



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, JUNE 17, 2020 **MEETING BEGINS AT:** 9:00 AM

LOCATION: THIS MEETING WILL BE CONDUCTED ELECTRONICALLY AS DESCRIBED BELOW

PROJECT LOCATION: 1103 HARBOR HILLS, **ZONE:** RS-15, **APN:** 035-314-021, **PLN2019-00492**

APPLICANT/OWNER: HERMAN & TERI ROUP

PROJECT DESCRIPTION: The 15,883 square-foot site is currently developed with 1,772 square foot residence and a 420 square foot carport. The proposed project involves the partial demolition of the existing residence and carport, and the construction of a 2,547 square foot residence with a new 456 square foot garage and a new 431 square foot Accessory Dwelling Unit (ADU) above the new garage. The proposal also includes a new 827 square foot deck and a new trash enclosure. The discretionary applications required for this project are: 1) An Interior Setback Modification to allow for the partial demolition and rebuild of the dwelling within the interior setback (SBMC §30.250.030.B); and 2) A Front Setback Modification to allow for the partial demolition and rebuild of the dwelling and an Accessory Dwelling Unit and exterior stairs to access the ADU and trash enclosure in the front setback (SBMC §30.250.030.B). The project requires an environmental finding pursuant to California Environmental Quality Act guidelines section 15183.

FOR MORE INFORMATION CONTACT: Kelly Brodison, Associate Planner, (805) 564-5470, ext. 4531 or email KBrodison@SantaBarbaraCA.gov.

PUBLIC HEARING NOTICE

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS THE STAFF HEARING OFFICER TO HOLD MEETINGS VIA TELECONFERENCES OR OTHER ELECTRONIC MEETING FORMAT WHILE STILL MEETING THE STATE'S OPEN AND PUBLIC MEETING REQUIREMENTS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE STAFF HEARING OFFICER MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SHOVideos.

ELECTRONIC PARTICIPATION: Join the Meeting Electronically by clicking on the meeting link, which will be found on the meeting agenda. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers listed on the agenda that will be posted online.

Oral comments during a meeting may be made by electronic participation only.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on this matter must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the SHO. Pooling of time is not permitted during meetings conducted electronically.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to SHOSecretary@SantaBarbaraCA.gov prior to the beginning of the SHO Meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record. If you have any questions please contact the SHO Secretary at SHOSecretary@SantaBarbaraCA.gov or 805.564.5470, extension 3308. You may also submit written correspondence via US Postal Service (USPS); addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

If you, as an aggrieved party or applicant, disagree with the decision of the SHO regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at 630 Garden Street, within ten calendar days of the SHO decision. If the SHO decision is appealed, and if the Planning Commission approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200. If you challenge the project approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the SHO at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308. 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, June 11, 2020, an Agenda with all items to be heard on Wednesday, June 17, 2020 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.