



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

August 21, 2014

### CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:08 P.M.

### **I. ROLL CALL**

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

### **STAFF PRESENT:**

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Brian Bosse, Waterfront Business Manager  
Karl Treiberg, Waterfront Facilities Manager  
Mick Kronman, Harbor Operations Manager  
Kathleen Kennedy, Associate Planner  
Julie Rodriguez, Planning Commission Secretary

### **II. PRELIMINARY MATTERS:**

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of August 7, 2014
2. Resolution No. 019-14  
210 W. Haley Street

### **MOTION: Lodge/Jordan**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Bartlett) Absent: 0

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

None.

C. Announcements and appeals.

None.

D. Comments from members of the public pertaining to items not on this agenda.

Chair Schwartz opened the public hearing at 1:11 P.M. and, with no one wishing to speak, closed the hearing.

**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 will provide 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 will 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](mailto:RPearson@hacsb.org) or [RFredericks@hacsb.org](mailto:RFredericks@hacsb.org) Phone: (805) 965-1071

Rob Fredericks, Deputy Director/ Chief Administrative Officer, gave the Staff presentation. Rob Pearson was available to answer any of the Commission's questions.

The applicant wait lists for public housing are 7,008, up 60% since 2009, and for Section 8 assistance are 8,173, up 112% since 2009. These are current residents comprised of elderly families, families with children and families with disabilities.

Chair Schwartz left the dais at 1:33 P.M. and returned at 1:34 P.M.

Chair Schwartz opened the public hearing at 1:38 P.M., and with no one wishing to speak, the public hearing was closed.

Commission comments:

- Commissioner Jordan suggested that when the Housing Authority returns to the Planning Commission with the next housing project, they show on-the-ground operational examples as to why future parking reductions may be justified.
- Commissioner Bartlett suggested looking into sharing or repurposing excess parking areas in existing projects.

- Commissioner Campanella encouraged public/private partnerships to help fund housing projects and subsidize the cost of project infrastructure.
- Commissioner Lodge said the City needs to strengthen enforcement of the prohibition of less than 30-day rentals to reduce the conversion of housing to vacation rentals.

Planning Commissioners recognized the great work the Housing Authority is doing to provide affordable housing and being creative with the limited resources available in the absence of the Redevelopment Agency.

**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 is a Planning Commission discussion item.

Contact: Brian Bosse, Waterfront Business Manager

Email: [BBosse@SantaBarbaraCA.gov](mailto:BBosse@SantaBarbaraCA.gov)

Phone: (805) 564-5525

Brian Bosse, Waterfront Business Manager, gave the Staff presentation. Karl Treiberg, Waterfront Facilities Manager, and Mick Kronman, Harbor Operations Manager, were available to answer any of the Commission's questions.

Chair Schwartz opened the public hearing at 2:37 P.M. and, with no one wishing to speak, the public hearing was closed.

Planning Commissioners appreciated the presentation and encouraged Waterfront Staff to continue their efforts to protect and maintain the harbor as a working harbor.

Waterfront Staff thanked Commissioner Pujó for her work as the Planning Commission's liaison to the Harbor Commission.

Chair Schwartz called for a break at 3:16 P.M. and reconvened the meeting at 3:26 P.M.

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](mailto:KKennedy@SantaBarbaraCA.gov)

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation and acknowledged receipt of two public comment letters of support from neighbors Ramsey Ludlow and John Sharratt, and Adabeth Holcombe.

Raymond Appleton, Permit Planners, gave the Applicant presentation and submitted an additional letter of support from neighbors Laura and Dan Hasshaw. Sam Maphis, Landscape Architect, was available to answer any of the Commission's questions.

Owners Craig and Mari Hofman were present and addressed the Commission on behalf of the project.

**MOTION: Pujo/Lodge**

**Assigned Resolution No. 023-14**

Approved the project, making the findings for the Modification and Coastal Development Permit as outlined in the Staff Report, dated August 14, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval:

1. Revise second sentence of Condition C.1 from "All existing..." to "Any existing..."
2. Recommend that the Single Family Design Board (SFDB) and Public Works Staff review the gate height and other improvements in the right-of-way to ensure that they do not result in a walled off view of the property from Edgewater Way. Allow the vegetation, including the Pittosporum hedge, to soften the view from Edgewater Way and provide a compatible transition between existing vegetation along the remaining portion of the driveway easement.

The Commission asked Staff to also review the 1989 conditions of approval and incorporate any relevant conditions into the conditions of approval for the current project.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Schwartz announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:42 P.M.**

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of August 20, 2014.

2. Other Committee and Liaison Reports

Commissioner Bartlett reported on the Architectural Board of Review meeting of August 18, 2014.

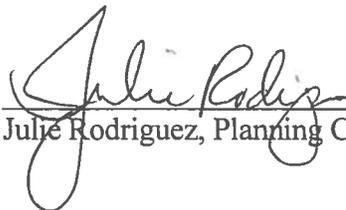
3. Report from the Chair

Chair Schwartz reported that the next Planning Commission meeting will be September 4, 2014.

VI. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 4:45 P.M.

Submitted by,



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Julie Rodriguez, Planning Commission Secretary