



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, NOVEMBER 10, 2016  
1:00 P.M.\* (SEE NOTE BELOW)

CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT FOR EL ESTERO DRAIN HABITAT RESTORATION PROJECT, 520 E. YANONALI STREET, APN 017-113-019 OM-1 / SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2013-00433)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Laguna Creek El Estero Drain Restoration Project, approved by the Planning Commission on July 6, 2000, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Planning Commission approved the project to complete a habitat restoration project on a City owned property adjacent to the El Estero Wastewater Treatment Plant (EEWTP). The project addressed unpermitted grading and vegetation removal undertaken by the Public Works Department on the property. The discretionary applications included a Coastal Development Permit approved by the Planning Commission and Design Review approved by the Architectural Board of Review.

The approval included restoration of the impacted wetland within the El Estero Drain at a 4:1 ratio (approximately 10,400 square feet), as well as enhancements to the remainder of the 1.19 acre parcel to create additional riparian and upland habitat suitable for the Pacific pond turtle. Project components included realignment of the original drainage; widening and deepening of drainage in relation to original configuration; installation of culvert and ramp at Laguna Channel to facilitate turtle passage; creation of a minimum of three turtle basking areas with appropriate boulder features; a meandering path for EEWTP visitors; installation of a five foot high chain link fencing along westerly, easterly, and southerly property boundaries; installation of a three foot high post and rail fence along northerly boundary.

Proposed changes include:

1. Install a minimum five foot high fence (chain link or wrought iron) along northerly boundary instead of three foot wood fence.
2. Exclude construction of meandering foot path within project area.
3. Deepening of westerly basking area by one to three feet instead of deepening entire channel one to two feet.
4. Installation of permeable pavers for access road surface instead of decomposed granite.
5. Implementation of Remedial Action Plan to address unforeseen soil contamination on site.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts would be less than significant with application of identified mitigation measures as conditions of project approval to reduce short-term construction effects and long-term project effects. The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in

significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project.

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 Steven Greer at (805) 564-5470, extension 4558, or by email at [SGreer@SantaBarbaraCA.gov](mailto:SGreer@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.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\* **NOTE:** On Thursday, November 3, 2016, an Agenda with all items to be heard on Thursday, November 10, 2016, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/PC](http://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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide).