



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, MARCH 5, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF BRITT JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 3,339 square foot single family residence with an attached 420 square foot garage. The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. The revised project includes a new window and an increase to the height of a portion of the new dwelling by raising the finish floor level (by 6 inches) with commensurate increases in the ridge and plate heights.

The discretionary applications required for this project are:

1. Front Setback Modifications to allow one new window and an increase to the height of the dwelling within both thirty-foot front setbacks (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modifications to allow an increase to the height of the garage and the dwelling within both ten-foot interior setbacks (SBMC § 28.15.060 and SMBC §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 15303 and 15305(New Construction and Minor Alterations in Land Use Limitations).

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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaConte@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 the Planning Commission's decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.45.009.

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 27, 2014, an Agenda with all items to be heard on Wednesday, March 5, 2014, 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 at www.SantaBarbaraCA.gov/CityTV, where you can also click on City TV Program Guide for a rebroadcast schedule.*