



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, APRIL 3, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF FRED L. SWEENEY, ARCHITECT FOR SALLY GRUBB, 209 WEST
CONSTANCE AVE., APN 025-022-003, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2013-00027)**

The 2,832 square foot lot is currently developed with an 829 square foot, one-story residence and a 171 square foot, detached garage. The proposal includes permitting "as-built" improvements including an 82 square foot laundry room addition, removal of a four square foot water heater enclosure, removal of an existing chimney, and construction of a 5'-6" high wall. The "as-built" wall is located within two feet of the existing five-foot high retaining wall on the front property line and along the alley frontage.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" laundry room to encroach into the required six-foot interior setback (SBMC § 28.21.060 & SBMC § 28.92.110); and
2. A Modification to allow the cumulative height of existing and "as-built" walls to exceed a maximum height of 3.5 feet within ten feet of the front property line (SBMC § 28.87.170 & 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, March 28, 2013, an Agenda with all items to be heard on Wednesday, April 3, 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.*