



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, OCTOBER 17, 2012, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF CATHERINE DUNBAR, DESIGNER FOR DARIO PINI,
220 COTTAGE GROVE AVENUE, APN 037-201-019, C-2 COMMERCIAL ZONE, GENERAL
PLAN DESIGNATION: COMMERCIAL AND MEDIUM-HIGH DENSITY RESIDENTIAL
(MST2012-00341)**

The 6,300 square foot lot is currently developed with a 1,300 square foot duplex at the front of the lot, and an existing 700 square foot residence above a 1,000 square foot garage at the rear of the lot. The proposal includes additions and alterations to the existing units on a lot that is legal non-conforming to density requirements. Alterations to the existing duplex include a 51 square foot, as-built addition and relocation of doors and windows. As-built alterations to the existing two-story building include a 7.5 square foot addition and a five square foot balcony expansion to the second-story residence facing the alley, and removal of an unpermitted window and door within the interior setback on the ground floor. The proposal will abate outstanding violations listed in ENF2011-00447. The discretionary applications required for this project are:

1. A Lot Area Modification to allow additional floor area to be permitted on a lot that is legal non-conforming to density. (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. A Modification to allow the expansion of the balcony into the required ten-foot rear setback. (SBMC § 28.21.060 and SBMC § 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 Section 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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@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, October 11, 2012, an Agenda with all items to be heard on Wednesday, October 17, 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>.*