



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, OCTOBER 15, 2014, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF EARTHFORM DESIGNS, APPLICANT FOR RADIS FAMILY TRUST,
2314 DE LA VINA STREET, APN: 025-113-019, R-4 MULTI-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE)
AND 111 JUNIPERO STREET, APN: 025-113-004, R-4 MULTI-FAMILY RESIDENCE AND E-3 ONE-
FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY
RESIDENTIAL (15-27 DU/ACRE) (MST2014-00224)**

The proposed project involves landscape and hardscape alterations including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen Palm trees, approval of an "as-built" wood fence along the northern property line, a new trash enclosure area to serve both properties, relocation of parking spaces, returning a parking space back to its originally-permitted condition, and the widening of an existing driveway. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the trash enclosure area to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new trash enclosure area and motorized gate equipment to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060, 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact Kathleen Goo 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, October 9, 2014, an Agenda with all items to be heard on Wednesday, October 15, 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, October 15, 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.