



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF STAFF HEARING OFFICER REVIEW AND DECISION

DATE: WEDNESDAY, FEBRUARY 26, 2020 **MEETING TIME BEGINS AT:** 9:00 AM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 1440 PACIFIC AVENUE, **ZONE:** E-3/SD-3, **APN:** 045-183-001, **PLN2018-00481**, **APPLICANT:** JOSE LUIS ESPARZA, ARCHITECT, **OWNER:** MICHAEL & JULIA FINUCAN, **LOCAL COASTAL PROGRAM AND LAND USE DESIGNATION:** RESIDENTIAL 5 UNITS PER ACRE

PROJECT DESCRIPTION: Proposal for an approximately 1,200 square foot two-story Accessory Dwelling Unit (ADU) and an approximately 406 square foot two-car garage in a new detached building, a new driveway to the proposed garage on the north side of the lot, and a new uncovered parking space for the ADU accessed from the north side of the lot. The project includes demolition of the existing detached two-car garage and two small detached accessory buildings. The existing 1,080 square foot one-story primary dwelling is proposed to remain unaltered. The project is located in the Non-Appealable jurisdiction of the Coastal Zone. The discretionary application required for this project is a Coastal Development Permit (CDP2018-00018) to allow the proposed development in the Non-appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060). The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183. **FOR MORE INFORMATION CONTACT:** TONY BOUGHMAN, ASSISTANT PLANNER, (805) 564-5470, ext. 4539

PUBLIC HEARING NOTICE

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) calendar 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.

Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SantaBarbaraCA.gov/SHO before 4:30 p.m. the Monday before the meeting to ensure consideration by the Staff Hearing Officer. Please note that the Staff Hearing Officer may not have time to review written comments received after 4:30 p.m. the Monday before the meeting; however, it will be added to the project file.

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 Tony Boughman, Assistant Planner at (805) 564-5470, ext. 4359 or email TBoughman@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. 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 posted 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. 4572. 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, February 20, 2020, an Agenda with all items to be heard on Wednesday, February 26, 2020 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO. Approximate times are set for each item; however, the schedule is subject to change.