



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, MARCH 13, 2014
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR MICHAEL SMULSKI,
2345 EDGEWATER WAY, APN 041-350-001, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL
OVERLAY ZONES, GENERAL PLAN AND LCP LAND USE DESIGNATION: LOW DENSITY
RESIDENTIAL (5 DU/AC) (MST2013-00341).**

The subject project is a proposal for the demolition of the existing, two-story, 2,171 square foot, single-family residence, and construction of a two-story, 2,816 square foot, single-family residence, including an attached 420 square foot, two-car garage. The project includes the removal of two existing palm trees on-site, new site walls and fencing, a new pool and spa, new hardscape and site landscaping on a 25,265 square foot, blufftop lot in the Hillside Design District.

The discretionary application required for this project is a Coastal Development Permit (CDP2013-000012) 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 15303.

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 Kelly Brodison at (805) 564-5470, extension 4531, or by email at KBrodison@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 Commission Secretary at (805) 564-5470, extension 4535, or by email at PCSecretary@SantaBarbaraCA.gov. 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, March 6, 2014, an Agenda with all items to be heard on Thursday, March 13, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at <http://www.SantaBarbaraCA.gov/PC> on Thursday, March 6, 2014. 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.