



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS 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 EDWARD V. DERAS, DESIGNER FOR LOUIS SANCHEZ, 725 OLIVE STREET,
031-092-018, R-3 ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY
RESIDENTIAL (15-27 DU/ACRE) (MST2014-00112)**

The 5,100 square foot site is currently developed with an existing one-story 942 square foot single-family residence, a detached, three-car, 740 square foot garage, and a 168 square foot accessory structure. The proposed project involves the demolition of the existing garage and accessory structure, and construction of a new, 376 square foot, two-car carport, and a new, second-story, 937 square foot residential unit located above the existing, one-story residential unit. Also proposed are two (2) new uncovered parking spaces, a new deck above the carport, and the construction of a new wood fence located along the southern (interior) property line with a height ranging between 42-inches and a maximum of 6-feet.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and alterations located within the required six foot interior setback to the south (SBMC §28.21.060 and SBMC §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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: 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. 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 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 9:00 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.