



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

NOTICE OF STAFF HEARING OFFICER (SHO) REVIEW AND DECISION

DATE: Wednesday, April 21, 2021 **MEETING BEGINS AT:** 9:00 AM

LOCATION: This Meeting Will Be Conducted Electronically As Described Below

PROJECT LOCATION: 1451 Harbor View Drive, **ZONE:** E-3/S-D-3 (One-Family Residential and Coastal Overlay Zone), **LAND USE DESIGNATION:** Residential, 12 du/acre, **APN:** 015-271-011, **PLN:** 2020-00421, **APPLICANT/OWNER:** Shaun Lynch/Michael Gilmore, **DATE FILED:** August 31, 2020

PROJECT DESCRIPTION: The project consists of demolishing an existing detached one-car garage and constructing a new detached two-car garage with an Accessory Dwelling Unit (ADU) and associated deck on top. Removal of three palm trees, one money tree, and one avocado tree is proposed, as well as construction of new site walls and extension of the existing driveway to reach the proposed garage/ADU structure at the rear of the lot. The subject parcel is zoned E-3/S-D-3 (One-Family Residential and Coastal Overlay Zone). The discretionary application required for this project is a Coastal Development Permit (CDP2020-00013) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines §15303 (New Construction or Conversion of Small Structures). Pursuant to SBMC §28.44.110, and in accordance with Government Code §65852.2, when a proposed development involves the addition of an ADU to an existing single-family residence, the application shall be reviewed by the SHO without a public hearing. The SHO shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided to the public. The SHO may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City.

PUBLIC HEARING NOTICE

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS THE STAFF HEARING OFFICER TO HOLD MEETINGS VIA TELECONFERENCES OR OTHER ELECTRONIC MEETING FORMAT WHILE STILL MEETING THE STATE'S OPEN AND PUBLIC MEETING REQUIREMENTS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE STAFF HEARING OFFICER MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SHOVideos.

ELECTRONIC PARTICIPATION: Join the Meeting Electronically by clicking on the meeting link, which will be found on the meeting agenda. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers listed on the agenda that will be posted online. Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to SHOSecretary@SantaBarbaraCA.gov prior to the beginning of the SHO Meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record. If you have any questions please contact the SHO Secretary at SHOSecretary@SantaBarbaraCA.gov or 805.564.5470, extension 3308. You may also submit written correspondence via US Postal Service (USPS); addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 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, April 15, 2021, an Agenda with all items to be heard on Wednesday, April 21, 2021 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SHO.

FOR MORE INFORMATION CONTACT: Stephanie Swanson, Associate Planner, SSwanson@SantaBarbaraCA.gov