



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

January 18, 2007

### **CALL TO ORDER:**

Chair Jacobs called the meeting to order at 1:12 P.M.

### **ROLL CALL:**

#### **Present:**

Chair Charmaine Jacobs

Vice-Chair George Myers

Commissioners Bruce Bartlett, John Jostes, Stella Larson, Addison S. Thompson and Harwood A. White, Jr.

#### **Absent:**

None

### **STAFF PRESENT:**

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Debra Andaloro, Environmental Analyst

Marisela Salinas, Associate Planner

Alison DeBusk, Associate Planner

Sue Gray, Community Development Program Supervisor

Steven Faulstich, Housing Programs Supervisor

Don Olson, CAO Special Project Manager

Julie Rodriguez, Planning Commission Secretary

### **I. PRELIMINARY MATTERS:**

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

None were requested.

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Planning Commission meeting of February 1, 2007 has been cancelled.
2. Judy Johnduff, Assistant Transportation Planner, has accepted a position as Associate Planner with the City of Santa Paula.
3. The Architecture 2030 presentation, that was scheduled before City Council on January 23, 2007, has now been moved to January 30, 2007.
4. 1575 La Vista del Oceano has been appealed to City Council and will be heard on February 13, 2007. Commissioner White will represent the Planning Commission.
5. 3408-3412 State Street has been appealed to City Council and will be heard on February 27, 2007. Commissioner Jostes will represent the Planning Commission.
6. 1443 San Miguel Avenue has been appealed to City Council with a date to be determined.
7. The semi-annual joint meeting with the City Council will be held on February 20, 2007.

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

Chair Jacobs opened the public hearing at 1:15 P.M. With no one wishing to speak, the public hearing was closed at 1:15 P.M.

II. NEW ITEMS:

ACTUAL TIME: 1:15 P.M.

A. APPLICATION OF JESSICA KINNAHAN, AGENT FOR THE APPLICANTS OF THE LA VISTA DEL OCEANO DRIVE ROADWAY PROJECT, 1568-1576 LA VISTA DEL OCEANO DRIVE, (035-180-085, -084, & -058 AND 035-170-023 & -022); E-1, ONE-FAMILY RESIDENCE ZONE; GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST1999-00714)

The project consists of revisions to the approved roadway proposal. This includes changes to the retaining walls and additional grading. Some of the retaining walls along the roadway are proposed to be moved slightly from the public right-of-way onto private property at 1562 La Vista del Oceano Drive. Additionally, 105 cu. yds. of cut, 190 cu. yds. of fill, and 433 cu. yds. of benching are proposed at 1575 La Vista del Oceano Drive as a direct result of the roadway improvements. The grading is necessary to help stabilize the roadway improvements along the upper section.

This project was previously reviewed by the Planning Commission as part of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive which is currently unimproved and centrally located in that neighborhood. Some grading and improvements are also required on neighboring parcels (1562, 1564 & 1575 La Vista del Oceano Dr.) that are not directly related to this roadway project.

The following discretionary applications are required:

1. Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
2. A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).

The Environmental Analyst has determined that an Addendum to the Final Mitigated Negative Declaration for 1568-1576 La Vista del Oceano Drive (adopted October 6, 2005, SCH#2005051106) adequately addresses the proposed revisions. The Addendum analysis concludes that no new significant impacts beyond those identified in the prior Final Mitigated Negative Declaration would result from the proposed project revisions.

Case Planner: Marisela G. Salinas, Associate Planner

Email: msalinas@SantaBarbaraCA.gov

Marisela G. Salinas, Associate Planner, gave the Staff report.

The applicant declined the opportunity for presentation.

In response to Planning Commission questions, Ms. Salinas clarified the Staff report regarding roadway construction, dedication agreements to the City, fee ownership, and public right-of-way.

Chair Jacobs opened the public hearing at 1:23 P.M. and with no one else wishing to speak, the public hearing was closed at 1:23 P.M.

