



# 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 DAWN SHERRY, ARCHITECT FOR ROBERTS KEIFER FAMILY TRUST, 1686 LAS CANOAS ROAD, APN 021-072-007, A-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2015-00573)

The 100,348 square-foot site is currently developed with a one-story 2,960 square foot single-family residence and a 538 square foot attached two-car garage in the Hillside Design District. The proposed project involves 419 square feet of first-floor additions, conversion of the existing 538 square foot garage and storage area to habitable space, and construction of a new detached building comprising a 567 square foot two-car garage, 211 square foot gym, and 214 square foot storage room. Also proposed are equine-related facilities that include a 1,040 square foot detached barn, an unenclosed horse arena, a round horse pen, and three covered pasture shelters. The proposal includes a new trellis, deck, and two new uncovered parking spaces. The proposal includes permitting an approximately 6-foot, 8-inch tall "as-built" electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the "as-built" over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599, and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development on a 2.4 acre lot is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383.

The discretionary applications required for this project are:

1. A Setback Modification to allow an accessory building to be located in a front yard (SBMC §28.87.160.B and SBMC §28.92.110); and
2. An Accessory Space Modification to allow accessory buildings, excluding garages, to exceed an aggregate floor area of 500 square feet (SBMC §28.87.160.C 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 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 David Eng at (805) 564-5470, extension 5541 or e-mail [DEng@SantaBarbaraCA.gov](mailto:DEng@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.