



**Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.**

**Vice-Chair George C. Myers
Commissioner John Jostes
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, JANUARY 18, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, JANUARY 16, 2007 **7:45 A.M.**
SITE VISITS
630 GARDEN STREET
Community Development Parking Lot
1776 Eucalyptus Road
606 Calle Granada

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. Call 564-5470 for additional information.

- B. THURSDAY, JANUARY 18, 2007 **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. El Encanto – Substantial conformance
Kathleen Kennedy, Assistant Planner
Email: kkennedy@SantaBarbaraCA.gov
2. 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 will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- D. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- 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 City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov. Please note that online Staff Reports may not include some exhibits.

II. **PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. 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. **NEW ITEMS:**

- 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

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: adebusk@SantaBarbaraCA.gov

IV. STAFF HEARING OFFICER APPEAL:

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 care 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

V. DISCUSSION ITEM:

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

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, 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 Chairman 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 testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

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 Chairman.

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 Phone 564-5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.