



# City of Santa Barbara California

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

WEDNESDAY, AUGUST 3, 2016  
9:00 A.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TRISH ALLEN, SENIOR PLANNER AT SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, INC., FOR BARBARA JO THURMAN, PROPERTY OWNER, 1630 MIRA VISTA AVENUE, APN 019-090-013, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DWELLING UNITS PER ACRE) (MST2016-00106)**

The 13,924 square-foot site is currently developed with a 2,636 square foot single family residence, which is accessed off a private road, Mira Vista Avenue, located in the City's Riviera neighborhood. The proposed project involves demolishing the existing 544 square foot two-car garage and storage area, and construct a new 565 square foot master suite in their place. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. The proposed total of 3,486 square feet (of which 50% of the partial basement garage is receiving a 50% FAR credit) on a 13,924 square foot lot is 82% of the required maximum floor-to-lot area ratio (FAR). The proposal includes new site work, walls, steps, and a deck expansion in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 ft. of the front property line.

The discretionary land use applications required for this project are:

1. An Interior Setback Modification to allow the new garage and master suite above it to encroach into the required ten-foot interior setback on the west side of the property (SBMC §28.15.060 and 28.92.110); and
2. A Front Setback Modification to allow a deck to exceed ten inches in height to encroach into the required thirty-foot front setback (SBMC §28.15.060 and 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 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 Jessica W. Grant, Project Planner at (805) 564-5470, extension 4550 or e-mail [JGrant@SantaBarbaraCA.gov](mailto:JGrant@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 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.