



City of Santa Barbara California

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

WEDNESDAY, APRIL 16, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF SUSETTE NAYLOR, THOMPSON NAYLOR ARCHITECTS INC., FOR
CHRISTIANE SCHLUMBERGER LIVING TRUST, 1146 NIRVANA RD, 043-030-016, R-1 ONE-
FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
(MAX 3 DU/ACRE) (MST2014-00046)**

The 1.78 acre site is developed is located in the Hillside Design District and is developed with 2,009 square foot, single-family residence with a 957 square foot, detached accessory structure containing a 565 square foot, three-car carport that has been converted to garage without permit, and 392 square foot accessory space that has been converted to a residential unit without permit. The proposal will abate violations listed in ENF2014-00135 and includes remodeling the 957 square foot accessory building resulting in a 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal also includes two new uncovered parking spaces. No alterations are proposed to the existing residence as a part of the application.

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110);
2. A Modification of the Minimum Distance Between Buildings to allow the reconstruction of the one-unit building at a distance of less than fifteen feet (20') from the existing one-story residence (SBMC § 28.15.070 and SBMC § 28.92.110); and
3. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

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. 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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify 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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, April 10, 2014, an Agenda with all items to be heard on Wednesday, April 16, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO on Thursday, April 10, 2014. 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.