



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, APPLICANT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 813 E. CARRILLO STREET, APN 029-251-016, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2015-00602)

Proposal for a residential project using the Average Unit Density Incentive Program (AUD). The proposed project includes the demolition of the existing 1,428 square foot two-story single-family residence and the construction of a two- and three-story 17-unit affordable housing project to serve the homeless veteran population. The project site is a 15,000 square foot lot in the R-3 zone with a General Plan Land Use Designation of Medium High Density Residential (15-27 du/acre). The project consists of 16 single-room occupancy (SRO) units within a 7,386 square foot two- and three-story building and one 950 square foot, two-story, two-bedroom manager's unit with a one-car carport. A total of seven parking spaces and seventeen bicycle parking spaces are proposed. The average unit size is 334 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum allowed density of 27 dwelling units per acre.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow 17 dwelling units (density of 49 dwelling units per acre) on a lot with a maximum allowed density of 9 dwelling units (density of 27 dwelling units per acre) (SBMC §28.20 and §28.92.110); and
2. An Interior Setback Modification to allow the proposed building to encroach into the required 6 foot interior setback (SBMC §28.20.070.B and §28.92.110); and
3. A Parking Modification to allow a reduction in required parking from 17 vehicle spaces to 7 vehicle spaces (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 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. 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 Kelly Brodison at (805) 564-5470, extension 4531 or email kKBrodison@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.