



# 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, MAY 11, 2016, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF MARK LLOYD, APPLICANT FOR JOHN & CAROL NAGY, OWNERS OF 1556 ALAMEDA PADRE SERRA, APN 019-183-013, AND MARK AND ROCHELLE BOOKSPAN, OWNERS OF 1807 LASUEN ROAD, APN 019-183-002; E-1 (ONE FAMILY RESIDENCE) ZONE; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00041)**

The project consists of a lot line adjustment transferring approximately 811 square feet of lot area from 1807 Lasuen Road (Parcel 2) to 1556 Alameda Padre Serra (Parcel 1). Following the adjustment, proposed Parcel 1 would be increased in size from 7,997 square feet to 8,808 square feet and proposed Parcel 2 would be reduced in size from 32,436 to 31,625 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. The E-1 Zone requires that, for lots with an average slope between 10% and 20%, the required minimum lot size is 22,500 square feet and a minimum lot frontage of 90'. Therefore, 1556 Alameda Padre Serra requires a Lot Area Modification per and a Lot Frontage Modification. There is also an as-built fountain that will be within the newly created interior setback requiring an interior setback modification. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. One Lot Area Modification to allow the creation of a 8,808 square foot lot (Parcel 1) where a 22,500 square foot lot is required in the E-1 Zone (SBMC 28.15.080 and 28.92.110.A); and
2. One Lot Frontage Modification for Parcel 1 to have less than the required 90' of frontage on a public street in the E-1 Zone (SBMC 28.15.080 and 28.92.110.A); and
3. One Interior Setback Modification for the fountain to be located within the interior setback on proposed Parcel 2 at 1807 Lasuen Road (SBMC §28.15.060.B and SBMC §28.92.110.A); and
4. A Lot Line Adjustment to transfer 811 square feet from 1807 Lasuen Road to 1556 Alameda Padre Serra (SBMC Ch. 27.40, Gov. Code 66412).

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 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, May 5, 2016, an Agenda with all items to be heard on Wednesday, May 11, 2016, 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).