



City of Santa Barbara California

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

**WEDNESDAY, SEPTEMBER 3, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**APPLICATION OF BLACKBIRD ARCHITECTS FOR DON AND MARILYN MCCORKELL, 1301
W. MOUNTAIN DRIVE, APNs 021-050-038 & -039, A-1 (ONE-FAMILY RESIDENCE) ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE)
(MST2014-00306)**

The proposed project includes a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yard of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1056 sq. ft. four-car garage that will serve both the existing 510 square foot Additional Dwelling Unit and the proposed one-story residence. A Substantial Conformance Determination is also required for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an additional dwelling unit at the property.

The discretionary application required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC §28.87.160 & 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 15303 (New Construction or Conversion of Small Structures).

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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaConte@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 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, August 28, 2014, an Agenda with all items to be heard on Wednesday, September 3, 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, August 28, 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.