**MOTION: White/Thompson**

**Assigned Resolution No. 004-07**

Approved the project making the findings in the Staff Report for the Neighborhood Preservation Ordinance Compliance, the Modification for fences, walls, and hedges, and including the Environmental Findings, subject to the Conditions of Approval in Planning Commission Resolution No. 063-05.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

**ACTUAL TIME: 1:26 P.M.**

**B. APPLICATION OF RICK JEFFREY FOR EUCALYPTUS MODERN, LLC, 1776 EUCALYPTUS HILL ROAD, APN 015-161-054, A-2 / ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 2 UNITS PER ACRE, (MST2002-00614)**

The project consists of the subdivision of a 172,137 net square foot lot into two parcels. Parcel A would be 75,301 net square feet with an average slope of 36%. Parcel B would be 96,836 net square feet with an average slope of 35% and would contain the existing approximately 9,000 square foot single-family residence. Ingress to both lots would be provided via the existing driveway apron located primarily on Parcel B. No residential development is currently proposed for Parcel A, although a conceptual study has been prepared to illustrate development potential. The building envelope for Parcel A is 5,200 square feet, with a 28% slope. The project also includes removal of the paved driveway that leads to the bottom of the hill, restoration of the hillside to its natural topography, and installation of a new storm drain that outlets at the edge of the creek that runs along the east side of the lot, thus correcting an existing erosion problem.

The discretionary application required for this project is:

A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Allison De Busk, Associate Planner  
Email: [aдебusk@SantaBarbaraCA.gov](mailto:aдебusk@SantaBarbaraCA.gov)

Alison DeBusk, Associate Planner, gave the Staff presentation.

Carol Gross, landscape architect, introduced the team of Mike Viatone, Flowers & Associates; Mark De la Garza, President of Watershed Environmental; and Rick Jeffrey, owner, who collectively gave the applicant presentation.

Ms DeBusk and the applicant team responded to the Planning Commission's questions regarding storm drain ownership and maintenance, slope analysis review, erosion, and re-grading. Also discussed were the inlets, the proposed berm, drainage resolutions, and height restrictions on future development.

Chair Jacobs opened the public hearing at 2:02 P.M.

The following people spoke in opposition to the project:

1. John Manning: Access and grading
2. Ardeana Fredrickson: Potential view obstruction

With no one else wishing to speak, the public hearing was closed at 2:07 P.M.

Commissioner's comments and questions:

1. Some Commissioners expressed concern with development on such a steep site and struggled to make the findings. The building envelope seems too large for the size of the lot. Other Commissioners felt that the public benefits were substantial.
2. Suggested that the size of any future house be restricted. Would like to see a three-dimensional building envelope incorporated into the conditions of approval.
3. Asked what can be done to define building envelope size and house size.

Ms. Hubbell stated that a condition of approval could be added for parcel A for the new house that included the Architectural Board of Review's limitation of 2,500 square feet, and a restriction to any future additions to the house on parcel B. Ms. De Busk added that, if the existing envelope as shown is maintained, it would allow the Architectural Board of Review more authority in determining the best place for the residence.

**MOTION: Myers/Bartlett**

**Assigned Resolution No. 005-07**

Approve the Mitigated Negative Declaration and the Tentative Subdivision Map making the findings as outlined in the Staff Report and subject to the Conditions of Approval in Exhibit A, with the added conditions of 1) The maximum size of a future house on parcel A shall be limited to 2,500 square feet, including garage and accessory buildings; 2) The building height of any future buildings shall be based on the existing grading prior to the restoration grading; 3) No grading shall take place during the rainy season; 4) Specification that the roadway shoulder should be at least 4' wide; 5) The storm drain pipe diameter shall be identified as 18"; and 6) No increase in size, height, or volume to the existing house on parcel A is allowed.

Commissioner's deliberation:

1. Reminded peers that the building envelope is not the footprint, only the vision for where a building could exist.
2. Wondered if the applicant would be required to do an inspection of the sewer lateral.
3. Expressed concern for maintaining views as impacted by both parcels.

Ms. DeBusk stated that the sewer inspection had already been done as part of an earlier process.

Ms. Hubbell stated that house is presently 9,000 square feet. Chair Jacobs stated that the Neighborhood Preservation Ordinance (NPO) would have no bearing on this project because of its lot size. Scott Vincent, Assistant City Attorney added that the NPO applies to lots less than 15,000 square feet.

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Jostes, White, Larson) Abstain: 0 Absent: 0

Chair Jacobs announced the ten calendar day appeal period.

Chair Jacobs announced a recess at 2:30 P.M. and reconvened the meeting at 2:45 P.M.

### III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 2:47 P.M.

APPLICATION OF WAYNE LABRIE, FOR MATT AND WENDY LABRIE, 606 CALLE GRANADA, 053-083-012, E-3/SD-2 SINGLE FAMILY RESIDENCE/OUTER STATE STREET OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS/AC (MST2006-00430)

The project site contains a single family residence that is currently undergoing a remodel and addition, along with a new two car garage and an existing swimming pool. On October 11, 2006, the Staff Hearing Officer denied a request to allow an eight foot tall wall within 10 feet of the front lot line. This is an appeal of the Staff Hearing Officer's denial. The wall has been redesigned to be farther from the property line.

