



# 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 1, 2015, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF STEVE FORT OF SEPPS, AGENT FOR ROBERT AND ELIZABETH LESLIE  
AND DAVID VOORHIES, TRUSTEE, THE RONALD F. AND CATHERINE M. BOEDDECKER  
FAMILY TRUST, 1970 MISSION RIDGE ROAD AND 2225 LAS TUNAS ROAD, APN 019-083-019  
AND 002, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW  
DENSITY RESIDENTIAL (MST2015-00020)**

The project consists of a lot line adjustment transferring 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road. Following the adjustment, 2225 Las Tunas would be 29,761 square feet with a 19% slope and 1970 Mission Ridge would be 12,158.6 square feet with a 21% slope. A lot area modification would be required for each lot because, based on slope density requirements, the minimum required lot size in the A-1 Zone would be 65,340 square feet for 2225 Las Tunas Road and 87,120 square feet for 1970 Mission Ridge Road. The adjustment affects an interior lot line and would not change the development potential of either lot. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. Lot Area Modification to adjust the boundary of 2225 Las Tunas Road which will have less than the required 65,340 square feet of lot area (SBMC §28.92.110);
2. Lot Area Modification to adjust the boundary of 1970 Mission Ridge Road which will have less than the required 87,120 square feet of lot area (SBMC §28.92.110); and
3. A Lot Line Adjustment to transfer 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road (SBMC 27.40).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

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 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](mailto: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, March 26, 2015, an Agenda with all items to be heard on Wednesday, April 1, 2015, will be available at 630 Garden Street and 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). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).