



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

**APPLICATION OF TRISH ALLEN, AGENT FOR JOANNE GRONQUIST, 1562 MARQUARD
TERRACE, APN: 041-031-018, R-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2013-00424)**

The 8,600 square-foot site is currently developed with a 1,286 square foot two-story single family dwelling, a detached 334 square foot garage and a 237 square foot detached accessory structure. The proposed project includes 494 square feet of first floor additions with a new entry stairway, a 194 square foot second floor addition, demolition of an "as-built" 37 square feet addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet is 75% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow one-story additions with alterations to the dwelling including a new entry stairway, new openings and a new deck within the required 15-foot front setback for ground floor portions of the building (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a second-story addition with alterations to the dwelling and new openings in the required 20-foot front setback for upper story portions of the building (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, December 3, 2015, an Agenda with all items to be heard on Wednesday, December 9, 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.