



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

**NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER**

**DATE:** JANUARY 30, 2019                      **MEETING BEGINS AT:** 9:00 A.M.

**LOCATION:** DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**PROJECT LOCATION:** 426 GARDEN STREET, APN031-281-022, MST2017-00681 **OWNER:** PETE & CHRISTINE FELDMAN

**PROJECT DESCRIPTION:** The 2,500 square-foot site is currently developed with a two-story warehouse. An “as-built” residential unit currently occupies the second floor. The proposed project involves legalization of the “as-built” unit, including conversion of a portion of the ground floor to a residential garage, construction of a carport to serve the remaining warehouse on the ground level, and a second floor deck atop the carport to serve the residential unit. Site and building improvements such as new fencing, hedge trimming, window and door replacement, a new trash enclosure, and reroofing are also proposed.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Open Yard Modification to allow for the required open yard to be on the second level, rather than the ground floor (SBMC §30.140.140.E.2 and SBMC §30.250.030.B).

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

**FOR MORE INFORMATION CONTACT:** Stephanie Swanson, Assistant Planner,  
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