



# 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, JULY 8, 2015, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF TRACI MARIE KELEMEN, 1110 ALAMEDA PADRE SERRA, APN 019-242-022,  
E-1 (SINGLE-FAMILY RESIDENTIAL ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY  
RESIDENTIAL (MAX 3 DU/ACRE) (MST2011-00282).**

The 9,413 square foot parcel is currently developed with an existing 1,971 square foot single family residence and an attached 450 square foot two-car garage. The proposed project involves a new uncovered parking space, a series of site work and alterations including replacement of the existing concrete driveway with a new permeable driveway, demolition of the “as-built” site retaining walls and the construction of a series of new engineered site retaining walls, a new driveway gate, a new wood fence along the north and east property line, alterations to the existing front entry porch with new steps and pathway, the “as-built” conversion of the carport to a garage, a 375 square foot interior remodel, and a 50 square foot addition at the rear of the residence. A total of 132 cubic yards of site grading will be balanced on site. The project will abate violations identified in enforcement case ENF2009-00392 and Zoning Information Report (ZIR2009-00129). A Public Works encroachment permit is being pursued for the replacement of an “as-built” retaining wall located within the public right-of-way.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new uncovered parking space within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a new uncovered parking space within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Fence Height Modification to allow a walls to exceed 3.5 feet in height within 10 feet of the front lot line and on either side of the driveway for a distance of 20 feet from the front lot line (SBMC § 28.87.170 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](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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto: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 §28.44.200.

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, July 2, 2015, an Agenda with all items to be heard on Wednesday, July 8, 2015, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO). 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).