



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
P. O. Box 1990
SANTA BARBARA, CA 93102-1990

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER

DATE: OCTOBER 24, 2018

TIME: 9:00 A.M.

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 717 WESTERN AVE, APN: 039-032-033, MST2018-00197 **OWNER:** DOUGLAS J. CICILEO

FOR MORE INFORMATION CONTACT: STEPHANIE SWANSON, ASSISTANT PLANNER, (805) 564-5470, ext. 4569

PROJECT DESCRIPTION: The 5,663 square-foot lot is currently developed with a single family residence. The proposed project involves construction of a new two-car garage with attached laundry room and Accessory Dwelling Unit atop the garage, as well as a new driveway. The project also includes hedge and tree removal. The project would abate ENF2016-00835 that involves removal a garage being demolished and not replaced.

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

1. Front Setback Modification to allow construction of the proposed garage and Accessory Dwelling Unit above to encroach within the required 20'-0" front setback (SBMC §30.20.020 and SBMC §30.250.030.B).

The discretionary applications under the jurisdiction of the Single Family Design Board required for this project are:

1. Minor Zoning Exception to allow an existing fence along the southern interior lot line to exceed 8'-0" in height (SBMC §30.140.110.E and SBMC §30.245.030), and
2. Minor Zoning Exception to allow an existing fence along the western front lot line to exceed 3'-6" in height (SBMC §30.140.110.E and SBMC §30.245.030).

The discretionary application under the jurisdiction of the Public Works Director required for this project is:

1. Minor Zoning Exception to allow an existing fence along the western front lot line to exceed 3'-6" within 10'-0" of a driveway (SBMC §30.140.230 and SBMC §30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).