



# City of Santa Barbara California

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

WEDNESDAY, MAY 22, 2019  
9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF SARAH BRONSTAD, APPLICANT FOR LP TRUST, EVELYN DAVIS PROCTOR, TRUSTEE,  
878 PASEO FERRELO, APN 029-272-001, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN  
DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3DU/ACRE) (PLN2019-00022)**

The 5,663 square-foot site is currently developed with a single residential unit with two bedrooms, one bathroom, and a one-car garage below. The proposed project involves a bathroom addition at the northeast corner of the residence. The project includes abatement of violations listed in ZIR2014-00476 and ZIR2018-00156 by permitting miscellaneous site improvements including: widening the concrete driveway, retaining walls, fencing, gates, trash enclosure, an air conditioning unit, and a fountain. A Minor Zoning Exception is also requested to allow the location of waste and recycling bins in the required front setback pursuant to SBMC §30.140.240.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow for the bathroom addition within the required 30'-0" secondary front setback along Ferrelo Road (SBMC § 30.20.030.A and SBMC §30.250.030.B);
2. Open Yard Modification to allow for a reduction in the nonconforming open yard (SBMC § 30.165.100.B and §30.250.030.B); and
3. Hedge Height Modification to allow 8'-0" to 13'-0" high hedges to exceed the maximum of 8'-0" in height at the secondary front lot line along Ferrelo Road (SBMC § 30.140.110.E.1 and §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 (Additions to Existing Structures) and 15305 (Minor Alterations in Land Use Limitations). This project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

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 Ellen Kokinda at (805) 564-5470, ext. 4559 or email [EKokinda@SantaBarbaraCA.gov](mailto:EKokinda@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. 7543. 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, May 16, 2019, an Agenda with all items to be heard on Wednesday, May 22, 2019 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.