



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 006-07

606 CALLE GRANADA

MODIFICATION

JANUARY 18, 2007

**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.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 12, 2007
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Upheld the appeal and approved the modification with additional conditions as follows:

1. **Pine Tree Protection.** The applicant shall protect the Italian Stone Pine with consultation with the City Arborist.
2. **Landscaping.** The applicant shall include planting along the 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.
3. **Public Right of Way.** The applicant shall remove the Junipers in the public right of way and add a decomposed granite walkway.

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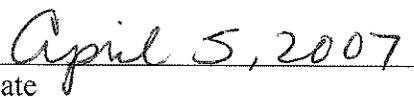
This motion was passed and adopted on the 18th day of January, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Bartlett, Larson) ABSTAIN: 0 ABSENT: 0

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.



Julie Rodriguez, Planning Commission Secretary



Date

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