



City of Santa Barbara California

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

WEDNESDAY, OCTOBER 12, 2016
9:00 A.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF EVA TURENCHALK, AGENT FOR JERRY RIGGS, 1124 HARBOR HILLS LANE, APN 035-314-009, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DU/ACRE (MST2015-00599)

The 13,517 square foot site is currently developed with a 2,849 square foot, single-story, single family dwelling with a 492 square-foot attached garage. The proposed project involves the removal of 1,635 square feet of pavers over impermeable aggregate subgrade that make up the walkways and patio areas, 200 square feet of concrete hardscape, 550 square feet of driveway paving, and 14 linear feet of a CMU seat wall at the entry patio. The project proposes to install 1,958 square feet of stone tile walkways and patios, a new 550 square feet permeable paver driveway, approximately 55 linear feet of grade beam with CMU retaining and seat walls at top patio, 75 linear feet of CMU retaining wall and new stormwater drainage system at the bottom of the property, approximately 13 linear feet of 6 foot high wooden fence and gate to enter the easterly patio area, and landscape improvements, including the removal of a dead pear tree (less than 4 inches in diameter at 4 ½ feet above ground) along Harbor Hills Lane, and the installation of a new fire pit.

The discretionary application for this project is a Front Setback Modification to allow the patio to expand into the required 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 to Land Use Limitations).

You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

ADDITIONAL INFORMATION: 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, contact Megan Lowery at (805) 560-7587 or email MLowery@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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 at 630 Garden Street within ten calendar days of the Staff Hearing Officer's decision. If the Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SHO Secretary at (805) 564-5470, extension 3308. If possible, notification at least 48

hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, October 6, 2016, an Agenda with all items to be heard on Wednesday, October 12, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.