



City of Santa Barbara California

NOTICE OF APPLICATION FOR DEVELOPMENT OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

WEDNESDAY, OCTOBER 26, 2016, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF JARRETT GORIN, VANGUARD PLANNING, AGENT FOR ANN WILMS,
PROPERTY OWNER, 243 SALIDA DEL SOL, APN 045-121-003, E-3/SD-3 SINGLE FAMILY
RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN AND COASTAL LAND USE
PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2016-00312)**

The project consists of a proposal to convert 600 square feet of the existing residence to a Secondary Dwelling Unit and construct 28.5 lineal feet of retaining wall (maximum height 26") to create one uncovered parking space. The lot is developed with a 2,827 square foot two-story residence with a 398 square foot attached two-car garage. The 8,546 square foot lot is located in the Single Family Residence and Coastal Zones (E-3/SD-3) of the City of Santa Barbara and has a General Plan and Coastal Land Use Designation of Residential 5 units per acre.

The discretionary application required for this project is a Coastal Development Permit for a secondary dwelling unit (SBMC §28.44).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendar days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City (i.e. not appealable).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan, remain applicable for this project. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@SantaBarbaraCA.gov. 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, please contact Kelly Brodison, Assistant Planner, at (805) 564-5470, extension 4531, or by email at KBrodison@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

The decision of the Staff Hearing Office regarding this project will be announced at the regularly scheduled Staff Hearing Officer meeting on Wednesday, October 26, 2016, and shall constitute the final action of the City.

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 in written correspondence delivered to the Staff Hearing Officer.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at

SHOSecretary@SantaBarbaraCA.gov. 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, October 20, 2016, an Agenda with all items to be heard on Wednesday, October 26, 2016, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.