



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER (SHO)
DATE: WEDNESDAY, DECEMBER 4, 2019 **MEETING BEGINS AT:** 9:00 AM
LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 1025 EAST COTA STREET, **ZONE:** R-2 ZONE (TWO-UNIT RESIDENTIAL), **GENERAL PLAN DESIGNATION:** MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE), **APN:** 031-185-014, **PLN:** 2017-00841 **APPLICANT/OWNER:** DAVID BURKE, APPLICANT FOR RIAD BAHHUR AND RAYMOND COSTANTINO

PROJECT DESCRIPTION: The 5,000 square-foot site is currently vacant. The proposed project involves construction of a new two-story single family residence approximately 1,442 square feet (net) in size with an attached two-car garage. Site improvements such as landscaping, paving, and patios are also proposed. An Accessory Dwelling Unit approximately 721 square feet (net) in size on the lower floor is proposed under a separate permit. The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is: 1.) Front Setback Modification to allow a front porch to have a building height greater than 15'-0" and be located within the required 20'-0" front setback (SBMC Table 30.20.030.B and §30.250.030). The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183. **FOR MORE INFORMATION CONTACT:** STEPHANIE SWANSON, ASSISTANT PLANNER AT (805) 564-5470, EXT. 4562

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to SHO Secretary, PO 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 review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an “Interested Party” for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City’s SantaBarbaraCA.gov/MySB to subscribe to email notification whenever SHO agendas posted. This is a general subscription to all SHO agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. 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 posted online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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. 4572. 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 Wednesday, November 27, 2019, an Agenda with all items to be heard on Wednesday, December 4, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Approximate times are set for each item; however, the schedule is subject to change.