



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, MARCH 6, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF SYNDI SOUTER, AGENT FOR GERROLD AND BARBARA RUBIN,
215 E. MISSION STREET, APN 025-323-009, E-1 SINGLE FAMILY ZONE, GENERAL PLAN
DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00455)**

The 20,000 square foot lot is developed with a 4,134 square foot, two-story residence, a 346 square foot detached garage with an attached "as-built" 412 square foot storage room, and a 215 square foot detached accessory building (pool house). The proposed project is a request to permit the as-built storage room attached to the existing detached garage. The existing garage is located approximately one foot from the eastern property line and the as-built storage building is located two feet from the eastern property line and 2'-8" from the northern property line. The project would result in a total of 627 square feet of detached accessory space plus 346 square feet of detached garage space. The proposal would abate violations listed in ENF2011-01056.

The discretionary applications required for this project are:

1. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the north side of the property (SBMC §28.15.060 and §28.92.110);
2. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the east side of the property (SBMC §28.15.060 and §28.92.110); and
3. A Modification to allow detached accessory buildings on the site to exceed a total of 500 square feet (SBMC §28.87.160 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 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 Allison De Busk, Project Planner at (805) 564-5470, extension 4552, or by email at ADebusk@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, February 28, 2013, an Agenda with all items to be heard on Wednesday, March 6, 2013, 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 [www.SantaBarbaraCA.gov/Government/Video/Meeting rebroadcast schedule](http://www.SantaBarbaraCA.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at www.CityTV18.com/schedule.htm.*