



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

THURSDAY, DECEMBER 14, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540
FRANCESCHI ROAD, APN 019-102-038, RS-25 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION:
LOW DENSITY RESIDENTIAL (2 DWELLING UNITS/ACRE) (MST2017-00355)**

The purpose of this hearing is for the Planning Commission to consider an appeal filed by the applicant of the Staff Hearing Officer (SHO)'s denial of a requested setback modification on October 11, 2017. The applicant is specifically appealing the SHO's denial of a 4-foot southern deck extension in the required secondary front setback. The proposed deck extension would encroach an additional four feet into the secondary front setback, with a total depth of 14 feet into the required 25-foot setback.

Three other modifications were approved by the SHO to allow improvements in the front setback, in the secondary front setback, and to allow the open yard to be located within the secondary front setback. Those approvals are not being appealed.

The proposal is to construct various improvements for the existing dwelling, including a new interior stairway, conversion of residential square footage to habitable space, window changes along the northern side of the dwelling, and second-story deck extensions on the western and southern façades. SHO review and approval was required because the additions and alterations to the dwelling along the north façade, as well as the western deck extension, are all proposed in the primary front setback, while the proposed southern deck extension is in the secondary front setback.

The SHO-approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

- A. A Primary Front Setback Modification to allow additions and alterations on the north side of the dwelling and a deck extension on the west side of the dwelling to encroach within the required 25-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B);
- B. An Open Yard Modification to allow the open yard area to be located within the secondary front yard (SBMC 30.140.140.E); and
- C. A Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 25-foot secondary front setback.

(Please note: Only the secondary front setback modification is under Planning Commission review.)

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 Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday 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 Stephanie Swanson, Assistant Planner, at (805) 564-5470, ext. 4569 or email SSwanson@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/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission 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 Planning Commission 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 City Administrator's Office at (805) 564-5305. 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, December 7, 2017, an Agenda with all items to be heard on Thursday, December 14, 2017 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.