



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

NOTICE OF A PUBLIC HEARING: STAFF HEARING OFFICER (SHO)

DATE: WEDNESDAY, JUNE 19, 2019 **MEETING TIME BEGINS AT:** 9:00 AM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 878 PASEO FERRELO, **APN** 029-272-001, **PLN**2019-00022 **OWNER:** LP TRUST, EVELYN DAVIS PROCTOR,

PROJECT DESCRIPTION: 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). 4. Interior Setback Modification to allow for the bathroom addition within the required 10'-0" interior setback (SBMC §30.20.030.A 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 (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). **FOR MORE INFORMATION CONTACT:** Ellen Kokinda at (805) 564-5470, ext. 4559

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SantaBarbaraCA.gov/SHO. Please note written comments received on the day of the meeting may not have time to be considered.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to email notification whenever SHO agendas posted. This is a general subscription to all SHO agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/SHO. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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. 4572. 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, June 13, 2019, an Agenda with all items to be heard on Wednesday, June 19, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Approximate times are set for each item; however, the schedule is subject to change.