



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, NOVEMBER 26, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF THEA VAN LOGGERENBERG, ARCHITECT FOR NAZERIAN FAMILY TRUST 6/13/00, 1978 MISSION HILL ROAD, APN: 019-083-001, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00184)

The 99,991 square-foot site is currently developed with a 4,396 square foot, two-story single-family residence, a detached 436 square foot two-car garage with a pool room and accessory space totaling approximately 800 square feet, a detached 165 square foot accessory building, and a pool and spa with a detached 64 square foot pool equipment building. The proposed project includes demolishing the 165 square foot accessory building, and constructing first and second floor additions, totaling approximately 1,500 square feet to an existing residence. The proposed additions will connect the existing residence to the detached garage and habitable accessory space. The proposal includes remodeling the detached accessory structures, resulting in two-covered parking spaces in a carport, changes to the existing habitable space on the first and second-floors, new habitable space above the carport, and a 125 square foot balcony. The existing pool equipment shed is proposed to be demolished and replaced with a wall to screen the equipment. An existing pergola will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes associated grading and permitting an "as-built" driveway off of Las Tunas Road. This structure is on the City's List of Potential Historic Resources. The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110)

The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building and a new two-story addition that will connect the accessory buildings to the existing residence, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 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. 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 LaConte 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: If you need auxiliary aids or services or staff assistance to attend 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 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, November 20, 2014, an Agenda with all items to be heard on Wednesday, November 26, 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, November 20, 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.