



# City of Santa Barbara California

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

WEDNESDAY, JANUARY 17, 2018

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### **APPLICATION OF RICHELE MAILAND, APPLICANT FOR JOSEPH L. GAGNON REVOCABLE TRUST, 240 MOHAWK ROAD, APN 041-326-009, E-3/S-D-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2017-00547)**

The project includes the conversion of an existing 281 net square foot detached garage to an Accessory Dwelling Unit (ADU) pursuant to Government Code 65852.2. As part of the conversion of garage to an ADU, a new roof with an increased roof pitch is proposed, as well as a new window and the conversion of a portion of the structure to storage space. The project also proposes a 228 net square foot addition to the structure, the construction of a new patio cover, and two uncovered parking spaces in a tandem configuration on a repaved driveway. The existing garage to be converted into the ADU and the proposed addition are located within the required interior setbacks and, therefore, require approval of Interior Setback Modifications.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and, because the new ADU created is detached, a Coastal Development Permit is required for the ADU per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary applications required for this project are:

1. An Interior Setback Modification along the northern property line to allow a change to the roof pitch and conversion from a garage to storage for a nonconforming structure located within the required six-foot interior setback (SBMC §28.92.110);
2. An Interior Setback Modification along the eastern (rear) property line to allow a change to the roof pitch, a new window and an extension of the existing nonconforming structure with a new window located within the required six-foot interior setback (SBMC §28.92.110); and
3. A Coastal Development Permit (CDP2017-00007) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

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.

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 regarding the Modifications to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments regarding either the Coastal Development Permit or the Modifications 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 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 Allison De Busk, Project Planner, at (805) 564-5470, ext. 4552 or email [ADebusk@SantaBarbaraCA.gov](mailto:ADebusk@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 the Modification applications, 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. 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, January 11, 2018, an Agenda with all items to be heard on Wednesday, January 17, 2018 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.