



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, FEBRUARY 23, 2011, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TOM HALE, AGENT FOR SCOTT AND LISA BURNS, AND F. EDWARD
MCCAULEY, 222 E JUNIPERO ST AND 2319 GARDEN STREET, 025-132-003, -007 & -019, E-1,
SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 3
UNITS/ACRE (MST2010-00334)**

The project consists of a Voluntary Lot Merger and Lot Line Adjustment, involving three lots (APNs 025-132-003, 025-132-007, and 025-132-019), with the intent of eliminating the third lot (025-132-019). The common property owners of 2319 Garden Street (APN's 025-132-007), a 15,000 square foot lot, and a vacant interior lot (APN 025-132-019), a 5,021.4 square foot lot, has proposed a voluntary lot merger to result in a 20,021.4 square foot lot, which will be referred to as resulting Parcel 1. The interior property line of resulting Parcel 1 (2319 Garden Street) which is shared with the adjacent property at 220 E Junipero Street (APN 025-132-007: Parcel 2) will then be adjusted. Parcel 2 will receive 2,230.6 square feet of lot area from Parcel 1 for a total lot size of 8,774.8 square feet. The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger to merge parcels existing Parcel 1 (APN 015-132-007) and existing Parcel 3 (APN 025-132-019) to create a single parcel (SBMC§27.30 & Gov. §66451.11)
2. A Lot Area Modification to allow the creation of a new parcel (Parcel 2) which does not meet the minimum 15,000 sf lot of the E-1 Zone. (SBMC §28.15.080 & §28.92.110).
3. Street Frontage Modification. Proposed Parcels 1 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
4. Street Frontage Modification. Proposed Parcels 2 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
5. A Lot Line Adjustment (LLA) to change the property line between the merged parcel at 2319 Garden Street (APN 025-132-007) and existing parcel at 220 E Junipero Street (APN 025-132-003) (SBMC §27.40 & Gov. Code §66412)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305

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 Suzanne Riegle, Assistant Planner at (805) 564-5470 extension 2687, or by email at SRiegle@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, February 17, 2011, an Agenda with all items to be heard on Wednesday, February 23, 2011, 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 via http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule can be found at <http://www.citytv18.com/schedule.htm>.*