



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, MAY 2, 2012, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF TRISH ALLEN, AGENT FOR PROPERTY OWNERS MARK AND CATHY ZORADI, 3050 SEA CLIFF, APN 047-091-007, A-1 (SINGLE FAMILY RESIDENCE) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 UNIT/ACRE) (MST2012-00092) POSTPONED FROM APRIL 18, 2012.

The project site is being developed with an 8,331 square foot single-family residence that is currently under construction. The proposed project is for a new call box and alterations to an existing six-foot tall, stucco wall located along the front property line. Alterations include adding eight new stone columns, adding a stone cap along the entire length of the wall, and adding a six-foot six-inch tall wood pedestrian gate and a six-foot tall wood pedestrian gate. The alterations result in an increase in wall height by approximately ten inches at the locations of the new columns.

The discretionary application required for this project is a Modification to allow the call box and proposed wall changes and gates to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (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 Act Guidelines Sections 15301(Existing Facilities).

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 Daniel Gullett, Associate Planner, at (805) 564-5470 extension 4550, or by email at dgullett@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, April 26, 2012, an Agenda with all items to be heard on Wednesday, May 2, 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. 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>.*