



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 17, 2021 **MEETING BEGINS AT:** 9:00 AM

LOCATION: This Meeting Will Be Conducted Electronically As Described Below

PROJECT LOCATION: 469-493 West Mountain Drive, **LAND USE DESIGNATION:** Low Density Residential, **ZONE:** RS-1A, **APN:** 021-103-005, **PLN:** 2021-00127

APPLICANT/OWNERS: Holly Garcin, SEPPs / McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz

PROJECT DESCRIPTION: The single-unit residential-zoned lot is developed with seven permitted dwelling units, and is nonconforming to residential density and setbacks. Over a period of many years owners have constructed residential remodels and additions, garage conversions, and accessory structures without permits. This project proposes to resolve enforcement actions for unpermitted work, and permit all improvements on the property, including proposed demolition of some unpermitted additions and accessory buildings, and new construction/relocation of residential additions and accessory buildings. Staff Hearing Officer review is requested for a Lot Area Modification, a Setback Modification, and an Alternative Open Yard Design (Santa Barbara Municipal Code (SBMC) §30.250.020, Table 30.20.030.A, and §30.140.140.F).

PUBLIC HEARING NOTICE

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE SHO 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 Cox Communications-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.

WRITTEN PUBLIC COMMENT: Public comments may 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.

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 electronically to become an "Interested Party" for notification by email when the project is scheduled on an agenda. Agendas are posted and 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 a case. Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/SHO.

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, November 11, 2021, an Agenda with all items to be heard on Wednesday, November 17, 2021 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO.

STAFF REPORT AND PLANS: Copies of all documents relating to this agenda item will be available for review online on Thursday, November 11, 2021 at SantaBarbaraCA.gov/SHO.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. For more information on this project, or to be informed of future hearings, please contact: Tony Boughman, Associate Planner (805) 564-5470, ext. 4539, TBoughman@SantaBarbaraCA.gov