



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

**THURSDAY, SEPTEMBER 8, 2011
10:00 A.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

APPLICATION OF JILL ZACHARY, AGENT FOR THE CITY OF SANTA BARBARA, END OF MESA LANE, 041-033-ORW, E-3/S-D-3, SINGLE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: BEACH/COASTAL ACCESS (MST2011-00280)

The proposed project involves replacement of a portion of the Mesa Lane Stairs and its foundation on the beach that are damaged due to wear and tear from the beach tidal environment and the types of rebar and concrete used in its construction. The stairs have existed since 1982 and are an important beach access for Mesa residents. The existing stairs and support structures would be replaced with new stainless steel stairs and handrails, supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The existing concrete stairs would be replaced with new concrete stairs that would be founded about 4.5 feet into bedrock. The lower part of the stainless steel stairs would be supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The concrete would be a specific mix that is less subject to erosion by sea water and the rebar would be covered in a special epoxy to minimize rust. The total footprint at beach level would be about 50 sq. ft. Depending on funding, construction should occur in 2012 or 2013. It will be necessary to entirely close the stairs for the duration of construction. Construction will take about three (3) months, from the day after Labor Day to no later than November 30th. Construction staging will be at Arroyo Burro Beach County Park in the overflow parking area. Most construction will use the beach to access the construction area. Concrete trucks may pump concrete from the top of the stairs. If so, they will be required to park on the path to the stairs to retain vehicular access at the intersection of Mesa Lane and Edgewater Way. Provisions have been included in the detailed project description to avoid any effects from crossing the mouth of Arroyo Burro Creek.

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2011-00010) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302.

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.

This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a

mailing list for future agendas for this item, please contact Jan Hubbell, Project Manager, at (805) 564-5418, or by email at jhubbell@SantaBarbaraCA.gov. 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.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision. If the Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.060.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

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, X4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** On Thursday, September 1, 2011, an Agenda with all items to be heard on Thursday, September 8, 2011, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to 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 10:00 a.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 via [http://www.santabarbaraca.gov/Government/Video/Meeting rebroadcast schedule](http://www.santabarbaraca.gov/Government/Video/Meeting%20rebroadcast%20schedule) can be found at <http://www.citytv18.com/schedule.htm>.