



# 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 LAWRENCE THOMPSON ARCHITECTS FOR WALLACE RONCHIETO,  
1528 CLIFF DRIVE, APN: 035-170-005, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN  
DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00063)**

The 12,655 square-foot site is located on a corner lot with three street frontages and is currently developed with a two-story 3,272 square foot residence. The proposed project involves the construction of a 503 square foot detached two-car garage and a 24 square foot second floor master bathroom addition. The primary façade of the garage would face La Vista del Oceano Drive. The project also includes alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow a two-car garage to be constructed and the installation of a new door under the entry stairs within the required front yard setback along the La Vista del Oceano Drive frontage (SBMC § 28.15.060 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](mailto: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](mailto: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](http://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](http://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](http://www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp).*