



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, June 2, 2021 **MEETING BEGINS AT:** 9:00 AM

**LOCATION:** This Meeting Will Be Conducted Electronically As Described Below

**PROJECT LOCATION:** 1 Mesa Lane, **ZONE:** E-3/S-D-3, **LAND USE DESIGNATION:** Residential 5 Dwellings/Acre, **APN:** 041-330-012, **PLN** 2020-00337, **APPLICANT/OWNER:** Dylan Henderson and Kevin Cappon/Allan R. White III Revocable Trust 10/31/2003, **DATE FILED:** July 30, 2020

**PROJECT DESCRIPTION:** The project consists of demolishing an “as-built” trash enclosure and the existing detached garage and constructing a new detached garage with a two-story Accessory Dwelling Unit (ADU) attached to and above the new garage, along with a second story deck for the ADU. Two acacia trees are proposed for removal, and an oak tree is proposed to be relocated on-site. No changes to the existing residence are proposed. The subject parcel is located in both the Appealable Jurisdiction of the Coastal Zone and the Coastal Commission’s Original Permit Jurisdiction; all work is proposed within the Appealable Jurisdiction. The discretionary applications required for this project is a Coastal Development Permit (CDP2020-00010) to allow the proposed development in the Appealable Jurisdiction of the city’s coastal zone (SBMC §28.44.060) and a Modification to allow the proposed ADU in the front yard (SBMC §28.92.110). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines §15303 and §15305. **NOTE REGARDING ADU:** Pursuant to SBMC §28.44.110, and in accordance with Government Code §65852.2, when an ADU is proposed on a site with 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 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. **NOTE REGARDING MODIFICATION:** The requested Modification requires a public hearing, and the decision is appealable to the Planning Commission.

# 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 Cox Communications Channel 18 and online at [SantaBarbaraCA.gov/CityTV](https://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](https://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SHOVideos](https://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](mailto: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](mailto: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, May 27, 2021, an Agenda with all items to be heard on Wednesday, June 2, 2021 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](https://SantaBarbaraCA.gov/SHO).

**FOR MORE INFORMATION CONTACT:** Stephanie Swanson, Associate Planner, [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)