



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO INTERESTED PARTIES

**THURSDAY, DECEMBER 5, 2013
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO FENCES, SCREENS, WALLS AND HEDGES

Santa Barbara Municipal Code (SBMC) §28.87.170 regulates the height and location of fences, screens, walls and hedges on private property in the A, E, R, C-O, and C-X Zones. Specifically, it limits the height of those elements to eight feet (8') in required setbacks, and to three and one-half feet (3½') within ten feet of a front lot line, within ten feet of either side of driveway for a distance of 20 feet back from the front lot line, or within 50 feet of a street corner (measured from the edge of the vehicular travelled way).

In 2008, the City Council suspended for two years the application of SBMC §28.87.170.A and §28.87.170.B.1 to hedges to enable adequate community outreach and a possible comprehensive amendment to this section of the Municipal Code. The suspension was extended on March 15, 2011 for three additional years and will expire March 23, 2014.

The purpose of this meeting is to present the proposed Municipal Code amendments and accompanying draft guidelines, hold a public hearing, and receive input on the proposal. At a subsequent Planning Commission meeting, staff will present a proposed final ordinance and guidelines and request that the Planning Commission make a recommendation to City Council for their adoption. Background material and additional information regarding this subject is available at: www.santabarbaraca.gov/services/planning/mpe/hedges.asp.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

If you would like more information on this topic or have any questions, please email Renee Brooke, AICP, Senior Planner, at RBrooke@SantaBarbaraCA.gov, or call (805) 564-5470 x5564. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

*** NOTE:** On Wednesday, November 27, 2013, an Agenda with all items to be heard on Thursday, December 5, 2013, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to

PUBLIC NOTICE FOR PROPOSED AMENDMENTS RELATED TO FENCES, SCREENS, WALLS AND HEDGES

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agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.