



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, APRIL 16, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF JARRETT GORIN AGENT FOR ROBERT DIBLEY, 1003A SANTA BARBARA STREET, 029-211-013, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00418)

The 2,048 square-foot interior parcel, is located in El Pueblo Viejo Landmark District and is currently developed with a 1,775 square foot, one-story commercial building. The proposed project involves the conversion of the existing one-story building to residential garage and storage, with a 2,030 square foot, two-story residence above. The required outdoor living space for the resulting three-story, single-family dwelling unit is provided by a total of 969 square feet roof decks provided on the second floor and the third story roof. The proposal includes approximately 124 square feet of permeable driveway paving.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the east. (SBMC § 28.21.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the north. (SBMC § 28.21.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the west. (SBMC § 28.21.060 and SBMC § 28.92.110);
4. An Interior Setback Modification to allow the second story addition and alterations to the existing first floor, including new roof decks and the change of use from commercial to residential, within the required interior setback to the south. (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. An Outdoor Living Space Modification to allow alterations to the location and configuration requirements of the required outdoor living space including locating the outdoor living space on roof decks instead of on-grade level. (SBMC § 28.21.081. 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 15303 and 15305 (New Structures or Conversion of Small Structures and Minor Alterations in Land Use Limitations). 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 our website under [City Calendar](#) to verify 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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, April 10, 2014, an Agenda with all items to be heard on Wednesday, April 16, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO on Thursday, April 10, 2014. 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.