



# City of Santa Barbara California

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

THURSDAY, JULY 6, 2017  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF STACY FAUSSET, AGENT FOR FINEGOLD FAMILY TRUST, 1903 EL CAMINO DE LA LUZ, APN 045-100-078, E-3/SD-3 SINGLE FAMILY RESIDENTIAL/COASTAL ZONE, GENERAL PLAN AND COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2016-00216)**

The project involves improvements to a single-family property located on a bluff top lot in the City's Coastal Zone. The proposed landscape improvements include repair of an existing 233 square foot wood deck on the southern portion of the property including replacement of existing railing with clear glass; addition of a separate 96 square foot wood on-grade paving adjacent to the existing deck; removal of 390 square feet of existing stone patios around the south side of the residence and replacement with 401 square feet of concrete patios and stepping pads; relocation of a wood entry gate on the east side of the residence providing access into the yard; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation in the landscaping areas surrounding the patios; and addition of a new wood sliding vehicle entry gate adjacent to the garage. One Eriobotrya tree is proposed to be removed, and two Cassia Leptophylla trees and three citrus trees are proposed to be installed. The project also includes abatement of previous zoning violations including 1) the removal of a metal shed in the setbacks, and 2) the removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192).

Current drainage is through two existing drain inlets on southern portions of the site that flow into two existing 7-inch corrugated HDPE drain pipes that go down the bluff and drain to the beach. No changes to the existing drain pipes are proposed as part of the project. The site has had a historical access path down the bluff, which predates the Local Coastal Plan certification and would remain.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00011) 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 (Small Structures), which allows accessory structures such as patios and gates, and Section 15304 (Minor Alterations to Land), which allows for landscaping on private property.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

**ADDITIONAL INFORMATION:** 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, contact Megan Arciniega at (805) 564-5470, extension 7587 or email [MArciniega@SantaBarbaraCA.gov](mailto:MArciniega@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are available online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

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 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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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, June 29, 2017, an Agenda with all items to be heard on Thursday, July 6, 2017 will be available at 630 Garden Street and at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.