



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 19, 2018      **TIME:** 9:00 A.M.

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

**PROJECT LOCATION:** 632 E. DE LA GUERRA STREET, APN031-102-004, MST2018-00243 **OWNER:** JAMES SCHWAN

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

**PROJECT DESCRIPTION:** The 6,250 square-foot site is currently developed with a single family dwelling and detached barn. There is also an "as-built" driveway on the lot. The project proposes demolition of the existing barn and an exterior bathtub, with associated utilities, and construction of a new detached two-car garage with attached storage and laundry facilities, as well as an Accessory Dwelling Unit atop the proposed garage and storage. The project includes abatement of all violations listed in ZIR2016-00573.

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

1. Interior Setback Modification to allow the construction of accessory storage space at the rear of the proposed garage, within the required 6'-0" interior residential setback (SBMC Table 30.20.030.B and SBMC §30.250.030.B).
2. Accessory Square Footage Modification to allow the overall development on the lot to exceed the maximum 1,300 square feet of detached accessory space on a lot of this size developed with single family residential units, and for the proposed detached accessory building to exceed 1,250 square feet (net) in size (SBMC §30.140.020.J 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 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).