



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, SEPTEMBER 2, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

APPLICATION OF JEFF GORRELL, ARCHITECT FOR 103 CHAPALA, LLC, 103 CHAPALA STREET, APN: 033-073-003, R-4/SD-3 HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00152)

The 6,116 square-foot site is currently developed with a 4,444 square-foot, four-unit, three-story, apartment building, a detached 574 square-foot, four-car garage, and a detached 137 square-foot storage building. The proposed project involves demolition of 550 square feet of the existing garages, conversion of 24 square feet of garage space to detached accessory storage space, four new uncovered parking spaces, a 40 square foot entry addition for Unit #4, a new second floor balcony facing Chapala and Mason Streets, new exterior stairs, alterations to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, four new condenser units, relocating the trash area, a new trellis, new fencing and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Lot Area Modification to allow new floor area that includes an entry addition and the conversion of a portion of the garage to detached accessory space for a property that is non-conforming to residential density (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. Open Yard Modification of the required open yard area (SBMC § 28.21.081 and SBMC § 28.92.110); and
3. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback, and to allow alterations including a new window in the required 20-foot front setback for the third floor of the building facing Mason Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
4. Front Setback Modification to allow a second-story deck to be located in the required ten-foot front setback, and to allow alterations including new and relocated windows and doors in the required 20-foot front setback for the third floor of the building facing Chapala Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. Rear Setback Modification to allow the conversion of a portion of a garage to accessory storage space in the required six-foot rear setback (SBMC 28.21.060 and SBMC § 28.92.110); and
6. Interior Setback Modification to allow alterations including, changes to a balcony, new and relocated windows and relocated doors to the building in the required six-foot interior setback and in the required 10-foot, third floor interior setback (SBMC § 28.21.060 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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaconte@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, August 27, 2015, an Agenda with all items to be heard on Wednesday, September 2, 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.