



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

WEDNESDAY, AUGUST 3, 2016  
9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### **APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR KATHY STUVA, 1210 SHORELINE DRIVE, APN 045-214-015, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00091)**

The 5,796 square-foot site is currently developed with 2,775 square foot three-story single family residence and a 416 square foot attached two-car garage and a 110 square foot storage shed. The proposed project involves exterior alterations including expansion of second and third level decks by 308 square feet, new pipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces, and the proposed total of 3,301 square feet exceeds the required maximum floor-to-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a second floor deck and a third floor mezzanine to encroach into the 20' required front setback in the E-3 Zone (SBMC §28.15.060.A and §28.92.110.A); and
2. Interior Setback Modification for changes to the existing building height within the 6' required interior yard setback on the east side of the property (SBMC §28.15.060.B and SBMC §28.92.110.A); and
3. Solar Access Modification to allow the changes to the east elevation of the building to exceed solar access height limitations (SBMC 28.11).

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 to 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, P.O. Box 1990, Santa Barbara, CA 93102-1990 or e-mail to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that written comments received after 4:30 p.m. on the day before the meeting may not be forwarded in time for consideration by the Staff Hearing Officer.

**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 Kelly Brodison at (805) 564-5470, extension 4531 or e-mail [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 (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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 the Planning Commission decision is appealed, and if the City Council approves

the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603 (a) and SBMC §28.44.200.

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, extension 3308. 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, July 28, 2016, an Agenda with all items to be heard on Wednesday, August 3, 2016 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.