



# City of Santa Barbara

## PLANNING COMMISSION

### FINISHED AGENDA

### MARCH 8, 2018

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*  
Sheila Lodge, *Vice Chair*  
John P. Campanella  
Jay D. Higgins  
Mike Jordan  
Deborah L. Schwartz  
Addison Thompson

#### STAFF:

N. Scott Vincent, Assistant City Attorney  
Beatriz Gularte, Senior Planner  
Krystal M. Vaughn, Commission Secretary

---

#### NOTICES

#### A. TUESDAY, MARCH 6, 2018 SITE VISIT

**7:45 A.M.**  
Depart 630 Garden Street  
Community Development Parking Lot

**536 BATH STREET**  
Contact: Andrew Stuffer, Chief Building Official  
[AStuffer@SantaBarbaraCA.gov](mailto:AStuffer@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 5553

**Site visit held.**

#### PLEASE BE ADVISED

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://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 at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

**I. ROLL CALL**

Roll call taken. Commissioners John P. Campanella and Mike Jordan were absent.

**II. PRELIMINARY MATTERS**

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

**No requests made.**

B. Announcements and appeals.

**Announcements made.**

C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**No one wished to speak.**

**III. APPEAL ITEM**

**ACTUAL TIME: 1:01 P.M.**

**APPEAL OF JARRETT GORIN, AGENT FOR NICK FOSTER, PROPERTY OWNER, OF THE CHIEF BUILDING OFFICIAL'S DECISION RELATIVE TO A BUILDING PERMIT WITHIN A SPECIAL FLOOD HAZARD AREA, 536 BATH STREET, APN 037-161-001, R-MH ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING (MST2017-00806 & BLD2017-00883)**

This project was previously noticed for February 15, 2018 and was postponed to March 8, 2018. A Zoning Information Report in 2017 discovered unpermitted construction was done to the existing house, and a building permit was submitted for the unpermitted work, and for additional improvements. The 4,832 square foot subject site is developed with a one-story single residential unit with a basement, front porch, and rear landing. The Chief Building Official requested data from the applicant to determine if the project valuation constitutes a "Substantial Improvement" to the structure, which would require additional standards for flood hazard reduction, including elevating the lowest floor of the house above the base flood elevation. The Chief Building Official's decision to require additional Substantial Improvement data was appealed to the Planning Commission pursuant to Santa Barbara Municipal Code §22.24.140.B.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Contact: Andrew Stuffer, Chief Building Official

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

Phone: (805) 564-5470, ext. 5553

**Uphold the appeal and deny the decision of the Chief Building Official.  
Higgins/Thompson Vote: 3/2 (Lodge, Wiscomb)**

**Abstain: 0**  
**Absent: 2 (Campanella, Jordan)**  
**Resolution No. 007-18.**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:56 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Report given.**

**V. ADJOURNMENT**

**Meeting adjourned at 2:58 p.m.**