



# City of Santa Barbara California

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

WEDNESDAY, MARCH 29, 2017

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### **APPLICATION OF BRYAN MURPHY, ARCHITECT FOR WELL BEING CAPITOL FUND TRUST, 1703 CHAPALA STREET, APN: 027-092-014, R-4 MULTI FAMILY ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE), (MST2016-00274)**

The proposed project is for the addition of three (3) new units to be constructed partially below grade in the basement of an existing three-story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit to create a four (4) unit building and to expand the existing 340 square foot detached one-car garage into a conforming two-car garage with the addition of 60 square feet. Also proposed is a new spa and deck with a new laundry room, storage room and bicycle carport below. Three (3) uncovered parking spaces, including an accessible space, will also be added. The three (3) new units will all be one bedroom with an average unit size of 1,034 square feet and are being developed using the Average Unit Density (AUD) Program on a 9,750 square foot lot, with a density of 21 dwelling units per acre (du/ac). Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. This matter was originally noticed for a March 1, 2017, Staff Hearing Officer meeting and continued to allow for additional Historic Landmarks Commission review of the project.

The discretionary applications required for this project are:

1. Front Setback Modification to allow uncovered parking in the required 10 foot Valerio Street front setback (SBMC §28.21.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot interior setback (SBMC §28.21.060 and SBMC §28.92.110); and
3. Rear Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot rear 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 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 [BTTeeter@SantaBarbaraCA.gov](mailto:BTTeeter@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, March 23, 2017, an Agenda with all items to be heard on Wednesday, March 29, 2017 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.