



City of Santa Barbara California

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

WEDNESDAY, OCTOBER 11, 2017
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, RS-25, RESIDENTIAL SINGLE UNIT, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DWELLING UNITS/ACRE) (MST2017-00355)

The 17,437 square foot project site is currently developed with a two-story 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The proposal is to construct a 146 square foot addition to an existing second-story 283 square foot deck located entirely in the 30-foot primary front setback.

The proposed deck extension was previously reviewed by the Staff Hearing Officer on May 24, 2017 (MST2017-00084) in conjunction with modifications to approve additions and alterations in both the primary and secondary front setbacks, as well as an open yard modification. As part of that project, a deck extension was approved in the secondary front setback up to the plane of the existing deck, for an eight-foot encroachment and total deck size of 547 square feet. A 178 square foot portion of the previously approved deck is located in the primary front setback; however, a Modification was not reviewed for it. The Modification request is now being pursued under the current proposal.

The proposed deck extension would encroach an additional four feet into the primary front setback, with a total depth of 12 feet into the required 30-foot setback. The total size of the subject deck, including both the previously approved and the proposed extension, would be 693 square feet; 506 square feet of which is in the required secondary front setback.

The previously approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot-area ratio (FAR). No additional floor area is proposed under the subject project.

The discretionary applications required for this project are a Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 30-foot secondary front setback, and a Primary Front Setback Modification to allow a previously approved deck extension on the west side of the dwelling to encroach within the required 30-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B).

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 Stephanie Swanson, Planning Technician I, at (805) 564-5470, ext. 4569 or email SSwanson@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, October 5, 2017, an Agenda with all items to be heard on Wednesday, October 11, 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.