



City of Santa Barbara California

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

THURSDAY, MAY 3, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF CITY CREEKS DIVISION FOR CREEK RESTORATION AT ARROYO BURRO CREEK, LOCATED AT 1425 AND 601 LAS POSITAS ROAD, APN 047-010-064, -009, -065, AND 047-061-026, PARKS AND RECREATION (PR), VERONICA SPRINGS SPECIFIC PLAN (SP-9), AND COASTAL (SD-3) ZONES, GENERAL PLAN DESIGNATION (NORTH PORTION) LOW-DENSITY RESIDENTIAL AND PARKS/OPEN SPACE AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION (SOUTH PORTION) OPEN SPACE AND RESIDENTIAL (MST2017-00733)

The project would restore 1,400 linear feet of the creek which is degraded, eroded and populated with non-native plant species. Man-made debris such as metal and concrete would be removed from the creek bed. New floodplain terraces would be created through the grading of 13,000 cubic yards of soil, of which 12,600 cubic yards would be exported and the remainder would be used onsite. The project would potentially impact nine eucalyptus trees, two western sycamores, and 54 arroyo willows. All nine of the eucalyptus would be removed to make way for large stature native trees like western sycamores and cottonwoods. One of the two western sycamores is dead and will be removed, the other will be relocated. All 54 arroyo willows will be removed, however the above ground branches and trunks will be salvaged and re-used as stakes throughout the creek corridor. The creek site would be re-vegetated with approximately 7,500 native plants including 550 trees. Three acres of native riparian floodplain habitat would be created as well as an acre of native planting within an adjacent oak woodland. After restoration work, creek banks would be stabilized with 100% bio-degradable erosion control materials including coconut fiber blankets and straw wattles. Wood rail fencing would be placed along the restoration area in appropriate places for visitor viewing. Two small interpretive signs would be placed on-site. New water service would be required for temporary irrigation (2-5 years) to the re-vegetated areas. No new structures are proposed. Public access through the site would be maintained during the duration of the restoration project.

Project activities would take approximately five months to complete and would be implemented in the dry season (July-December). The portions of the project involving heavy equipment and grading are anticipated to take three months to complete. The landscape portion of the project is estimated to take two months to complete (November - December). The project design includes measures to address potential environmental impacts. Project funding will come from Measure B and matching grant funds from the Department of Fish and Wildlife and California Coastal Conservancy.

The discretionary applications required for this project are:

1. Coastal Development Permit (CDP2017-00013) to allow the proposed development in the Appealable/Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC § 28.44.060); and
2. Design Review Approval by the Architectural Board of Review (SBMC § 22.68).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15333, Class 33-Small Habitat Restoration Projects; §15301(i), Class 1-Existing Facilities; and §15307, Class 7-Actions by Regulatory Agencies for Protection of Natural Resources.

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. 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, Associate Planner, at (805) 564-5470, ext. 7587 or email 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://www.santabarbaraca.gov/cals/default.asp) <http://www.santabarbaraca.gov/cals/default.asp> for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at 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 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 §28.44.200.

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, April 26, 2018, an Agenda with all items to be heard on Thursday, May 3, 2018 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.