



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, FEBRUARY 4, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF MARK MORANDO, DESIGNER FOR GEORGE PECOULAS AND PATRICIA LUSCOMBE, 1575 ORAMAS ROAD, APN: 029-051-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00587)

The 15,114 square foot site is currently developed with a 2,230 square foot, two-story single family residence and an attached 312 square foot, “as-built”, two-car garage. The proposed project involves permitting the “as-built” conversion of the carport to a garage, a new standing seam, metal roof, alterations to the roof above the “as-built” garage and to the roof of dwelling, a new garage door, new windows and doors and exterior alterations. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage within the required 30’ front setback (SBMC § 28.15.060 and SBMC § 28.92.110) and;
2. An Interior Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage and dwelling within the required 10’ interior setback (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 15303 and 15305 (New Construction 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 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: 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, January 29, 2015, an Agenda with all items to be heard on Wednesday, February 4, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SHO on Thursday, January 29, 2015. 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.