



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
P. O. Box 1990
SANTA BARBARA, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER (SHO)

DATE: NOVEMBER 7, 2018 **TIME:** 9:00 A.M.

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 24 W. GUTIEREZ STREET, APN:037-211-020, MST2017-00303 **OWNER:** Susan Budinger Loncki Trust

FOR MORE INFORMATION CONTACT: Kathy Kennedy, Project Planner, (805) 564-5470, ext. 4560

PROJECT DESCRIPTION: The proposed project consists of the demolition of two single-family residences and a detached garage on a 6,720 square foot lot, and the construction of a new three-story mixed-use building, containing one commercial condominium unit and two residential condominium units. The ground floor would include 752 square feet (net) of commercial space, five covered parking spaces (one commercial and four residential), and two storage spaces for the residential units. One 3,432 square foot (net), three-bedroom residential condominium unit with 1,881 square feet of deck space would be on the second floor and one 3,340 square foot (net) three-bedroom residential condominium unit with 523 square feet of deck space would be on the third floor.

The discretionary applications required for this project are:

1. A Modification to allow less than the required amount of open yard (SBMC §30.140.140 and SBMC Chapter 30.250); and
2. A Tentative Subdivision Map for a one-lot subdivision to create one (1) commercial condominium unit and two (2) residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).