



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 CRAIG GOODMAN, AGENT FOR TANTRI LLC, 208 OCEANO AVENUE,
APN 045-074-007, R-2/SD-3 TWO-FAMILY RESIDENCE ZONE WITH COASTAL ZONE OVERLAY, GENERAL PLAN
DESIGNATION: RESIDENTIAL (12 DU/ACRE) (MST2016-00023)**

The 8,700 square foot project site is currently developed with a two-story, four-unit apartment building with an attached four-vehicle carport at the front and a two-story duplex with an attached two-car garage at the rear. The proposal is to demolish the existing 1,416 net square foot duplex and construct a new 1,478 net square foot duplex including an attached tandem four-car garage in the same location. Alterations are also proposed to the existing four-unit apartment building at the front of the site, including front entry stairs and ADA ramp. Other site work includes the replacement of existing fencing with new site walls, a new planter, new driveway, and new landscaping. The proposal will abate violations listed in ZIR2015-00331.

The discretionary applications required are:

1. A Front Setback Modification to allow alterations to the front building to encroach into the required 20-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. An Open Yard Modification to allow the reduction of the required open yard area and the 20 foot minimum dimensions for measuring an open yard (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Lot Area Modification to convert a 62 net square foot utility room into habitable space for the studio unit of the existing duplex building (SBMC § 28.18.075 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 15301 and 15305 (Existing Facilities and Minor Alterations to 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 Irma Unzueta at (805) 564-5470, ext. 4562 or email IUnzueta@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.