



City of Santa Barbara California

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

WEDNESDAY, DECEMBER 11, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF PAUL ZINK, ARCHITECT FOR THE LOUISE LUCENA LIVING TRUST,
2302 EDGEWATER WAY, 041-342-010, E-3/SD-2 SINGLE FAMILY AND COASTAL ZONES,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 5 DU/ACRES: (MST2013-
00393)**

The 5,873 square-foot site, located on the northwest corner of Edgewater Way and Mohawk Road, is currently developed with 1,018 s.f. single-story house and attached one-car carport. The proposed project involves the construction of a 34 s.f. addition to a bedroom and bathroom, construction of new exterior decks and fences, remodel of portions of the house, reroof of the house, replacement of an existing driveway with pavers, and the permitting of an "as-built" 44 s.f. attached storage shed.

The discretionary applications required for the project are:

1. Front Setback Modification to allow alterations, including new doors, new windows, and a raised deck within the required 20-foot front setback on Mohawk Road (SBMC §28.15.060 and SBMC §28.92.110).
2. Fence Height Modification to allow a fence greater than 3.5 feet in height in the front setback on Mohawk Road (SBMC §28.87.170 and SBMC §28.92.110).
3. Open Yard Modification to allow the proposed addition to further reduce an already nonconforming open yard area due to the construction of the 34 s.f. bedroom and bathroom addition (SBMC §28.15.060 and SBMC §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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations 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 Danny Kato, Senior Planner at (805) 564-5470, extension 2567, or by email at DKato@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, December 5, 2013, an Agenda with all items to be heard on Wednesday, December 11, 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 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 at www.SantaBarbaraCA.gov/CityTV, where you can also click on [City TV Program Guide](#) for a rebroadcast schedule.*