



# City of Santa Barbara California

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

WEDNESDAY, SEPTEMBER 25, 2019

9:00 A.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### APPLICATION OF JAMES BELL, APPLICANT FOR OWNER, WHIPPS-GOMES REVOCABLE TRUST, 1114 DEL SOL AVENUE, APN 045-062-013, E-3/S-D-3 ZONE, LOCAL COASTAL PLAN: 5 DWELLING UNITS/ACRE (PLN2019-00169).

This project was originally heard at the Staff Hearing Officer on August 28, 2019, and continued to allow for re-noticing. During the first hearing, the applicant requested an 0'-8" addition within the easterly interior setback to allow for new footings. The Staff Hearing Officer continued the project to allow for public notice of the amended eastern interior setback modification request to include the additional floor area within the interior setback. The 8,494 square-foot site is currently developed with a one story single family residence with a covered front porch, covered rear patio, and an attached one-car garage. The proposed project involves additions and an interior remodel to the existing single family dwelling including a conversion of the existing one-car garage (non-habitable space) to habitable space. The additions also include the construction of a new attached one-car garage and an addition within the easterly interior setback.

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

1. Interior Setback Modification – to allow alterations of first floor window openings and an addition within the required 6'-0" easterly interior setback (SBMC §28.87.030.D.1.b and §28.92.110);
2. Interior Setback Modification – to allow a bedroom and laundry room addition to encroach into the required 6'-0" westerly interior setback and to allow a change of use for the one-car garage (non-habitable space) to be converted to habitable space (SBMC §28.87.030.E and §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 Sections 15301 (Existing Facilities) 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](mailto: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 Monday 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 Ellen Kokinda, Assistant Planner at (805) 564-5470, ext. 4559 or email [EKokinda@SantaBarbaraCA.gov](mailto:EKokinda@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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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 Modification decision to the Planning Commission. The decision on the Coastal Development Permit is not appealable. The Modification 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. 7543. 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 19, 2019, an Agenda with all items to be heard on Wednesday, September 25, 2019 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.