



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

WEDNESDAY, JUNE 29, 2011, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF JESSICA KINNAHAN FOLEY, AGENT FOR BRUMMETT FAMILY TRUST,
1533 SAN MIGUEL AVENUE, APN 045-131-002, E-3 (ONE-FAMILY RESIDENCE) AND
SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE
(MST2010-00213) (CDP2011-00008)**

The project consists of a proposal to subdivide an existing 24,580 square foot (0.564 acre) parcel into two parcels. Proposed Parcel 1 would be approximately 12,740 square feet (0.292 acres) with an estimated slope of 9% and proposed Parcel 2 would be approximately 11,840 square feet (0.272 acres) with an estimated slope of 13.4%. The existing development on the site includes a 1,274 square foot single-family residence with a 260 square foot attached one-car garage. A new uncovered parking space would be provided to serve the existing residence on proposed Parcel 2. An existing fence, block walls, patio, patio cover, steps and walkway would be removed to provide access to proposed Parcel 1. No other development is proposed on either parcel.

The discretionary applications required for this project are:

1. Coastal Development Permit to allow development in the Non-Appealable Jurisdiction of the Coastal Zone (SBMC§28.44.060),
2. Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07), and
3. Street Frontage Modification to allow proposed Parcel 1 to have 20 feet of street frontage instead of the required 60 feet (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 15315 (Minor Land Divisions).

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 Kathleen Kennedy, Associate Planner, at (805) 564-5470, extension 4560, or by email at KKennedy@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 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, June 23, 2011, an Agenda with all items to be heard on Wednesday, June 29, 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](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.*