



# City of Santa Barbara California

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

WEDNESDAY, NOVEMBER 27, 2013, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TOM OCHSNER, ARCHITECT FOR ROB AND MICHELLE FOSTER,  
PROPERTY OWNERS, 345 W. MOUNTAIN DRIVE, APN 021-102-003, A-1 ONE-FAMILY  
RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1  
DU/ACRE) (MST2013-00414).**

The 28,257 square foot lot is located in the Hillside Design District and is developed with a 1,311 square foot one-story residence, a 482 square foot detached two-car garage, and a 505 square foot one-story accessory structure. The proposal involves a remodel and the construction of a 427 square foot one-story addition to the existing residence, and a new 385 square foot covered deck. The discretionary application required for this project is a Front Setback Modification to allow improvements to be constructed within the 35-foot front setback along West Mountain Drive (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 Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). 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, please contact Kelly Brodison, Assistant Planner, at (805) 564-5470, extension 4531, or by email at [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office closure dates.

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 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, November 21, 2013, an Agenda with all items to be heard on Wednesday, November 27, 2013, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.santabarbaraca.gov/sho](http://www.santabarbaraca.gov/sho). Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

\* Meetings can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV), where you can also click on [City TV Program Guide](#) for a rebroadcast schedule.