



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

WEDNESDAY, DECEMBER 6, 2017
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF LOREN SOLIN, AGENT FOR SUZANNE DUCA, 2002 GRAND AVENUE, APN 025-346-008, R-2 ZONE (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/AC) (MST2017-00548)

The 4,042 square foot site is currently developed with a one-story single-family dwelling, approximately 695 square feet (net) in size with an attached one-car garage approximately 227 square feet (net) in size. The proposed project includes trimming an existing hedge atop a stone wall to a combined maximum height of 8'-0"; an interior remodel to relocate the main entry from the southern to the eastern façade; a kitchen remodel; a new trash enclosure on the eastern façade; the demolition of an existing 426 square foot wood deck and construction of a new flagstone deck, approximately 494 square feet in size; and the construction of a 135 square foot patio cover on the southern façade. The proposed deck would be located entirely in the primary and secondary front setbacks, and the proposed patio cover would be located entirely in the primary front setback.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Primary Front Setback Modification to allow a patio cover and deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B); and
2. Secondary Front Setback Modification to allow a deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B).

The discretionary application under the jurisdiction of the Single Family Design Board required for this project is:

1. Minor Zoning Exception to allow a trash enclosure to be located in the secondary front setback (SBMC §30.140.240.A.6.a and SBMC§30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

ADDITIONAL INFORMATION: 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, contact Stephanie Swanson, Assistant Planner, at (805) 564-5470, ext. 4569 or email SSwanson@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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 at 630 Garden Street 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, contact the SHO Secretary at (805) 564-5470, ext. 3308. 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, November 30, 2017, an Agenda with all items to be heard on Wednesday, December 6, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.