



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:** DECEMBER 19, 2018

**TIME:** 9:00 A.M.

**LOCATION:** DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**PROJECT LOCATION:** 1199 HARBOR HILLS DRIVE, APN035-312-007, MST2016-00025 **OWNER:** HOWLAND FAMILY TRUST

**FOR MORE INFORMATION CONTACT:** Stephanie Swanson, Assistant Planner, at (805) 564-5470, ext. 4569

**PROJECT DESCRIPTION:** The 10,918 square-foot site is currently developed with a single family dwelling and attached two-car garage. The proposed project includes an interior remodel of the existing ground floor, conversion of the existing crawlspace to a habitable basement level, and construction of decks at the eastern and southern (rear) facades of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Front Setback Modification to allow construction of a proposed porch and covered balcony within the required 30'-0" front setback (SBMC Table 30.20.030.A 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).