



# 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, FEBRUARY 18, 2015, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**APPLICATION OF DESIGNARC, ARCHITECT FOR HOUSING AUTHORITY OF SANTA  
BARBARA, 219 SYCAMORE LANE (AKA 211-221 SYCAMORE LANE), APN 017-073-046, R-2  
TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY  
RESIDENTIAL, 12 UNITS PER ACRE (MST2014-00592)**

The 1.69 acre project site is currently developed with ten duplex buildings totaling twenty residential units and a commons building used as both a laundry facility and maintenance room. The proposed project involves renovations to both the interior and exterior of the buildings, including an architectural upgrade, new entry porches, upper level balconies, private patios and fences. The discretionary applications required for this project are:

Modifications to permit architectural elements to encroach into the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060), and;

A Modification to permit architectural projections and improvements to be located within the required fifteen-foot building separation between buildings on site (SBMC 28.18.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 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](mailto: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 Betsy Teeter at (805) 564-5470, extension 4563, or by email at [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@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 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** On Thursday, February 12, 2015, an Agenda with all items to be heard on Wednesday, February 18, 2015, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO) on Thursday, February 12, 2015. 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 via [www.santabarbaraca.gov/gov/depts/cityadmin/watch/default.asp](http://www.santabarbaraca.gov/gov/depts/cityadmin/watch/default.asp). Meeting rebroadcast schedules can be found at [www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp](http://www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp).*