

1516 EAST MOUNTAIN DRIVE

CASE #20RZN-00000-00001

PROPERTY INFORMATION

- Property zoned PU (Public Utilities) and consists of .47 acres
- Located on the northern side of Mountain Drive in the middle of 1510 East Mountain Drive.
- Shares a driveway with 1510 East Mountain Drive (an access easement exists over the driveway)
- Developed with a water tank, driveway, landscaping

HISTORY OF SITE

- The subject parcel was created by the Montecito Water District (MWD) in the 1920s by eminent domain.
- MWD built an above-ground, concrete 80-foot diameter water tank to serve five parcels in the immediate vicinity.
- MWD used the tank until 2000 at which time they rendered the tank inoperable. The current owner bought the property in 2009.
- The current owner has obtained a certificate of compliance for the PU parcel, certifying that it is a legally created parcel.

PROPOSED REZONE

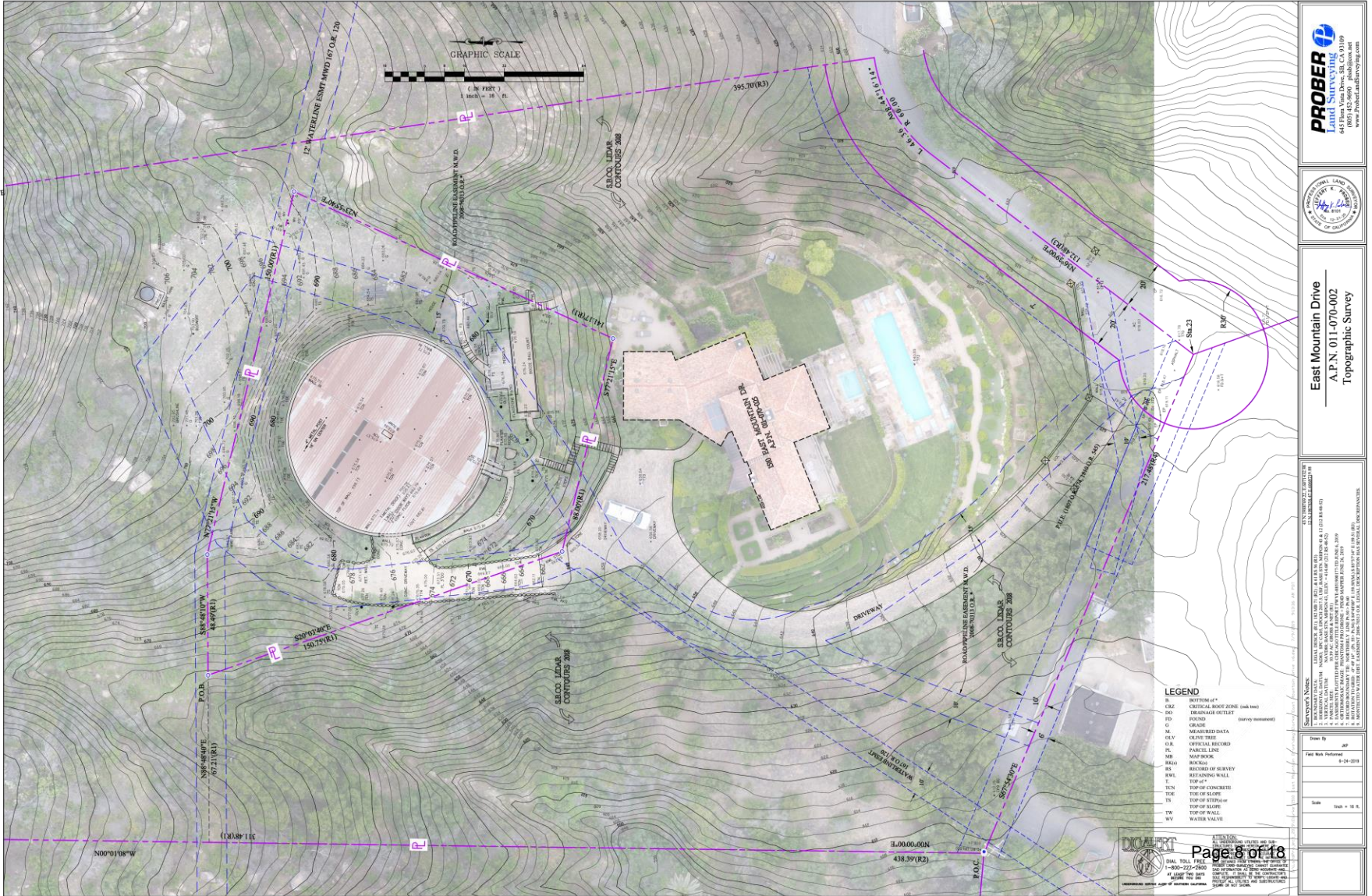
- Proposal is to rezone parcel from PU to E-1
- Parcels surrounding this are zoned E-1
- PU is not compatible with the neighborhood
- Uses allowed in PU include various utility type uses such as: a minor or major electrical substation, a wastewater treatment system, a sewage treatment facility, or a water supply, treatment, or storage facility.
- The parcel is spot-zoned with an antiquated zoning designation.

