



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, APRIL 17, 2013, 12:30 P.M. (*special meeting time*) (* SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF SALNAUN MASOOMAN, OWNER OF 444 CONEJO ROAD, APN 019-061-029, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2011-00309)

The proposed project includes a new approximately 1,614 square foot single-family dwelling and 485 square foot attached garage to replace the 1,614 square foot single-family dwelling and 289 square foot garage destroyed in the 2008 Tea Fire. The project will increase the previous one car garage to a two car garage, resulting in a 485 square foot garage. The project also includes a roof change and window changes within the required front and interior setbacks. A permit has been issued for the rebuild of the dwelling and garage, however, changes to the project require Modifications to allow alterations and additions within the required setbacks. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') interior setback (SBMC §28.15.060 and 28.92.110).

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).

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 Betsy Teeter at (805) 564-5470, extension 4563, or by email at BTteeter@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 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 Staff Hearing Officer meeting begins at the *special meeting time of 12:30 p.m.* Wednesday afternoon. On Thursday, April 11, 2013, an Agenda with all items to be heard on Wednesday, April 17, 2013, 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 12:30 p.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 www.SantaBarbaraCA.gov/Government/Video/ Meeting rebroadcast schedule can be found at www.CityTV18.com/schedule.htm.*