



City of Santa Barbara California

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

WEDNESDAY, JUNE 20, 2018
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF TERI MALINOWSKI, AGENT FOR OWNER, FOR A LOT LINE ADJUSTMENT AT 125-127 EUCALYPTUS HILL CIRCLE, APNS 015-231-034 AND -033, RS-15/PUD ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/AC (MST2017-00756)

The project consists of a lot line adjustment between two residential condominium lots. The subject lots are a part of a fourplex which is part of a 28-lot Planned Unit Development (PUD). The project proposes to transfer approximately 334 square feet of lot area from Lot 25 (127 Eucalyptus Hill Circle) to Lot 26 (125 Eucalyptus Hill Circle). Currently, the residential unit on Lot 25 is built 5 feet over the property line; the proposed adjustment would rectify the lot line with the existing development. Following the adjustment, proposed Lot 26 would be increased in size from 2,849 square feet to 3,182 square feet and proposed Lot 25 would be reduced in size from 2,699 to 2,365 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. Since both lots are a part of an approved PUD there is no required minimum lot size. No development is proposed as part of the project; however a separate application (MST2018-00027) for a new residential unit at 127 Eucalyptus Hill Circle is being processed concurrently.

The discretionary application required for this project is a Lot Line Adjustment to transfer 334 square feet from 127 Eucalyptus Hill Circle to 125 Eucalyptus Hill Circle (SBMC §27.40, Gov. Code 66412). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in 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 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 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. 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, June 14, 2018, an Agenda with all items to be heard on Wednesday, June 20, 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.