



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 25, 2012, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF SAM MAPHIS, LANDSCAPE ARCHITECT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00142)

The proposed project involves demolition of an existing trellis and deck and construction of a new 170 square foot deck approximately 18 inches off grade. Also proposed is to permit an as-built 10 to 12-foot-tall combination of wall, fence, and hedge along the property frontage on Mission Street.

The discretionary applications required for this project are:

1. A Modification to allow the new raised deck to encroach into the 30-foot front setback on Mission Street (SBMC §28.15.060 & 28.92.110); and
2. A Modification to allow the existing hedge, fence and wall combination to exceed 3.5 feet in height within ten feet of the front lot line and exceed eight feet in height within the 30-foot front setback on Mission Street (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 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 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, July 19, 2012, an Agenda with all items to be heard on Wednesday, July 25, 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>.*