



City of Santa Barbara California

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

WEDNESDAY, APRIL 11, 2018
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF CRAIG GOODMAN, AGENT FOR CHARLES AND SYLVIA BUTLER REVOCABLE TRUST, 1412 CASTILLO STREET, APN 039-052-024, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00529)

The 8,172 square foot site is currently developed with 2 one-story single residential units, a detached oversized one-car garage/workshop, and accessory building. The proposed project involves construction, demolition, and remodeling of every structure on the lot. The proposed project would result in a four-unit Average Unit-Size Density project. Improvements on the lot include:

Unit 1 (existing single residential unit at the front of the lot): Construction of a new covered porch, construction of an attached one-car carport, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, two-bathroom unit. The existing unit is non-conforming to the western interior setback and front setback and would continue the non-conformity.

Unit 2 (existing single residential unit at the middle of the lot): Construction of a new front, side, and rear porches, legalization of an "as-built" addition to the rear of the unit, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, three-bathroom unit. The existing unit is non-conforming to the western interior setback and would continue the non-conformity.

Unit 3: Construction of new second story two-bedroom, two-bathroom unit atop the proposed garage and atop an existing accessory building that will be converted to Unit 4.

Unit 4 (existing accessory building at the rear of the lot): Conversion of accessory building to a residential unit, new windows and doors, interior remodel, and addition resulting in a two-bedroom, two-bathroom residential unit.

Garage: Demolition of existing one-car garage/workshop and construction of a two-car garage. The existing garage is non-conforming to the eastern interior setback; the proposed garage would continue the existing non-conformity.

Site improvements such as hardscaping, landscaping, uncovered parking, partial demolition and reconstruction of the site wall along the front lot line, the demolition of an "as-built" trellis in the existing driveway, and Storm Water Management Plan (SWMP) improvements are also proposed. Access is proposed to be relocated from an existing driveway curb-cut to one on the adjacent property (1416 Castillo Street), with an access easement to be recorded. The existing on-site curb-cut would be removed with a separate Public Works permit.

The project would abate the violations listed in ENF2016-01132.

The discretionary applications under the jurisdiction of the Architectural Board of Review required for this project are:

1. Minor Zoning Exception to allow the proposed site wall along the front lot line to exceed 42 inches in height (SBMC §30.140.110.E.2.a and SBMC §30.245.030); and
2. Minor Zoning Exception to allow door and window changes in the interior setback within five feet of the property line (SBMC §30.165.040.B.2.a and SBMC §30.245.030).

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow the proposed covered front porch for Unit 1 to encroach into the required ten-foot front setback (SBMC §30.20.030.B and SBMC §30.250.030.B);
2. Interior Setback Modification to allow the proposed garage to encroach into the required three-foot interior setback for covered parking (SBMC §30.20.030.B and SBMC §30.250.030.B); and
3. Open Yard Modification to allow the proposed common open yard to be less than the required 15% lot area and less than the required ten-foot by ten-foot dimensions, and for ground level private open yards to have less than the required ten-foot by ten-foot dimensions (SBMC §30.140.140.2 and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Project Consistent with a Community Plan or Zoning).

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 Monday 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 Stephanie Swanson, Assistant Planner, at (805) 564-5470, ext. 4569 or email SSwanson@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. 7543. 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 5, 2018, an Agenda with all items to be heard on Wednesday, April 11, 2018 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.