCIAL, SD-2 SPECIAL DISTRICT 2 AND R-O RESTRICTED OFFICE ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH MEDIUM RESIDENTIAL (15-27 DU/ACRE) (MST2012-00422)

The 84,334 square-foot site has street frontages on State Street, La Cumbre Road and Via Lucero, is comprised of two parcels (APNs 057-240-035 and 057-240-046), and is currently developed with three commercial buildings totaling 25,328 square feet, with 99 uncovered parking spaces. The proposed project involves the demolition of two retail nursery buildings totaling 2,152 square feet; and construction of a 13-unit, 12,760 square foot, two-story apartment addition to an existing 5,442 square foot, one-story office building, which includes the conversion of 404 square feet of office floor area to accessory space. The proposal also includes the construction of two carport structures totaling 2,682 square feet and providing 13 covered residential parking spaces, a 242 square foot trash enclosure, and installation of accessibility improvements including ramps, vertical lift and revised parking layout. The residential unit mix is comprised of seven one-bedroom and six two-bedroom units. Public improvements along Via Lucero will include the installation of curb, gutter, sidewalk, and parkway along the property frontage, and a slight realignment of Via Lucero. The project will result in a 17,734 square foot, two-story commercial building located at the State Street frontage, and a 15,684 square foot, two-story mixed-use building located at the Via Lucero frontage. A total of 108 on-site parking spaces comprised of 17 assigned, residential parking spaces and 91 unassigned, commercial parking spaces are proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building and open yard to encroach into the SD-2 zones required 20-foot front setback for buildings greater than 15 feet, and ten foot setback for required open yard. (SBMC § 28.45.008(4) and SBMC § 28.92.110);
2. A Modification of Private Outdoor Living Space (POLs) standards to allow the POLs to be provided in a front yard less than ten feet from the (SBMC § 28.66.081); and
3. A Parking Modification to provide 108 parking spaces for the project instead of the 123 parking spaces required (SBMC § 28.90.100 and SBMC § 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 15332 (Infill Exemption).

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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office 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: 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, extension 3308. 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, June 20, 2013, an Agenda with all items to be heard on Wednesday, June 26, 2013, 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.

* *Meetings can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/Meeting_rebroadcast_schedule can be found at www.CityTV18.com/schedule.htm.*