



Chair Deborah L. Schwartz
Commissioner Bruce Bartlett -*Absent*
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 7, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, AUGUST 5, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
208-212 W. Haley Street

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 7, 2014 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** 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. Commissioner Bartlett was absent.****

II. PRELIMINARY MATTERS:

Chair Schwartz announced that, due to time constraints, the order of Agenda items would be changed, but all items would be heard. With the exception of Item II.D., Item III. preceded Item II.

ACTUAL TIME: 2:28 P.M.

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
1. Draft Minutes of July 17, 2014
 2. Reso. No. 017-14
500 Niños Drive
 3. Reso No. 018-14
240 W. Alamar Avenue

**** Approved with correction.
Thompson/Pujo Vote: 4/0
Abstain: 2 (Jordan, Lodge)
Absent: 1 (Bartlett)**

4. Draft Minutes of July 24, 2014

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

- 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.]

**** Kate Schwab, Downtown Organization,
distributed First Thursday brochures and introduced
new Executive Director Maggie Campbell. ****

III. DISCUSSION:

ACTUAL TIME: 1:10 P.M.

STAGE TWO DROUGHT UPDATE

Staff will update the Planning Commission on the status of the current drought.

Contact: Joshua Haggmark, Acting Water Resources Manager

Email: JHaggmark@SantaBarbaraCA.gov

Phone: (805) 564-5393

**** Discussion held. ****

Chair Schwartz called for a recess at 2:31 P.M. and reconvened the meeting at 2:42 P.M.

IV. APPEAL OF CHIEF BUILDING OFFICIAL'S DECISION:

ACTUAL TIME: 2:43 P.M.

APPEAL BY MARIA ELENA SOLIS OF THE CHIEF BUILDING OFFICIAL'S DENIAL OF DEVELOPMENT WITHIN 25 FEET OF MISSION CREEK, 210 WEST HALEY STREET, APN 037-161-014, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (MST2012-00482 & BLD2012-01415)

The subject site at 208, 210, and 212 West Haley Street is developed with three detached one-story single-family dwellings and a detached garage. The rear property line borders Mission Creek. Exterior unpermitted construction proposed to be permitted consists of the enclosure of the 41 square foot front porch at 212 West Haley Street, and the 102 square foot addition constructed at the rear of 210 West Haley Street. A request to permit this unpermitted addition at the rear of the dwelling, within the 25-foot Mission Creek setback, was denied by the Chief Building Official, per Santa Barbara Municipal Code (SBMC) §28.87.250. The Chief Building Official's decision was appealed to the Planning Commission by the property owner's attorney. 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: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

**** Upheld the appeal.**

Jordan/Campanella Vote: 4/2 (Thompson, Lodge)

Abstain: 0

Absent: 1 (Bartlett)

Resolution No. 019-14. **

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:59 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 5:04 P.M. ****