



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

JULY 10, 2024

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Dan Gullett, Staff Hearing Officer  
Kathleen Goo, Commission Secretary

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

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record. 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. **Please note that the SHO may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is received before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO) Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

**VERBAL PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The SHO, may decline to hear a speaker on the grounds that the subject matter is beyond the SHO's subject matter jurisdiction. General public comment and public comment for matters that are on the agenda is limited to 3 minutes per person. Pooling of time is not allowed for in-person or **virtual public comment**.

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The SHO will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

**VIRTUAL PUBLIC COMMENT PARTICIPATION:** Members of the public wishing to participate during public comment virtually (electronic participation) must "raise their hand" in the Zoom platform by selecting the virtual hand icon, or by pressing \*9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; If using a phone press \*6 to unmute.

#### ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION\*:

[https://santabarbaraca-gov.zoom.us/webinar/register/WN\\_9EHprq0YSv-CU4IHuz3REw](https://santabarbaraca-gov.zoom.us/webinar/register/WN_9EHprq0YSv-CU4IHuz3REw)

Phone number: +1 669 444 9171 | Webinar ID: 893 3376 5270

*\*applicants and applicant teams are required to participate in person.*

**INTERESTED PARTIES:** If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov), 2. Call the SHO Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS) addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**PUBLIC HEARING PROCEDURE:** The order of presentation after the Staff Hearing Officer introduces an item is as follows: 1. Staff Presentation (3 minutes)\*; 2. Applicant Presentation (5 minutes)\*; 3. Public Hearing\*; 4. Additional response by Applicant/Staff (5 minutes)\*; 5. Staff Hearing Officer questions and comments; 6. Staff Hearing Officer consideration of Findings and Conditions of Approval; and 7. Action taken by the Staff Hearing Officer. *\*Time may be extended or limited by the Staff Hearing Officer.*

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**SPANISH INTERPRETATION:** If you need interpretation of your communications to Staff Hearing Officer from Spanish into English, please contact the SHO Secretary at 805.564.5470, extension 4572 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification of at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** *Si necesita una interpretación del español al inglés, para sus comunicaciones a la Staff Hearing Officer, comuníquese con la Oficina del Secretario a 805.564.5470, extensión 4572, o por correo electrónico a [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.*

**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 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.

**APPEALS:** Decisions of the SHO may be appealed to the Planning Commission. For further information and guidelines on how to appeal a decision to the Planning Commission, please contact Planning staff at (805) 564-5578 as soon as possible. **Appeals may be filed in person at the Community Development Department at 630 Garden Street or in writing via email to [PlanningCounter@SantaBarbaraCA.gov](mailto:PlanningCounter@SantaBarbaraCA.gov) and by first class mail postage prepaid within 10 calendar days of the meeting that the SHO took action or rendered a decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**NOTICE:** On Wednesday, July 3, 2024 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO).

#### **NOTICE OF DIGITAL PLANS**

***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

**I. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.

- 1. Announcement of the Staff Hearing Officer decision on the Coastal Development Permit to allow a proposed development at 128 OLIVER RD., (PLN2024-00048), APN 045-100-002, in the Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060). The 7,423-square-foot parcel located in the Coastal Zone Appealable Jurisdiction is currently developed with a 1,333-square-foot single-story single-unit residence and a legal non-conforming 348-square-foot detached garage. Proposal to construct an attached 749-square-foot two-story one-bedroom Accessory Dwelling Unit (ADU) including a 66-square-foot balcony. The proposed total of 2,430 square feet of development on a 7,423-square-foot lot is 80% of the maximum required Floor-to-Lot Area Ratio (FAR). A Coastal Exemption will be processed for the remaining project elements.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060).

Pursuant to Santa Barbara Municipal Code §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 announced decision will be the final action of the City.

**Staff Contact:** Holly Garcin, Assistant Planner  
HGarcin@SantaBarbaraCA.gov, (805) 564-5470, ext. 4562

- C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**II. ADJOURNMENT**