



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 6, 2016, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF BRIAN MILLER, APPLICANT FOR DAN BOCEK, 508 EAST MICHELTORENA STREET, APN: 029-031-002, R-2 ZONE (TWO-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12DU/ACRE) (MST2015-00431)

The 5,194 square-foot site is currently developed with a 1,591 square foot two-story single family dwelling and an "as-built" detached 500 square foot garage with 233 square feet of "as-built" attic space above. The proposed project involves converting the "as-built" attic space above the garage to habitable space with exterior alterations, including new windows, and for construction of a new 68 square foot exterior stairway and landing to provide access to the area. The total development of 2,254 square feet is 91% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the "as-built" garage with "as-built" attic space above in the required three-foot east interior setback (garage) and the required six-foot east interior setback (including the conversion of the attic space to habitable space with a new window) (SBMC § 28.18.060 and SBMC § 28.92.110); and,
2. An Interior Setback Modification to allow the "as-built" garage with "as-built" attic storage space above in the required three-foot south interior setback (garage) and the required six-foot south setback for the attic space (SBMC § 28.18.060 and SBMC § 28.92.110); and,
3. An Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area to allow for the new stairway with landing (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. 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 Monday, December 21, 2015, an Agenda with all items to be heard on Wednesday, January 6, 2015, will be available at 630 Garden Street and online at 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.