



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, JULY 27, 2011, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF JARRETT GORIN, AGENT FOR CLENET-PURPERO AND GATHERCOLE, LLC, 1213 HARBOR HILLS DRIVE; APN 035-480-037, -039, -040, -041; E-1 ONE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST2009-00385)

The project involves the assemblage and merger of six lots that were created as part of the illegal Roger's Tract subdivision in order to create a new 1.089-acre lot and satisfy a Conditional Certificate of Compliance. A new single-family residence would be constructed on the 1.089-acre lot. In order to satisfy the conditions of the Certificate of Compliance, a lot frontage modification is required because the lot would have only 15 feet of frontage on a public street, where 90 feet is required. The new house would total 4,217 net square feet with an attached 672 square foot garage. The building would be two stories and would have a maximum height of 30 feet above finished grade. Site development also includes a new driveway, site retaining walls, patios, barbeque and fire pit, landscaping and a spa. An existing four-foot wide pedestrian trail easement is proposed to be realigned onto the project site because the proposed driveway would conflict with the existing conceptual alignment. In order to minimize the grading required to carry out the project, the new house would be constructed on caissons. The project includes landscaping (yet to be designed) that would be consistent with the City's Fuel Management Requirements, and storm water management improvements including permeable pavement, cisterns, a catch basin, and vegetated swale with French drain.

The discretionary application required for this project is:

1. A lot frontage Modification to provide less than the required 90 feet of frontage on a public street in the E-1 Zone (SBMC §28.15.080; §28.92.110.A.2).

The Staff Hearing Officer will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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 Allison De Busk, Project Planner at (805) 564-5470 extension 4552, or by email at ADeusk@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, July 21, 2011, an Agenda with all items to be heard on Wednesday, July 27, 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>.*