



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER (SHO)
DATE: WEDNESDAY, NOVEMBER 20, 2019 **MEETING BEGINS AT:** 9:00 AM
LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 429 E MICHELTORENA STREET, **ZONE:** R-M ZONE, **GENERAL PLAN DESIGNATION:** MEDIUM-HIGH DENSITY RESIDENTIAL, **APN:** 027-252-029, **PLN:** 2019-00387 **APPLICANT/OWNER:** REJANE LEAO, **DESIGNER FOR:** MIRAN KOJIAN

PROJECT DESCRIPTION: The 2,310 square foot lot is currently developed with an existing one-story, single residential unit. An existing one-car garage is provided off-site (APN: 027-252-018). The proposed project involves a major interior remodel, the conversion of the existing enclosed front porch to habitable space, relocation of the water heater, a small bathroom addition at the location of the existing water heater, and replacement and alteration of existing windows. Minor Zoning Exceptions are requested by the Single Family Design Board (SFDB) to allow window alterations located within the required interior setbacks. The discretionary application required for this project is an Interior Setback Modification to allow a small addition to encroach into the interior setback of an existing nonconforming residence. (SBMC §30.140.150.D.4 and SBMC §30.250.060). 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). **FOR MORE INFORMATION CONTACT:** MICHELLE BEDARD AT (805) 564-5581

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to SHO Secretary, PO 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 review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an “Interested Party” for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City’s SantaBarbaraCA.gov/MySB to subscribe to email notification whenever SHO agendas posted. This is a general subscription to all SHO agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. 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 posted online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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. 4572. 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, November 14, 2019, an Agenda with all items to be heard on Wednesday, November 20, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Approximate times are set for each item; however, the schedule is subject to change.