



City of Santa Barbara California

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

WEDNESDAY, JULY 18, 2018
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF CRAIG SHALLENBERGER, APPLICANT FOR DANIEL HECKMAN, 1732 CHAPALA STREET, APN 027-101-001, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00781)

The 7,500 square-foot site is currently developed with a residential triplex and a three-car garage. The proposed project involves demolition of the existing garage, construction of two two-car garages, construction of a new utility and mechanical room, and construction of a studio apartment atop the new garages pursuant to the Average Unit-Size Density Incentive Program (AUD Program). Other site improvements, such as hedge trimming along the front lot line, removal of fencing, and a new driveway and curb cut (under a separate Public Works permit) are also proposed. No work to the existing triplex is proposed.

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

1. Front Setback Modification to allow construction of the proposed garages in the required 10'-0" primary front setback (SBMC §30.20.030 and SBMC §30.250.030.B) along Chapala Street, and
2. Open Yard Modification to not provide the required private open yard for the existing triplex and the required 15% of net lot area as common open yard (SBMC §30.140.140.C.2 and SBMC §30.250.030.B).

The discretionary applications under the jurisdiction of the Historic Landmarks Commission required for this project are:

1. Minor Zoning Exception to allow an existing hedge along the eastern interior property line to remain at approximately 12'-0" tall, with a maximum height of 14'-0" tall (SBMC 30.140.110.E.2), and
2. Minor Zoning Exception to allow the existing "as-built" trash enclosure to remain in the remaining front yard with 3'-6" fencing surrounding it (SBMC 30.140.240.A.6).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects 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, July 12, 2018, an Agenda with all items to be heard on Wednesday, July 18, 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.