



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

**Vice Chair Addison Thompson  
Commissioner John Campanella  
Commissioner Sheila Lodge - *Absent***

**PLANNING COMMISSION  
AGENDA**

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

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**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

**NOTICES:**

- A. TUESDAY, AUGUST 19, 2014 **7:45 A.M.**  
**SITE VISITS** Depart 630 Garden Street  
Community Development Parking Lot  
2201 Edgewater Way

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

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

The Planning Commission will meet 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](mailto:KKennedy@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, ext. 4560
2. 2131 Modoc Road – *Tandem Parking Request*  
Contact: Chelsey Swanson, Associate Transportation Planner  
Email: [CSwanson@SantaBarbaraCA.gov](mailto:CSwanson@SantaBarbaraCA.gov)  
Phone: (805) 897-2599

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgamGuide](http://www.SantaBarbaraCA.gov/CityTVProgamGuide) for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, 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 enable the City to make reasonable arrangements in most cases.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive 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.
- F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- G. **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](http://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**

**II. PRELIMINARY MATTERS:**

- A. Action on the review of the following Minutes and Resolutions:
  1. Draft Minutes of August 7, 2014
  2. Resolution No. 019-14  
210 W. Haley Street
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.

- 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.]

**III. DISCUSSION ITEMS:**

**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

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

Staff will make 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

**IV. NEW ITEM:**

**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

**V. ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports
3. Report from the Chair

**VI. ADJOURNMENT**

## CITY OF SANTA BARBARA PLANNING COMMISSION

### MEETING PROCEDURES

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**PUBLIC COMMENT PROCEDURE:** You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)\*.
2. Presentation by Applicant (15 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes each)\*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

**\*Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** 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.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

**APPEALS AND SUSPENSIONS:** Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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