



City of Santa Barbara California

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

WEDNESDAY, APRIL 12, 2017
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF KEITH RIVERA, AGENT FOR FULMER FAMILY TRUST, 1626 SANTA BARBARA STREET,
APN 027-192-027, R-3 MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH
DENSITY RESIDENTIAL (15-27 DU/AC) (MST2016-00220)**

The proposed project involves construction of a new 2,537 square foot, two-story, single-family dwelling with an attached 471 square foot, two-car garage. The proposed new dwelling unit will be the third dwelling unit on the site, which is currently developed with a 3,686 square foot duplex and 719 square foot, three-car garage. The project also includes a Parking Modification request to relieve the requirement to add one uncovered parking space for the existing duplex, resulting in two covered parking spaces for the new unit, and three covered parking spaces for the duplex as currently existing.

A one-lot subdivision is proposed to create two condominium units for separate ownership: the existing duplex, and the new two-bedroom unit. A Condominium Conversion permit is requested for conversion of the existing duplex into a condominium. Proposed alterations to the site include a new driveway, adjustments to the existing sandstone boundary wall, addition of a new perimeter wall averaging 5 ft. in height, new landscaping, addition of two new storage sheds totaling 110 sq. ft., and 150 cubic yards of fill.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13);
2. A Condominium Conversion Permit to convert the existing duplex into one (1) condominium unit (SBMC Chapter 28.88); and
3. A Parking Modification to allow the three existing parking spaces to continue to serve the existing duplex, without the addition of a fourth space (SBMC §28.90.100 and §28.92.110).

The project requires an environmental finding pursuant to 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 Megan Arciniega at (805) 564-5470, ext. 7587 or email MArciniega@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, ext. 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, April 6, 2017, an Agenda with all items to be heard on Wednesday, April 12, 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.