



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER 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 ALEX PUJO, APPLICANT FOR BEAR MOUNTAIN COOLING, LLC, 2122 BATH STREET, APN 025-231-006, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2019-00177)

The 4,278 square-foot site is currently developed with a single family residence with a detached two-car garage nonconforming to the front and interior setbacks. The proposed project involves the demolition and construction of a one-story Accessory Dwelling Unit within the existing footprint of the nonconforming garage. The project includes paving in the front setback along Jesmary Lane to provide replacement parking for the primary unit. Two setback trees are proposed to be removed and replaced with new street tree plantings.

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

1. A Front Setback Modification to allow for to allow the construction of an Accessory Dwelling Unit within the same footprint of the existing nonconforming garage to encroach into the required 10'-0" front setback. This request includes to allow the replacement parking for the primary unit to encroach into the required 10'-0" front setback (SBMC §30.175.060.C, §30.20.030.B and §30.250.060.F); and
2. An Interior Setback Modification to allow the construction of the Accessory Dwelling Unit to encroach into the required 6'-0" interior setback within the same location as the existing nonconforming garage footprint (SBMC §30.20.030.B and §30.250.060.F).

No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). This 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 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 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 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, 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.