



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 DON GRAGG, APPLICANT FOR ARNE RICHARD PEDERSEN, 224 LOS AGUAJES, APN: 033-032-007, R-4/SD-3 ZONES, HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2014-00405)

The 3,242 square-foot site in the non-appealable jurisdiction of the Coastal Zone is developed with an 839 square foot, one-story single-family residence, a detached 165 square foot one-car garage and a shed. The proposal is to construct an 82 square foot one-story addition and a 544 square feet second-story addition to the dwelling and to construct a 28 square foot addition to the garage which will attach the residence to the garage. The proposal also includes demolition of a shed, a porch canopy and portions of a concrete patio and one new uncovered tandem parking space, new upper and lower level patios and a 378 square foot roof deck.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the garage and a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a conforming addition and alterations to a non-conforming residence with the required six-foot interior setback to the east (SBMC § 28.21.060 and SBMC § 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 Section 15301 and 15305 (New Construction 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. 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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaconte@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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308 or by email at SHOSecretary@SantaBarbaraCA.gov. 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, 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 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.