



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS WITHIN 300 FEET

WEDNESDAY, DECEMBER 7, 2016

9:00 A.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF STEPHEN V. HARREL, ARCHITECT FOR HARREL PROPERITES, LLC, 1115 GARDEN STREET, APN: 029-162-013, R-0 (RESTRICTED-OFFICE) ZONE, GENERAL PLAN DESIGNATION: OFFICE/HIGH DENSITY RES (28-36 DU/AC)/PRIORITY HOUSING OVERLAY (37-63 DU/AC) (MST2016-00170)**

The proposed project is a new three (3) story building, with four (4) units and four (4) covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet, a roof deck above the third level and 800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot, with a density of 38 dwelling units per acre (du/ac).

The discretionary application required for this project is a Modification to allow the private outdoor living space of the front unit to be located five feet of the front lot line instead of the required 10 feet (SBMC §28.21.081 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

**ADDITIONAL INFORMATION:** 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, contact Betsy Teeter at (805) 564-5470, extension 4563 or email [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

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 at 630 Garden Street 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, contact the SHO Secretary at (805) 564-5470, extension 3308. 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, December 1, 2016, an Agenda with all items to be heard on Wednesday, December 7, 2016 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.