



# City of Santa Barbara California

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

WEDNESDAY, FEBRUARY 28, 2018  
9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF JILL HORTON, AGENT FOR K & L TRUST 8/31/09, 1520 FRANCESCHI ROAD, APN 019-102-039, RS-25 (RESIDENTIAL SINGLE UNIT, 25,000 SQUARE FOOT MINIMUM LOT SIZE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2017-00853)**

The 19,750 square-foot site is currently developed with a two-story 2,686 square foot single family residence, attached two-car garage, and accessory storage space. The existing residence has both upper and lower level south-facing decks that are non-conforming to the primary front setback. The proposed project involves a stairway addition from the existing south-facing, lower level deck to an existing, on-grade concrete patio.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Primary Front Setback Modification to allow the proposed stairway to encroach into the primary front setback facing Franceschi Road (SBMC §30.20.030.A, SBMC §30.20.030.B.1, and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 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 Stephanie Swanson, Assistant Planner at (805) 564-5470, ext. 4569 or email [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@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 decision to the Planning Commission. The 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. 3308. 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 22, 2018, an Agenda with all items to be heard on Wednesday, February 28, 2018 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.