



# 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, MAY 14, 2014, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### APPLICATION OF TONY XIQUES, DESIGNER FOR SCOTT AND HSIU HUA KIPP, 2301 CHAPALA STREET, APN 025-113-013, E-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 5 DU/ACRE (MST2013-00417)

The 7,500 square-foot corner parcel is currently developed with a 1,028 square foot, single-family residence, detached 468 square foot, two-car garage, and a 206 square foot one-car-garage. The proposed project involves construction of a 200 square foot, main floor addition, a 200 square foot, lower level addition, and permitting as-built conversion of 361 square feet of unfinished area at the lower level to floor area. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project will address all violations identified in ENF2012-00886 and ZIR2012-00441. The discretionary applications required for this project is a Front Setback Modification to allow additions and alterations to the existing residence within the required twenty-foot front setback (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 Section 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](mailto: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](mailto:SRiegle@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify 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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** On Thursday, May 8, 2014, an Agenda with all items to be heard on Wednesday, May 14, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO) on Thursday, May 8, 2014. 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).