



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 STEVE HAUSZ, ARCHITECT FOR KANE FAMILY TRUST, 226 OLIVER RD, APN 045-081-016, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE APPEALABLE JURISDICTION OF THE COASTAL ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2016-00546)

The 6,517 square foot parcel, located in the Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing one-story, 1,327 square foot single-family dwelling with 347 square foot attached two-car garage, and 176 square foot storage shed. The project involves replacing the existing 13'-11" single garage door with two new 8' wide garage doors, replacing two windows on the west elevation with a single window in a new location, and the addition of a new man door on the south elevation of the garage. The project also includes replacing two aluminum slider windows with vinyl windows and the relocation of roof support beams in the garage. No new square footage is proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new and altered openings within the required front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow new and altered openings within the required interior setback (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 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. 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 David Eng at (805) 564-5470, extension 5541 or email DEng@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 the Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

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. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.