



# 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, NOVEMBER 11, 2015, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF KRIS KIRKELIE, DESIGNER FOR HEIDI VICTORIA SJOLLEMA, 481 PASEO DEL DESCANSO, APN: 053-102-005, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00264)**

The 9,148 square foot site is currently developed with a 1,390 square foot single family residence, a detached 343 square foot two-car garage and a detached 488 square foot accessory structure. The detached accessory structure was not constructed according to the approved plans as it is located four feet from the detached garage instead of the five feet required and it is ten square feet larger than what was approved. The proposed project is to permit the location of the detached accessory structure to be four feet from the garage, to permit an "as-built" 10 square foot addition, "as-built" relocation of a water heater enclosure and "as-built" FAU to an existing 478 square foot detached accessory structure, to permit "as-built" steps and an "as-built" 36 inch high deck with a proposed deck railing at the interior and rear of the accessory structure, to replace the posts, girders and foundation and for the "as-built" replacement of an FAU unit for the dwelling and for "as-built" exterior alterations at the property. The proposal will address violations outlined in an Enforcement Case (ENF2014-01089).

The discretionary applications required for this project are:

1. Modification to allow the detached "as-built" accessory structure to be located within the required five-foot building separation (SBMC §28.87.062 and SBMC §28.92.110); and
2. Interior Setback Modification to allow an "as-built" deck with a new railing to encroach into the required six-foot north interior setback (SBMC §28.15.060 and SBMC §28.92.110); and
3. Interior Setback Modification to allow an "as-built" deck with steps and a new railing to encroach into the required six-foot east interior setback (SBMC §28.15.060 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 (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 Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at [JLaconte@SantaBarbaraCA.gov](mailto: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](mailto: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, November 5, 2015, an Agenda with all items to be heard on Wednesday, November 11, 2015, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO). 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).