



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
FINISHED AGENDA**

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

I. NOTICES:

- A. TUESDAY, JANUARY 16, 2007
SITE VISIT

7:45 A.M.
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.

**** Site visits held. ****

- B. THURSDAY, JANUARY 18, 2007
LUNCH

12:15 P.M.
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

**** Discussion held. ****

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- 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. **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 (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- E. The Planning Commission 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 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 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., City Clerk's Office, Central Library 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.

**** No Requests were made. ****

- B. Announcements and appeals.

**** Announcements were 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 (2) minutes.]

**** No one wished to speak. ****

III. 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

**** Approved project.**
White/Thompson Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 004-07. **

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: adebusk@SantaBarbaraCA.gov

**** Approved with amended conditions.**
Myers /Bartlett Vote: 4/3
Abstain: 0
Absent: 0
Resolution No. 005-07. **

IV. 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 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

**** Upheld appeal and approved modification
with additional conditions.
White/Myers Vote: 5/2
Abstain: 0
Absent: 0
Resolution No. 006-07. ****

V. DISCUSSION ITEM:

ACTUAL TIME: 3:34P.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

**** Discussion held ****

VI. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Reports given ****

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** None ****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:29 p.m. ****