



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, FEBRUARY 4, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**APPLICATION OF NATALIE COPE, ARCHITECT FOR MARY MCMASTER AND PAUL CASEY,
336 E PEDREGOSA STREET, APN: 027-051-006, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-
00008)**

The 6,250 square foot parcel is currently developed with a 2,294 square foot, two-story residence and a 220 square foot attached garage. The proposal includes construction of a new 215 square foot wooden deck (with a trellis above) to the existing rear elevation of the house, removal of the existing concrete stairs, replacement of a window and an interior remodel. The project will also address violations identified in the Zoning Information Report (ZIR2013-00021). The discretionary application required for this project is an Open Yard Modification to allow the proposed first story deck to encroach into the required open yard area (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 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 Betsy Teeter at (805) 564-5470, extension 4563, or by email at BTeeter@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 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, January 29, 2015, an Agenda with all items to be heard on Wednesday, February 4, 2015, 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/gov/brdcomm/nz/sho/agendas.asp. 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 www.santabarbaraca.gov/gov/depts/cityadmin/watch/default.asp. Meeting rebroadcast schedules can be found at www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp.*