



City of Santa Barbara California

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

WEDNESDAY, MAY 9, 2018
9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF NOAH GREER, APPLICANT FOR DWELLEY- LANDRU FAMILY TRUST, 2932 CLIFF DRIVE, APN 047-091-022, A-1/SD-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2017-00735)

The project includes the conversion of an existing 456 square foot detached accessory space (located above the detached garage) into a new Accessory Dwelling Unit (ADU) pursuant to California Government Code §65852.2. The project includes adding one new exterior window, and interior alterations to include addition of a new kitchen and adding a shower within the existing half-bathroom. The site is developed with an existing, two-story, single-family residence, and a two-story detached garage/accessory building. No alterations are proposed to the existing residence and garage.

The 1.22 acre project site is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and because the proposed ADU is detached, a Coastal Development Permit is required per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00010) to allow a detached accessory dwelling unit located 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 submit your written comments to the Staff Hearing Officer in advance of the hearing. Written comments are 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 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 Michelle Bedard, Assistant Planner, at (805) 564-5470, ext. 4551 or email MBedard@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).

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.

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 decision to the Planning Commission. The 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, May 3, 2018, an Agenda with all items to be heard on Wednesday, May 9, 2018 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.