



City of Santa Barbara California

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

WEDNESDAY, MARCH 15, 2017

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF TONY TOMASELLO, AGENT FOR WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS STREET AND 2121 OAK PARK LANE, APNS 025-210-012, 025-210-004, and 025-210-011, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2007-00470)

The proposed project involves a request for a one year time extension for the Tentative Map, Modifications, and Condominium Conversion Permit approved by the Planning Commission on June 4, 2009. The approved Map was originally valid for two years or June 4, 2011, but with the passage of state legislation, the Tentative Map and associated approvals were extended to June 4, 2017.

The discretionary applications approved for this project were a Tentative Subdivision Map to allow a one-lot subdivision to create 13 residential condominium units (SBMC 27.07 and 27.13) and Condominium Conversion Permit to convert four existing residential units to three condominium units (SBMC 28.88). There were also two Modifications to allow a reduction of the required 15 foot front setback for the three-story building on W. Los Olivos St. (SBMC §28.92.026.A) and to allow a reduction of the required 15 feet of separation between buildings (SBMC §28.92.026.A). The condominiums would serve as housing for Westmont College employees.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

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. 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 Jessica W. Grant at (805) 564-5470, extension 4550 or email JGrant@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 for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at 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, March 9, 2017, an Agenda with all items to be heard on Wednesday, March 15, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.