



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: WEDNESDAY, JUNE 5, 2019 **MEETING TIME BEGINS AT:** 9:00 AM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 331 W. PEDREGOSA ST, APN 027-012-002, PLN2018-00613 **OWNER:** PHILIP BLACK

PROJECT DESCRIPTION: The 3,927 square-foot site is currently developed with a one-story single residential unit with a nonconforming detached one-car garage with a storage area. The proposed project involves the demolition of the existing nonconforming one-car garage and storage area and the construction of a two-story, one bedroom Accessory Dwelling Unit with a laundry area to serve both the existing single residential unit and the accessory dwelling unit. The project also includes a reduction in height of the gate, fence and hedge at the front lot line to a maximum height of 3'-6" and the replacement of the gravel center strip in the driveway with planted ground cover. The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are: 1. An Interior Setback Modification (Southerly Lot Line) to allow the construction of the first-story portion of the two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is zero feet from the southerly lot line instead of the required 6'-0" (SBMC §30.165.080.B.9, SBMC Table 30.20.030.B, and SBMC §30.250.020), and 2. An Interior Setback Modification (Westerly Lot Line) to allow the construction of the first-story portion of a new two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is 1'-0" from the westerly lot line instead of the required 6'-0" ; to allow the construction of a second-story addition located 5'-0" from the westerly interior lot line instead of the required 6'-0" interior setback; and to add a new 7'-0" wide landing to encroach 3'-0" into the interior setback (SBMC §30.165.090.B.9, SBMC Table 30.20.030.B, and SBMC §30.250.030). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations). **FOR MORE INFORMATION CONTACT:** Ellen Kokinda at (805) 564-5470, ext. 4559

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note written comments received on the day of the meeting may not have time to be considered.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to email notification whenever SHO agendas posted. This is a general subscription to all SHO agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. 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 posted online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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. 4572. 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, May 30, 2019, an Agenda with all items to be heard on Wednesday, June 5, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Approximate times are set for each item; however, the schedule is subject to change.