



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
P. O. Box 1990
SANTA BARBARA, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER

DATE: OCTOBER 24, 2018

TIME: 9:00 A.M.

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 308 SANTA MONICA, APN: 045-091-003, MST2018-00203 **OWNER:** EISENHAUER LIVING TRUST

FOR MORE INFORMATION CONTACT: STEPHANIE SWANSON, ASSISTANT PLANNER, (805) 564-5470, ext. 4569

PROJECT DESCRIPTION: The 6,375 square-foot site is currently developed with a single family residence, approximately 1,180 square feet (net), and attached two-car garage, approximately 376 square feet (net). The proposed project involves converting the existing garage to habitable space for the residence, construction of a new two-car garage with utility room, an interior remodel, a new 3'-6" tall wall in the front yard, and new windows and doors, both inside and outside the required setbacks.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow a change of use from a legal nonconforming garage to habitable space in the required 20-foot front setback, including window changes in the setback (SBMC §28.15.060, SBMC §28.87.030.D.1.b and SBMC §28.92.110); and
2. Interior Setback Modification to allow a change of use from a legal nonconforming garage to habitable space in the required six-foot interior setback, including window changes in the setback (SBMC §28.15.060, SBMC §28.87.030.D.1.b and SBMC §28.92.110); and
3. Coastal Development Permit to allow the construction on a parcel located between the sea and the first public road paralleling the sea that will result in an increase of 10% or more of internal floor area of the existing structure in the appealable jurisdiction of the Coastal Overlay Zone (California Code of Regulations, Title 14, Section 13250, SBMC §28.44.060, and SBMC §28.44.110.A.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).