



# 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, JULY 17, 2019  
9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

### APPLICATION OF DYLAN HENDERSON, ARCHITECT FOR SUSAN ELLEN MONAGHAN TRUST, 1130 OLAS AVENUE, APN 045-061-017, E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (PLN2019-00045)

The project consists of a proposal to demolish an existing detached two-car garage and construct a new, 588 square foot detached two-car garage with a 584 square foot Accessory Dwelling Unit above. Other site improvements include removal of an "as-built" fountain in the interior setback, permitting the "as-built" water softener, and installation of two air conditioning units to serve the primary residence and the proposed Accessory Dwelling Unit. Alterations to the existing 1,569 square foot single-unit residence are proposed under a separate building permit. The 10,890 square foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone. A Parking Design Waiver by the Public Works Director to allow backing out onto the street for a driveway exceeding 75 feet in length that does not provide a turnaround area on site (SBMC §28.90.045.B) is required. A Minor Administrative Exception by the Community Development Director is also requested for the "as-built" 6'-8" high wooden entry gate along the front lot line.

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

The discretionary applications required for this project are:

- A. A Coastal Development Permit (CDP2018-00012) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.070); and
- B. A Modification to allow the total net floor area of the garage to exceed 500 square feet (SBMC §28.87.160.D and §28.92.110.A.2).

Pursuant to SBMC §28.44.110, when a proposed development involves the addition of an Accessory 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) calendars days after notice has been provided to the public. 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 project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

You are invited to attend this hearing and address your comments on the Modification to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments on the Modification and Coastal Development Permit 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, Assistant Planner 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, July 11, 2019, an Agenda with all items to be heard on Wednesday, July 17, 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.