



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, AUGUST 6, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF GARY MOSEL, DESIGNER FOR RUDOLF AND ROSEMARIE MOSEL
TRUSTEES FOR THE MOSEL FAMILY TRUST, 917 LAGUNA STREET, APN: 039-301-009, C-2
(COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH
RESIDENTIAL (MST2013-00497)**

The 5,800 square foot lot is currently development with two single family dwellings. The proposed project involves the demolition of an existing 58 square foot laundry room and the construction of a new laundry room and bathroom totaling 102 square feet at the rear of the front dwelling unit at 917 Laguna Street. Also proposed are exterior alterations to the front unit including new windows to replace the existing windows, new and replaced doors, new fencing, a new trash area, reroof of the dwelling, rebuilding the front porch, replacing the ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917½ Laguna Street.

The discretionary application required for this project is an Interior Setback Modification to allow alterations, including relocated windows, to the dwelling to be located within the required six-foot interior setback (SBMC § 28.21.060 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 and 15305 (Existing Facilities 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 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 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, July 31, 2014, an Agenda with all items to be heard on Wednesday, August 6, 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, July 31, 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.