



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, JANUARY 21, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF PETER BECKER, ARCHITECT FOR DENNIS ARTUIAN REVOCABLE TRUST,
430 EL CIELITO ROAD, APN: 021-073-009, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00540)**

The 31,356 net square foot site is currently developed with a 1,974 square foot single family residence with attached 399 square foot two-car carport and 87 square foot pool equipment shed. The proposed project involves demolition of an existing 53 square feet sunroom and an existing 87 square foot pool equipment shed, construction of 584 square feet of residential additions, which includes a 185 square foot addition to the dwelling and the conversion of 399 square feet of an existing carport to habitable space, a new 1,128 square foot multi-level four-car garage and a detached 70 square foot pool equipment/sauna building. The proposal also includes reconfiguring the existing driveway, three new uncovered guest parking spaces, new site walls, removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree), landscape alterations and associated grading. This project will address violations identified in a Zoning Information Report (ZIR2013-00604).

The discretionary applications required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 15303 and 15305 (New Construction 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. 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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaconte@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308 or by email at SHOSecretary@SantaBarbaraCA.gov. 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 15, 2015, an Agenda with all items to be heard on Wednesday, January 21, 2015, will be available at 630 Garden Street. Copies of all documents relating to agenda items are available for review at 630 Garden

St. and posted online at www.SantaBarbaraCA.gov/SHO on Thursday, January 21, 2015. 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.