



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 25, 2019
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF KIRK GRADIN, APPLICANT FOR TERI BAGGAO TUASON, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 ZONE (TWO UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (PLN2019-00192)

The 7,591 square foot site is currently developed with a two-story single family residence with an attached two-car garage. The proposed project involves the construction of a new residential unit with an attached two-car garage, located on a lot within the R-2 zone. The project also includes two Minor Zoning Exception requests to allow for a wall and fence height to exceed 42 inches within 10' of the northerly front lot line, and to allow for the existing southerly and westerly hedges to be maintained at a maximum height of 12' along the lot lines. The project also includes site work such as a new driveway along Alameda Padre Serra, improvements to the public-right-of-way, removal of an existing stone pine tree in the right-of-way and replacement with a Park Commission approved tree. Demolition of an "as-built" sink and counter top are proposed as well as the approval of an "as-built" door, the addition of laundry facilities at the lower level of the existing residence, and the replacement of the lower sewer lateral and replacement of a defective wye connection at the City main sewer line. All violations identified in ENF2019-00519 are proposed to be abated under this permit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Lot Area Modification to allow a second residential unit on a R-2 Zone parcel with less than the required lot area for lots with 20-30% slopes (SBMC §30.250.020.B and SBMC §30.20.030.B).

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). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. The staff analysis and CEQA certificate of determination on file supports a required decision-maker finding that the project qualifies for the §15183 CEQA determination.

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 comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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 19, 2019, an Agenda with all items to be heard on Wednesday, September 25, 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.