



City of Santa Barbara California

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

WEDNESDAY, OCTOBER 26, 2016
9:00 A.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF ROBERT PESTER, ARCHITECT FOR MIKE AND KEVAN LYONS,
1208 CASTILLO STREET, APN 039-162-022, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN
DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORITY HOUSING (MST2016-00388)**

Proposal for a 119 square foot addition to the existing 740 sq. ft. one-story single-family dwelling and a 90 square foot addition to the existing detached 175 square foot garage. The proposed improvements will attach the garage to the dwelling. The proposed total of 1,300 sq. ft. on a 2,747 square foot lot is 60% of the guideline maximum floor to lot area ratio.

The discretionary application required for this project is an Interior Setback Modification to allow the addition to the currently non-conforming garage to encroach into the required six foot interior setback (SBMC § 28.15.060 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 Sections 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 email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

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 Betsy Teeter at (805) 564-5470, extension 4563 or e-mail BTeeter@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 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, October 20, 2016, an Agenda with all items to be heard on Wednesday, October 26, 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.