



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION

THURSDAY, AUGUST 7, 2014
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPEAL BY MARIA ELENA SOLIS OF THE CHIEF BUILDING OFFICIAL'S DENIAL OF DEVELOPMENT WITHIN 25 FEET OF MISSION CREEK, 210 WEST HALEY STREET, APN 037-161-014, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (MST2012-00482 & BLD2012-01415)

The subject site at 208, 210, and 212 West Haley Street is developed with three detached one-story single-family dwellings and a detached garage. The rear property line borders Mission Creek. Exterior unpermitted construction proposed to be permitted consists of the enclosure of the 41 square foot front porch at 212 West Haley Street, and the 102 square foot addition constructed at the rear of 210 West Haley Street. A request to permit this unpermitted addition at the rear of the dwelling, within the 25-foot Mission Creek setback, was denied by the Chief Building Official, per Santa Barbara Municipal Code (SBMC) §28.87.250. The Chief Building Official's decision was appealed to the Planning Commission by the property owner's attorney. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

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 Tony Boughman at (805) 564-5470, extension 4539, or by email at TBoughman@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 challenge the permit approval 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 Planning Commission 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 City Administrator's Office at (805) 564-5305. 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, July 31, 2014, an Agenda with all items to be heard on Thursday, August 7, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at <http://www.santabarbaraca.gov/PC> on Thursday, July 31, 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 for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.