



# 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 30, 2012, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR PROPERTY OWNERS  
KEN AND HILARY JACOBSEN, 1924 EMERSON AVE., APN 025-401-0147, R-2 ZONE, GENERAL  
PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00115)**

The proposal involves permitting an "as-built," poured-in-place, concrete wall with sandstone cap along the northwest property line, a new two-foot-tall sandstone gravity wall in the front yard, and an extension of the existing stone wall with new 42-inch high guard rail in the front yard. The discretionary application required for this project is a Modification to allow the combination of walls to exceed the height limit of eight feet within the six foot interior setback (SBMC §28.87.170 & 28.92.110). Modifications were approved by the Staff Hearing Officer in January 2010 for other elements of the overall project requiring discretionary approvals (Staff Hearing Officer Resolution 001-10).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

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 Daniel Gullett, Associate Planner, at (805) 564-5470, extension 4550, or by email at [dgullett@SantaBarbaraCA.gov](mailto: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, May 24, 2012, an Agenda with all items to be heard on Wednesday, May 30, 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_rebroadcast_schedule) can be found at <http://www.citytv18.com/schedule.htm>.*