



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, SEPTEMBER 4, 2013, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF STEVE MORANDO ARCHITECT FOR THOMAS CRAVEIRO, 1120 GARCIA ROAD, APN: 029-283-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00225)

The 6,448 square foot parcel is located within the Hillside Design District and is currently developed with an existing 2,347 square foot, two-story residence with an attached two-car garage. The proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room. The proposal also includes window and door alterations and a minor second-story addition to the existing second-story master bedroom and bathroom.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations within the required 30-foot front setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow additions and alterations and a new trellis within the required 30-foot front setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110);
3. A Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
4. A Open Yard Modification to the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110); and
5. A Fence, Wall and Hedge Modification to allow the combined height of fences/walls and hedges to exceed the maximum allowable height of 3.5 feet within 10 feet of the front lot line on the south, and within 10 feet of the driveway for a distance of 20 feet from the front property line on the north. (SBMC § 28.87.170 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.

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, August 29, 2013, an Agenda with all items to be heard on Wednesday, September 4, 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/gov/brdcomm/nz/sho/agendas.asp. 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/gov/news/citytv/default.asp and then clicking [Live Stream](#). Meeting rebroadcast schedules can be found at www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp.*