



# City of Santa Barbara California

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

WEDNESDAY, NOVEMBER 20, 2019

9:00 A.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### APPLICATION OF PAUL ASHLEY, ARCHITECT FOR OWNER, XORIN BALBES, 365 EL CIELITO ROAD, APN 021-082-005, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (PLN2019-00432).

The 96,324 square-foot site is currently developed with a single family residence with an attached three-car garage and a swimming pool. The project involves a proposal to allow the location of accessory structures including an "as-built" pool equipment shed and a chicken coop to be located in the front yard. The project also includes an "as-built" second maintenance driveway and parking space located off of El Cielito Lane in the front setback. A Minor Zoning Exception to be reviewed and considered by the Single Family Design Board is requested for a trash enclosure located within the front yard. The proposal is also to permit "as-built" site alterations including new site steps and patios, site walls and fences, and replacement of existing hardscape surfaces. This permit will abate violations identified in enforcement case ENF2018-00446.

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

1. A Front Yard Modification to allow accessory structures (including a pool equipment shed, and a chicken coop) located within the front yard (SBMC§30.140.090.C.7 and §30.250.060.F);
2. A Front Setback Modification – to allow improvements including a second driveway and parking located within the front (secondary) setback off of El Cielito Lane (SBMC§30.20.030.A and §30.250.060.F).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15303 (New Construction of Small Structures) 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 Ellen Kokinda, Planning Analyst 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 Modification decision to the Planning Commission. The decision on the Coastal Development Permit is not appealable. The Modification 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, November 14, 2019, an Agenda with all items to be heard on Wednesday, November 20, 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.