



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, JULY 22, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF KAS SEEFELD, ARCHITECT FOR JOEY AND EMILY BENARON, 9
FELLOWSHIP CIRCLE, APN: 041-152-008, E-1 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00166)**

The 9,548 square-foot site is currently developed with a 1,172 square foot one-story single family residence, a 103 square foot "as-built" sunroom and an attached 226 square foot one-car garage. The proposed project is to convert the existing 226 square foot garage to habitable space, to construct a new 553 square foot two-car attached garage/storage area with 461 square foot of habitable space above, a new 130 square foot entry addition, a new uncovered rear deck, a new upper level balcony, new site fencing, replacement of existing windows, the relocation of the driveway and 27 yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint.. Also proposed is demolition of the front entry patio, the uncovered deck and the "as-built" sunroom at the rear of the dwelling and removal of three citrus trees. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484).

The discretionary applications required for this project are Front and Interior Setback Modifications to convert the existing one-car garage to habitable space with new windows and a door within the required 30' front and 10' interior setbacks (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 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 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, July 16, 2015, an Agenda with all items to be heard on Wednesday, July 22, 2015, will be available at 630 Garden Street and online at 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.