



City of Santa Barbara California

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

WEDNESDAY, JANUARY 15, 2020
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF ELSA READER, APPLICANT FOR SIMON MAIDA, 206 E VICTORIA, APN 029-122-001, C-G ZONE,
GENERAL PLAN DESIGNATION: COMMERCIAL HIGH DENSITY (MAXIMUM 28-36 DU/AC) (PLN2016-00528)**

The 12,000 square foot parcel is currently developed with three existing buildings, a Victorian (office) building, a detached accessory (storage) building and an existing nonresidential building (neighborhood market). The Victorian (office) building was originally a residence (circa 1888) and was converted to office use in 1980. The Victorian building and accessory building are designated Structures of Merit: "Bernasconi Residence and Barn." The proposal involves the reconversion of the office building into a single-residential unit, and restoration of the building. The detached accessory/storage structure is proposed to remain and serve the proposed residence. The neighborhood market is proposed to remain. Proposed site alterations include a revised parking configuration to provide a total of six vehicle parking spaces (five-standard and one-accessible) and four bicycle parking spaces to serve the neighborhood market, and retention of two existing uncovered parking spaces to serve the single-residential unit. Other site alterations include a new trash/recycling enclosure, permitting "as-built" A/C units, and new site landscaping. The proposal includes abatement of violations of enforcement case ENF2016-00262.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow a reduction in the required open yard to not meet the 15% net lot area and the required minimum 10'-0" x 10'-0" dimensions (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 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 comments are also welcome. Mail to SHO Secretary, PO 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 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 Michelle Bedard at (805) 564-5470, ext. 5581 or email MBedard@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, January 9, 2020, an Agenda with all items to be heard on Wednesday, January 15, 2020 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.