

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: adebusk@SantaBarbaraCA.gov

Alison DeBusk, Associate Planner, gave the Staff presentation.

Carol Gross, landscape architect, introduced the team of Mike Viattone, 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 Jostes 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