



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 007-18

536 BATH STREET

APPEAL FOR SUBSTANTIAL IMPROVEMENT DATA

MARCH 8, 2018

**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 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.

**WHEREAS**, the Planning Commission has held the required public hearing on the above appeal, and the Appellant was present.

**WHEREAS**, one person appeared to speak with concerns of the appeal proceedings, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 1, 2018
2. Past Zoning Information Reports for the Property

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission upheld the appeal of the Chief Building Official's decision to require additional valuation information to determine whether the project is a Substantial Improvement in a Special Flood Hazard Area. The valuation information thus far provided by the Appellant, along with the financial information presented by the Appellant at the hearing, as referenced on the Appellant's slide titled "Substantial Improvement Determination" is sufficient for the Chief Building Official to make a determination of Substantial Improvement.

This motion was passed and adopted on the 8th day of March, 2018 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 ABSTAIN: 0 ABSENT: 2

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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Krystal M. Vaughn, Commission Secretary

4/5/18  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**