



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: WEDNESDAY, DECEMBER 5, 2018 **TIME:** 9:00 A.M.

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 816 ROBLE LN, APN 019-251-005, MST2018-00265 **OWNER:** GARY ZENTMYER

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

PROJECT DESCRIPTION: The 6,479 square-foot lot is currently developed with a three-story single family residence and attached two-car garage. The proposed project includes demolition of round support columns and construction of small additions on all three levels to provide rectilinear corners to change the style of the residence from contemporary to Spanish Colonial/Mediterranean. An interior remodel, demolition of an "as-built" addition at the rear of the residence, removal of a fire pit to abate a violation listed in ZIR2018-00148, and permitting the "as-built" location of an air conditioning unit and replacement of said air conditioning unit with a new unit is also proposed.

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

1. Front Setback Modification to allow a reconfiguration of the existing nonconforming staircase, third floor deck, and structural supports in the required 25'-0" front setback (SBMC §30.20.020.A, SBMC §30.20.030.B.1, and SBMC §30.250.030.B),
2. Interior Setback Modification to allow additions within the required 10'-0" eastern interior setback on all three levels of the residence (SBMC §30.20.020.A and SBMC §30.250.030.B),
3. Interior Setback Modification to allow additions on the third level of the residence within the required 10'-0" western interior setback (SBMC §30.20.020.A and SBMC §30.250.030.B),
4. Open Yard Modification to allow a reduction in the nonconforming open yard (SBMC §30.165.100.B and SBMC §30.250.030.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 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).