



City of Santa Barbara California

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

WEDNESDAY, SEPTEMBER 11, 2019

9:00 A.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF MATT HEPNER, APPLICANT FOR OWNER, BROCK AND BRYCE ROSENTHAL, 130 LOS ALAMOS AVENUE, APN 045-195-001, E-3/S-D-3 ZONE, LOCAL COASTAL PLAN: 5 DWELLING UNITS/ACRE (PLN2019-00030).

The 6,963 square-foot site is currently developed with a one-story single family dwelling on a corner lot (intersection of Los Alamos Avenue and Santa Rosa Place). The proposed project involves converting habitable space (bedroom) to a two-car garage, demolish a previous building addition at the rear of the house and to construct a new two-story addition at the front and side of the house. The project also includes interior remodel and alterations to the exterior. The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. An Interior Setback Modification to allow a door opening to encroach into the required 6'-0" southerly interior setback and to allow a change of use for the bedroom (habitable space) to be converted to a two-car garage (non-habitable space) (SBMC §28.15.060.B and §28.92.110.B).
2. An Open Yard Modification to allow the reduction of the required 1,250 square feet of open yard (SBMC §28.15.060.C and §28.92.110.B).
3. A Modification to allow a conforming second story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 6-foot interior setback (SBMC §28.87.030.D and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 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 correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov before 4:30 p.m. the Monday before the meeting to ensure consideration by the Staff Hearing Officer. Please note that the Staff Hearing Officer may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

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 Ellen Kokinda, Assistant Planner at (805) 564-5470, ext. 4559 or email EKokinda@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 Modification decision to the Planning Commission. The decision on the Coastal Development Permit is not appealable. The Modification 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, September 5, 2019, an Agenda with all items to be heard on Wednesday, September 11, 2019 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.