



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, SEPTEMBER 16, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF MARK MORANDO, DESIGNER FOR JILL M. SATTLER, TRUST,
924 GARDEN STREET #C, APN: 029-301-031, C-2 (COMMERCIAL) ZONE, GENERAL PLAN
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-
00180)**

The 4,278 square-foot site is currently developed with a 664 square foot two-story single family residence, an attached 140 square foot one-car garage and 52 square feet of storage space. The proposed project involves permitting an “as-built” 188 square foot rear addition, an “as-built” 147 square foot porch enclosure addition, relocation of an “as-built” 82 square foot shed, the “as-built” conversion of the 140 square foot garage and the “as-built” conversion of 52 square feet of accessory space to habitable space and one new uncovered parking space. The proposal will address violations identified in a Zoning Information Report (ZIR2014-00517) and in an Enforcement Case (ENF2015-00260). The proposed total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a designated City Landmark: El Caserio.

The discretionary applications required for this project are:

1. Parking Modification to provide less than the required two covered parking spaces (SBMC §28.90.100 and SBMC §28.92.110); and
2. Front Setback Modification to allow one uncovered parking space to be located in the required twenty-foot front setback (SBMC § 28.66.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the “as-built” bedroom and the conversion of the one-car garage and the 52 square foot accessory space to habitable space with new windows and a new door for the residence within the required six-foot interior setback (SBMC § 28.66.060 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 JoAnne 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, September 10, 2015, an Agenda with all items to be heard on Wednesday, September 16, 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.