



City of Santa Barbara California

NOTICE OF STAFF HEARING OFFICER REVIEW AND DECISION TO PROPERTY OWNERS AND TENANTS WITHIN 300 FEET

WEDNESDAY, DECEMBER 20, 2017

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF BRYAN POLLARD, ARCHITECT FOR STUART YORK, PROPERTY OWNER AT 127 COOPER ROAD, APN 041-341-004, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/AC (MST2017-00383 and CDP2017-00012)

The project involves a proposal to convert the 408 square foot accessory space attached to the rear of the existing two-car garage into an accessory dwelling unit (ADU). The proposal includes installing a shower in the existing 1/2 bath and a full kitchen. The existing 1,032 square foot, one-story residence and detached 414 square foot two-car garage will remain. No additional square footage is proposed. This proposal will abate violations indicated in ENF2017-00396.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and because the new ADU is detached from the main residence, a Coastal Development Permit is required.

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 discretionary application required for this project is a Coastal Development Permit (CDP2017-00012) for a secondary dwelling unit (SBMC §28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

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. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day 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 Kelly Brodison, Assistant Planner at (805) 564-5470, ext. 4531 or email KBrodison@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 for closure dates).

The decision of the Staff Hearing Officer regarding this project will be announced at the regularly scheduled Staff Hearing Officer meeting on Wednesday, December 20, 2017, 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.

Meeting agendas, minutes, and videos are available 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. 3308. 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, December 14, 2017, an Agenda with all items to be heard on Wednesday, December 20, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.