



# 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 29, 2014, 9:30 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF CHRISTOPHER DENTZEL, ARCHITECT FOR WAYNE BENNER,  
3761 LINCOLN ROAD, APN: 053-430-013, E-3 ZONE, SINGLE FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-  
00219)**

The 8,323 square foot parcel is currently developed with a 2,536 square foot, two-story residence and a 400 square foot attached garage. The proposal includes a 174 square foot addition to the ground floor of the dwelling, renovations to the interior of the existing dwelling and courtyard and a new balcony off the second floor bedroom overlooking the courtyard. The project will also address violations identified in the Zoning Information Report (ZIR2013-00325). The discretionary application required for this project is a Open Yard Modification to allow the proposed second story balcony to encroach further into the required open yard area than the allowed 2'-0" encroachment (SBMC § 28.15.060 and 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](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 Betsy Teeter at (805) 564-5470, extension 4563, or by email at [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@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 the SHO Secretary at (805) 564-5470, extension 3308 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto: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 23, 2014, an Agenda with all items to be heard on Wednesday, October 29, 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](http://www.SantaBarbaraCA.gov/SHO) on Thursday, October 23, 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 9:30 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).