



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, APRIL 30, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF JONATHAN VILLEGAS, DARKMOON BUILDING DESIGN AND
ENGINEERING, AGENT FOR EDWARD YATES, 474 SCENIC DRIVE, 015-272-003, E-3/SD-3 ONE-
FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION:
RESIDENTIAL (2 DU/ACRE) (MST2013-00425)**

The 15,833 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with five unit apartment complex and a total of five covered parking spaces. The proposed project involves alterations to the existing apartment complex, relocation of an existing front site retaining wall to the front property line, re-grading of the driveway entries, replacement of a wood deck and stairs at the rear of the existing single-family residential unit, replacement of an existing two-car carport with a two-car garage, and replacement of an existing three-car carport with a new three-car garage. The existing carport structures are non-conforming to the required six-foot interior and rear setbacks and the minimum carport dimensions. This project will address the violations identified in enforcement case ENF2013-00676.

The discretionary applications required for this project are:

1. Three Interior Setback Modification to allow the construction of a two-car garage and three-car garage within the required six-foot interior setbacks to the east, south, and west (SBMC § 28.15.060 and SMBC § 28.92.110); and
2. An Open Yard Modification of the location and configuration requirements. (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 15302 and 15305 (Replacement of Structures 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 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 our website under [City Calendar](#) to verify 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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, April 24, 2014, an Agenda with all items to be heard on Wednesday, April 30, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO on Thursday, April 24, 2014. 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.