



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
P. O. Box 1990
SANTA BARBARA, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER

DATE: NOVEMBER 7, 2018

TIME: 9:00 A.M.

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 2401 CHAPALA, APN:025-062-012, MST2018-00090 **OWNER:** GRAY FAMILY TRUST

FOR MORE INFORMATION CONTACT: STEPHANIE SWANSON, ASSISTANT PLANNER, (805) 564-5470, ext. 4569

PROJECT DESCRIPTION: The 5,000 square-foot lot is currently developed with a single family residence and attached two-car garage. The subject lot is located at the corner of Chapala Street and W. Junipero Street. The proposed project includes abatement of all violations listed in ZIR2013-00162, including relocation of an air conditioning unit outside the setback, removal of a portable spa, fence trimming of an existing fence to 3'-6" within 10'-0" of the existing driveway, and reduction in height of an "as-built" driveway gate to 3'-6". The proposal also includes hedge trimming, removal of an "as-built" trash enclosure, and permitting an "as-built" deck at the rear entrance to the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Front Setback Modification to allow the "as-built" deck to be located within the required 20'-0" secondary front setback along W. Junipero Street (SBMC §30.20.030.A 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 an existing fence and wall combination along the eastern front property line (along W. Junipero Street) to remain at approximately 8'-0" tall, outside 10'-0" of the existing driveway (SBMC §30.140.110 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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).