The discretionary application required for this project is a Modification to allow a wall greater than 3.5 feet in height within 10 feet of the front lot line (SBMC § 28.87.170.B.).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Danny Kato, Senior Planner  
Email: dkato@SantaBarbaraCA.gov

Danny Kato, Senior Planner, gave the Staff presentation and history of the project.

Bettie Weiss, Staff Hearing Officer, reviewed reasons why the project is a candidate for the modification. Ms. Weiss felt that reconsideration for substantial conformance was more

appropriate to be heard as an appeal. The Staff Hearing Officer approval of the 5' wall from the property line, as opposed to consideration of the wall at less than 2' from the property line, presented too significant a change.

Staff responded to questions from the Planning Commission on setbacks, vegetation and whether the appeal was based on wall height or encroachment, or both.

Wayne Labrie, architect, gave the applicant presentation and supports Staff's recommendations.

Chair Jacobs opened the public hearing at 3:10 P.M. and the following people spoke:

1. Kathleen Brown: concerned about Stone Pine protection and asked for consideration of alternatives to private screening beyond a wall, or a wall moved further from property line.
2. Jason Sunukjian: supported the appeal.

With no one else wishing to speak, the public hearing was closed at 3:17 P.M.

Commissioners deliberated over landscaping buffers and protection of the Italian Stone Pine.

**MOTION: White/Myers**

**Assigned Resolution No. 006-07**

Uphold the appeal and approve the modification for the fence/wall, making the findings in the Staff Report and adding the conditions: 1) to include protection of the Italian Stone Pine by consulting with the City Arborist, and 2) Remove Junipers in the public right-of-way and add a decomposed granite walkway; 3) Include planting along fence that is sufficient to hide fence, with consideration of other plants in addition to vines, and, if feasible, planting in right-of-way that is greater than eight inches in height, if it does not preclude a sidewalk .

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Bartlett, Larson) Abstain: 0 Absent: 0

Chair Jacobs announced the ten calendar day appeal period.

Commissioners Bartlett, Jostes, and White left the hearing at 3:34 P.M.

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 3:34 P.M.**

**TEN-YEAR PLAN TO END CHRONIC HOMELESSNESS**

Staff will present a 10-year plan to end chronic homelessness, called "Bringing Our Community Home".

Case Planner: Sue Gray, Community Development Program Supervisor

Email: sgray@SantaBarbaraCA.gov

Councilmember Helene Schneider provided historical background and introduced Staff. Sue Gray, Community Development Program Supervisor, and Steven Faulstich, Housing Programs Supervisor gave the Staff presentation.

Also addressing the Commission were Rob Pearson, Executive Director of the Housing Authority, and Mike Foley, Executive Director of Casa Esperanza.

Councilmember Schneider and the panel of presenters responded to the Commission's interest that included clarification of homelessness and chronic homelessness, homelessness assistance, how many of the chronic homeless the City has responsibility for finding supportive housing, Section 8 status and development of incentives for use, and addressing homeless youth.

The Commission expressed appreciation for all the work that has been done by Staff and acknowledged that the City is trying to solve chronic homelessness, not homelessness. More policies on providing supportive housing for the chronic homeless should be added to the General Plan. Suggested that there be more incentives for landlords to participate in the Section 8 housing program. Also, requested that housing and services for young adults released from foster care system be provided.

Mike Foley, Casa Esperanza Director, demystified the perception of homelessness and refusal of assistance. The availability of housing options provide the homeless choices. Mr. Foley added that 225 other communities have developed 10-year plans thus making transient homelessness addressable.

Ms. Schneider stated that the Housing Element could be revisited during the general plan update. As projects are brought to the Planning Commission, consideration was requested to address homelessness.

Mr. Vincent left Council Chambers at 4:02 P.M.

**IV. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

1. Commissioner Larson reported on the ribbon cutting for the Arroyo Burro Estuary Project and encouraged the public to visit.
2. Commissioner Jacobs reported on the Airport Terminal Design Subcommittee and announced that Commissioner Thompson was named Chair. Final designs for airline terminal were reviewed and will move on to the Architectural Board of Review and the Planning Commission.

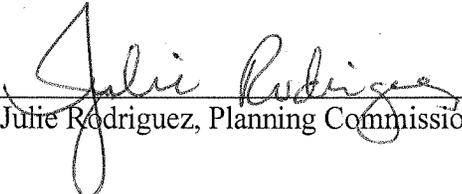
B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

**VII. ADJOURNMENT**

Chair Jacobs adjourned the meeting at 4:29 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

