



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS WITHIN 300 FEET

WEDNESDAY, DECEMBER 7, 2016

9:00 A.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF RICK STARNES, ARCHITECT FOR BERRETT FAMILY TRUST, 1035 COYOTE ROAD, APN 021-061-005, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (MST2016-00003).

The 33,977 square-foot site is currently developed with an existing nonconforming 428 square foot one-story workshop/storage building and a detached 65 square foot "as-built" accessory building. The proposed project involves permitting 120 square feet of "as-built" additions to the workshop/storage building (total 428), a change of use of the existing nonconforming workshop/storage building to a single-family residence, demolition of the "as-built" 65 square foot accessory building and construction of a new 361 square foot two-car carport and attached trash enclosure. The proposal will abate violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 809 square feet on a 33,977 square foot lot, located within the Hillside Design District, is 18% of the maximum guideline floor to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use and the construction of a new two-car carport to be located within the required 35-foot front setback (SBMC § 28.87.030, and SBMC § 28.92.110).
2. Interior Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use to be located within the required 15-foot interior setback (SBMC § 28.87.030, and SBMC § 28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

ADDITIONAL INFORMATION: 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, contact Michelle Bedard at (805) 564-5470, extension 4551 or email MBedard@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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 at 630 Garden Street 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, contact the SHO Secretary at (805) 564-5470, extension 3308. 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 1, 2016, an Agenda with all items to be heard on Wednesday, December 7, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.