



# 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, APRIL 4, 2012, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### APPLICATION OF JAMES MACARI, ARCHITECT FOR MICHAEL B. AND CHRISTINA M. JOHNSON, 20 ALISAL ROAD, APN: 019-312-009, A-1 ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2011-00288)

The 41,382 square foot project site was previously developed with a single-family residence and a detached two-car garage, which were destroyed in the Tea Fire. The proposed project consists of construction of a new 2,777 square foot single family residence, an attached 482 square foot two-car garage, and associated retaining wall system. The project will comply with all recommendations outlined in the Geotechnical report dated February 15, 2012, prepared by Workman Engineering and Consulting.

The discretionary applications required for this project are:

1. A Modification to permit new construction within the required 35' front setback (SBMC §28.15.060 & 28.92.110), and;
2. A Modification to allow a wall with guardrail to exceed 8' in height within the required 35' front setback (SBMC §28.87.170 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 & 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](mailto: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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at [jlaconte@SantaBarbaraCA.gov](mailto:jlaconte@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, March 29, 2012, an Agenda with all items to be heard on Wednesday, April 4, 2012, 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](http://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>.*