



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, JUNE 27, 2012, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF MARK MORANDO, AGENT FOR BRUCE ANDERSON,
1128 HARBOR HILLS LANE, APN 035-314-010, E-1 ZONE, GENERAL PLAN DESIGNATION:
LOW DENSITY RESIDENTIAL (MST2011-00389)**

The 29,259 square-foot project site is currently developed with a two-story, 3,151 square foot residence and 527 square foot attached garage. The subject application is a proposal to permit the following "as-built" construction: split-level patio with deck, outdoor fireplace, barbeque, counter, and sink; retaining walls; entry pilasters; stairs and new front entry. The project also includes installation of required guard rails and demolition of the "as-built" pergola and storage shed. No additional building area is proposed.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" deck, patio, counter, sink and fireplace to remain within the ten-foot southwest interior setback (SBMC §28.15.060 and 28.92.110);
2. A Modification to allow the "as-built" patio to remain within the ten-foot southeast interior setback (SBMC §28.15.060 and 28.92.110);
3. A Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southeast interior setback (SBMC §28.87.170 and 28.92.110);
4. A Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southwest interior setback (SBMC §28.87.170 and 28.92.110); and
5. A Modification to allow the two "as-built" entry pilasters to exceed 3.5 feet in height within ten-feet of the front lot line and adjacent to the driveway (SBMC §28.87.170 and 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), 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. 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, June 21, 2012, an Agenda with all items to be heard on Wednesday, June 27, 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>.*