



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JULY 10, 2024

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Dan Gullett, Staff Hearing Officer/Principal Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Mr. Gullett called the meeting to order at 9:01 a.m.

STAFF PRESENT

Dan Gullett, Staff Hearing Officer/Principal Planner
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

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. Said approval is subject to the conditions of approval as outlined in the Staff Report dated June 19, 2024.

Assigned Resolution No. 024-24.

The Staff Hearing Officer's decisions concerning the above application for a Coastal Development Permit constitutes the final action of the City and is not appealable pursuant to Santa Barbara Municipal Code §28.44.110.C.

The Staff Hearing Officer's decision may be appealed to the California Coastal Commission within 10 working days of this decision.

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. ADJOURNMENT

Mr. Gullett adjourned the meeting at 9:04 a.m.

Submitted by,



Kathleen Goo, Commission Secretary