



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, SEPTEMBER 30, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF JIM DAVIS, ARCHITECT FOR BRETT SLATKIN, 611 HOLMCREST ROAD,
019-331-012, E-1 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX
3 du/acre) (MST2015-00305)**

The 5,629 square-foot site is currently developed with a 1,131 square-foot, two-story single-family residence with an attached 185 square-foot one-car garage. The proposed project involves enclosures of existing upper and lower decks to become a total of 188 square feet of new habitable space. Additional exterior alterations include new and replaced windows and doors, new front yard bench and cable railing varying from 3.5 to four feet in height, and a 109 square-foot addition to the rear, lower-level deck. Violations outlined in Zoning Information Report (ZIR2014-00366) will be addressed as part of this project.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to occur within the required 25-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).
2. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot eastern interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
3. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot western interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 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 Joanna Kaufman at (805) 564-5470, extension 4472, or by email at JKaufman@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. 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, September 24, 2015, an Agenda with all items to be heard on Wednesday, September 30, 2015, will be available at 630 Garden Street and online at 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. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.