



Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo

Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 21, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, AUGUST 19, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2201 Edgewater Way

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. THURSDAY, AUGUST 21, 2014 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. 540 W. Pueblo Street – *Substantial Conformance Determination*
Case Planner: Kathy Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4560

**** Discussion held. ****

2. 2131 Modoc Road – *Tandem Parking Request*
Contact: Chelsey Swanson, Associate Transportation Planner
Email: CSwanson@SantaBarbaraCA.gov
Phone: (805) 897-2599

**** This item was removed from the Agenda. ****

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- 4.

**** Update given. ****

- C. Regular meetings of the Planning Commission 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/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. The scope of a 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 an item, please contact the Case Planer as listed in the project description. Our 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.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

**** Roll Call taken. All present. ****

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
 1. Draft Minutes of August 7, 2014
 2. Resolution No. 019-14
210 W. Haley Street

**** Approved with correction.
Lodge/Jordan Vote: 6/0
Abstain: 1 (Bartlett)
Absent: 0 ****

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- C. Announcements and appeals.

**** No Announcements were made. ****

- D. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

**** No one wished to speak. ****

III. DISCUSSION ITEMS:

ACTUAL TIME: 1:11 P.M.

A. OVERVIEW OF THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA'S FIVE YEAR ACTION PLAN

Housing Authority of the City of Santa Barbara (HASB) Staff provided an overview of the HASB Five-Year Action Plan, including affordable housing trends, constraints and needs; HASB programs; HASB's goals and objectives for the future; and a discussion of recently completed projects. The Planning Commission did not take any action on this item.

Contacts: Robert G. Pearson, Executive Director/ Chief Executive Officer
Rob Fredericks, Deputy Director/ Chief Administrative Officer
Email: RPearson@hacsb.org or RFredericks@hacsb.org Phone: (805) 965-1071

**** Discussion held.****

ACTUAL TIME: 2:10 P.M.

B. FIVE YEAR REVIEW OF USES IN THE HARBOR COMMERCIAL ZONE

Staff made a presentation regarding existing uses in the Harbor and shoreline areas of the Harbor Commercial (HC) Zone. This was a Planning Commission discussion item.

Contact: Brian Bosse, Waterfront Business Manager
Email: BBosse@SantaBarbaraCA.gov Phone: (805) 564-5525

**** Discussion held. ****

IV. **NEW ITEM:**

ACTUAL TIME: 3:26 P.M.

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.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

**** Approved with added conditions.**

Pujo/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 023-14. **

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 4:42 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

3. Report from the Chair

**** Report given. ****

VI. **ADJOURNMENT**

**** Meeting adjourned at 4:45 P.M. ****