



City of Santa Barbara California

**NOTICE OF A PUBLIC HEARING OF THE
STAFF HEARING OFFICER
TO PROPERTY OWNERS WITHIN 300 FEET
WEDNESDAY, AUGUST 17, 2016
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

APPLICATION OF BECKER STUDIOS, INC., APPLICANT FOR KENNY VAN ZANT, 100 E. CONSTANCE AVENUE, APN: 025-041-001, E-1 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2014-00625)

The 33,779 square foot site is currently developed with a 3,357 square foot two-story single-family residence with an attached 523 square foot two-car garage, a swimming pool and an "as-built" 139 square foot detached shed. The proposed project involves 365 square feet of first-floor additions, 121 square feet of second-floor additions and permitting the "as-built" 139 square foot detached shed. The property includes a designated historic Indian Laurel Fig tree to remain unaltered. The proposed total of 4,505 square feet on a 37,779 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in a Zoning Information Report (ZIR2014-00300).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the "as-built" shed in the required 30-foot front setback facing Constance Avenue (SBMC § 28.15.060 and SBMC § 28.92.110); and,
2. An Interior Setback Modification to allow the "as-built" shed in the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow the "as-built" shed to be located within a front yard (SBMC § 28.87.170 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 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. 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 Jo Anne La Conte at (805) 564-5470, extension 3320 or e-mail JLaconte@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 for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at 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, August 11, 2016, an Agenda with all items to be heard on Wednesday, August 17, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.