



# City of Santa Barbara California

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

WEDNESDAY, MARCH 15, 2017  
9:00 A.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TOM OCHSNER, ARCHITECT FOR JOHN MUTHUN, 1135 HARBOR HILLS DRIVE, APN 035-314-005, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00484)**

The 10,309 square foot site is currently developed with a 1,990 square foot single-family dwelling and a 302 square foot garage connected by a breezeway. The proposed project involves a 493 square foot addition and interior remodel of the existing dwelling, and a 162 square foot addition to the existing garage, entry pergola, and new landscaping. The project proposes an addition to the garage to be built in line with the existing structure that is nonconforming to the front setback. Additionally, the project proposes alterations to the roof height and pitch in the setback in a portion of the existing dwelling that is legally non-conforming to the required interior setback.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a 162 square foot addition to the existing garage to encroach into the 30-foot required front setback in the E-1 zone. (SBMC §28.15.060 and SBMC§28.92.110); and
2. Interior Setback Modification to allow alterations to the roof height and pitch in the 10-foot required interior setback in the E-1 zone (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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

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](mailto: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 Andrew Perez at (805) 564-5470, extension 4559 or email [ACPerez@SantaBarbaraCA.gov](mailto:ACPerez@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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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, March 9, 2017, an Agenda with all items to be heard on Wednesday, March 15, 2017 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.