



City of Santa Barbara California

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

WEDNESDAY, APRIL 12, 2017
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF BRENT HAAS, 430 CONEJO ROAD, APN 019-050-013, A-1 (ONE FAMILY RESIDENTIAL) ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2016-00381)**

The proposed project involves the construction of a new two-story, 2,061 gross square foot residence with an attached 355 gross square foot, one-car garage. An uncovered tandem parking space is proposed in front of the garage. Access would be provided by the existing driveway.

The 17,019 square-foot site is currently vacant. Previously, a two-story single-family residence (approximately 1,900 square feet) with an attached two-car carport occupied the site, but it was destroyed in the Tea Fire. Portions of the foundation remain. The parcel is located off Conejo Lane, a private street, and extends to Stanwood Drive (State Route 192) on the north. Sycamore Creek runs along the rear of the property near Stanwood Drive.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a residence, garage, and uncovered parking to encroach into the required 35-foot front setback (SBMC §28.15.060 and §28.92.110); and
2. An Interior Setback Modification to allow a residence to encroach into the required 15-foot interior setback along the western property line (SBMC §28.15.060 and §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 Allison De Busk, Project Planner at (805) 564-5470, ext. 4552 or email ADebusk@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, ext. 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, April 6, 2017, an Agenda with all items to be heard on Wednesday, April 12, 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.