



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, AUGUST 10, 2011, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF NEIL KORPINEN AGENT FOR NEIL KORPINEN AND ERIC R. ERICKSON,
824 SUMMIT ROAD, APN 015-172-007 AND BOB AND JUNE CHRISTENSEN, 828 SUMMIT ROAD,
APN 015-172-008, A-2 ZONES, GENERAL PLAN DESIGNATION: 2 UNITS/ACRE (MST2011-00237)**

The proposed project consists of a Lot Line Adjustment between the properties located at 824 Summit Rd. (APN 015-172-007) & 828 Summit Rd. (APN 015-172-008), which will result in a transfer of 4,094 sq. ft. of lot area to 824 Summit Rd. The minimum lot size in the A-2 Zone is 37,500 square feet for lots having a slope of between 10% and 20%. The resulting lots will be 26,548 square feet with a 12.4 % average slope (824 Summit) and 42,325 square feet with a 14.74% average slope (828 Summit). The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Lot Area Modification is requested to allow the property at 824 Summit Rd. to provide less than the minimum lot area required for the A-2 Zone. (SBMC §28.15.080 & §28.92.110);
2. A Street Frontage Modification is requested to allow the property at 824 Summit Road to continue to provide less than the minimum street frontage of 100 feet (SBMC §28.15.080 & §28.92.110); and
3. A Lot Line Adjustment (LLA) to change the property line between 824 Summit Road (APN 015-172-007) and 828 Summit Road (APN 015-172-008) (SBMC §27.40 & Gov. Code §66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (Minor Alteration in Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@santabarbaraca.gov. This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Suzanne Riegle at (805) 564-5470 extension 2687, or by email at SRiegle@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer 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 the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's decision. If the Planning Commission's decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.45.009.

If you challenge the permit 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 Staff Hearing Officer at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, August 4, 2011, an Agenda with all items to be heard on Wednesday, August 10, 2011, will be available at 630 Garden Street. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* *Meetings can be viewed live on City TV-18, or on your computer via [http://www.santabarbaraca.gov/Government/Video/Meeting rebroadcast schedule](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.*