



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 24, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CASTAGNOLA FAMILY
RESIDUAL TRUST, 331 W. COTA STREET, APN: 037-152-032, R-4, HOTEL-MOTEL-MULTIPLE
FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL/
PRIORITY HOUSING (28-36 DU/ACRE) (MST2015-00112)**

The 11,674 square foot site is currently developed with an existing two-story 3,556 square foot four-unit apartment building and eight uncovered parking spaces. The existing apartment building is comprised of three (3) two-bedroom units (Units A, B, & C) and one (1) one-bedroom unit (Unit D). The proposed project involves the construction of 235 square feet of ground floor additions to Unit A. The proposal results in small additions to the living room and bedroom one, and a remodel of the existing bedroom to provide a new closet and bathroom. The proposal will not increase the number of bedrooms, and no alterations are proposed to Units B, C, & D. Other site alterations include the relocation of the stone steps in the front stone wall and restoration of the wall, partial demolition and relocation of the concrete walkway, a new 148 square foot deck with trellis at the front elevation, new entry landing and steps, replacement of the existing mailbox, gate and fence, and landscaping alterations. The discretionary application required for this project is an Interior Setback Modification to allow an addition within the required six foot interior setback (SBMC § 28.15.060 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 15301 and 15305 (Existing Facilities 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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO 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 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, June 18, 2015, an Agenda with all items to be heard on Wednesday, June 24, 2015, will be available at 630 Garden Street and 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.