



# 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, AUGUST 21, 2014  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS

**APPLICATION OF RAYMOND APPLETON, PERMIT PLANNERS, AGENT FOR CRAIG AND MARI HOFMAN, 2201 EDGEWATER WAY, APN 041-350-016, E-3/ S-D-3, ONE-FAMILY RESIDENCE/ COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/AC), LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL, 5 DU/AC (MST2013-00185)**

The project consists of an 81 square foot first floor addition and 38 square foot second floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage, located on a 21,777 square foot bluff top lot in the Hillside Design District. Other improvements include a new pedestrian entry from the street that consists of a new 8' high arbor and brick stairway, and a 6' high driveway gate and associated pilasters.

A Minor Encroachment Permit is being requested to allow improvements in the public right-of-way, including: the replacement of existing 4' high wood and wire fences with a new 4' high picket fence; replacement of an existing gate and fence with a new 4' high picket fence with solid backing; construction of a new brick walkway and a new 4' high picket gate; and removal of lemonade berry bushes to plant new groundcover. The Minor Encroachment Permit would be reviewed and issued by the Public Works Department.

The discretionary applications required for this project are:

1. A Modification to allow a 6' high driveway gate and 6'-6" high pilaster to exceed 42" within 10 feet of the front lot line. (SBMC §28.87.170 and §28.92.110); and
2. A Coastal Development Permit (CDP2014-00003) 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 15301.

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](mailto: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 Kathleen Kennedy, Associate Planner at (805) 564-5470, extension 4560, or by email at [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@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 City Administrator's Office at (805) 564-5305. 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, August 14, 2014, an Agenda with all items to be heard on Thursday, August 21, 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, August 14, 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide).