



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

**WEDNESDAY, DECEMBER 11, 2013, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**APPLICATION OF BRIAN MILLER DESIGNER FOR PEYTON EVANS REVOCABLE TRUST,  
1426 ALTA VISTA ROAD, APN: 029-100-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION (12 UNITS/AC): MEDIUM DENSITY RESIDENTIAL (MST2013-00387)**

The 8,996 square foot corner lot is developed with a 1,981 square foot two-story residence, a 294 square foot, detached one-car garage with storage room (northern garage), and a 604 square foot, detached accessory building consisting of a one-car garage and a recreation room (southern garage). The proposed project involves permitting the 'as-built' trellis roof structure and skylight located between the existing residence and the northern garage, conversion of a 74 square foot storage area into a laundry room in the northern garage, and alterations to the southern garage. The proposal will address violations identified in enforcement case ENF2012-01023.

The discretionary application required for this project is a Front Setback Modification to allow the trellis roof and the conversion of storage to laundry room within the required 15-foot front setback along the property's secondary frontage on Micheltorena Street. (SBMC § 28.18.060 and SBMC § 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). 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, please contact Kelly Brodison, Assistant Planner at (805) 564-5470, extension 4531, or by email at [kbrodison@SantaBarbaraCA.gov](mailto:kbrodison@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office closure dates.

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 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, December 5, 2013, an Agenda with all items to be heard on Wednesday, December 11, 2013, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.santabarbaraca.gov/sho](http://www.santabarbaraca.gov/sho). Please note that online Staff

Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

\* Meetings can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV), where you can also click on [City TV Program Guide](#) for a rebroadcast schedule.