NEIGHBORHOOD COMPATIBILITY



1516 EAST MOUNTAIN DR.
LOCATION OF WATER TANK

SITE PLAN



East Mountain Drive
A.P.N. 011-070-002
Topographic Survey

Surveyor's Notes:

1. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1987, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 1991, AND THE SURVEYING ACT OF 2002, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 2009.
2. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1987, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 1991, AND THE SURVEYING ACT OF 2002, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 2009.
3. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1987, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 1991, AND THE SURVEYING ACT OF 2002, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 2009.
4. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1987, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 1991, AND THE SURVEYING ACT OF 2002, AS AMENDED BY CHAPTERS 101 AND 102 OF THE STATUTES OF 2009.

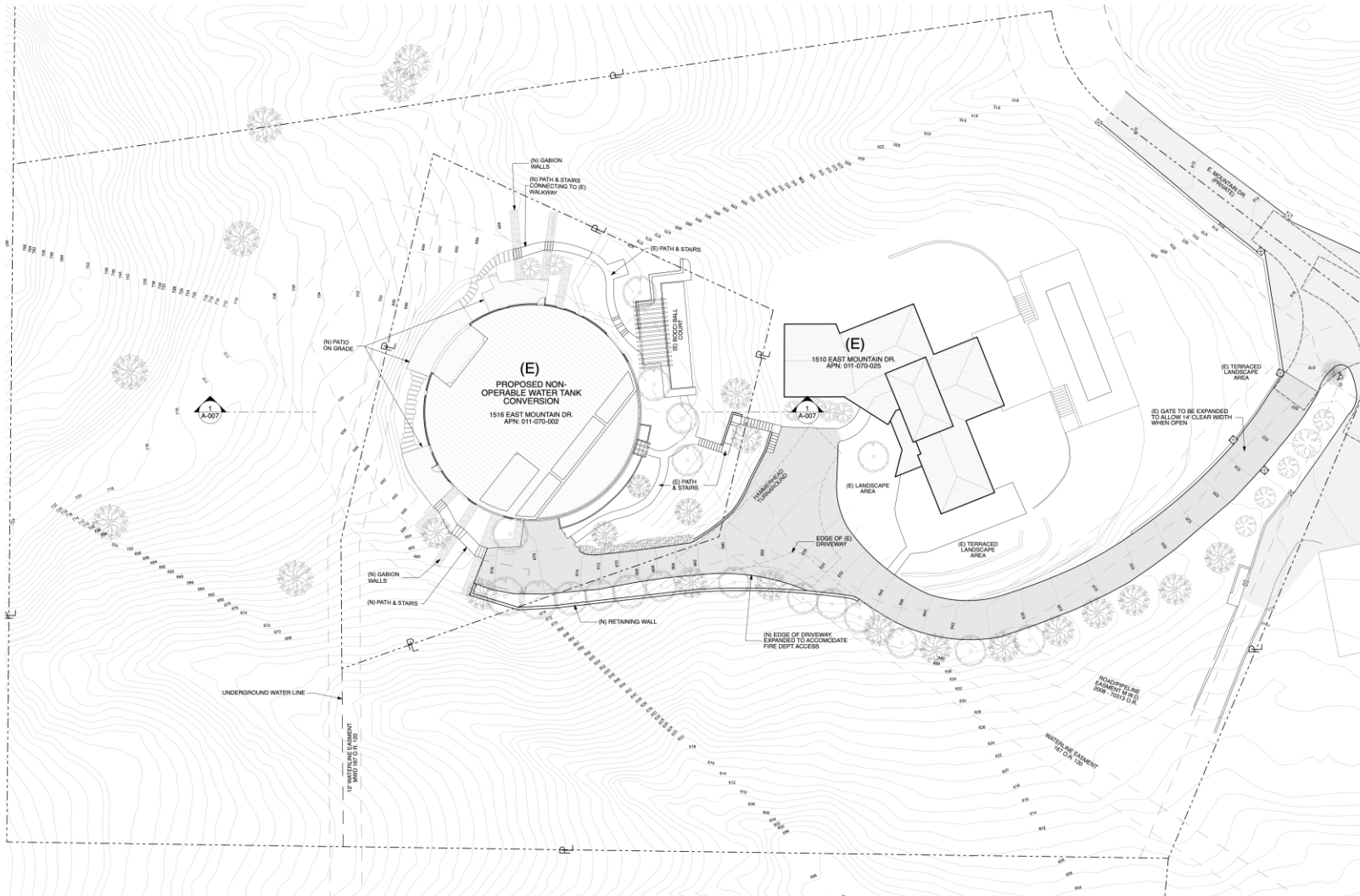
DATE 08/11/2011

BY [Signature]

Field Work Performed 8-24-2011

Scale 1" = 100' ±

PROPOSED SITE PLAN



TWO TREES
ARCHITECT



TWO TREES ARCHITECT EXPRESSLY
RESERVES ITS COMMON LAW
COPYRIGHT AND OTHER RIGHTS.
THIS PLAN IS PRELIMINARY. THIS PLAN
SHOULD NOT BE REPRODUCED,
COPIED OR USED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION AND
CONSENT OF TWO TREES ARCHITECT.

PRELIMINARY
NOT FOR
CONSTRUCTION

WATER TANK CONV.
1516 E. MOUNTAIN DR
MONTICELLO, CA 93108
APN# 011-070-002

DATE ISSUED: _____

PROJECT NUMBER: _____

DATE ISSUED: _____

PROJECT NUMBER: _____

DATE ISSUED: _____

PROJECT NUMBER: _____

DATE ISSUED: _____

PROJECT NUMBER: _____

DATE ISSUED: _____

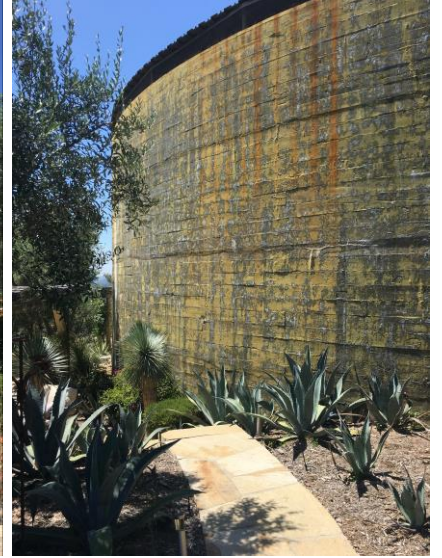
PROJECT NUMBER: _____



1

PROPOSED REZONE SITE PLAN
SCALE: 1/8" = 1'-0"

EXISTING TANK



EXISTING DRIVEWAY



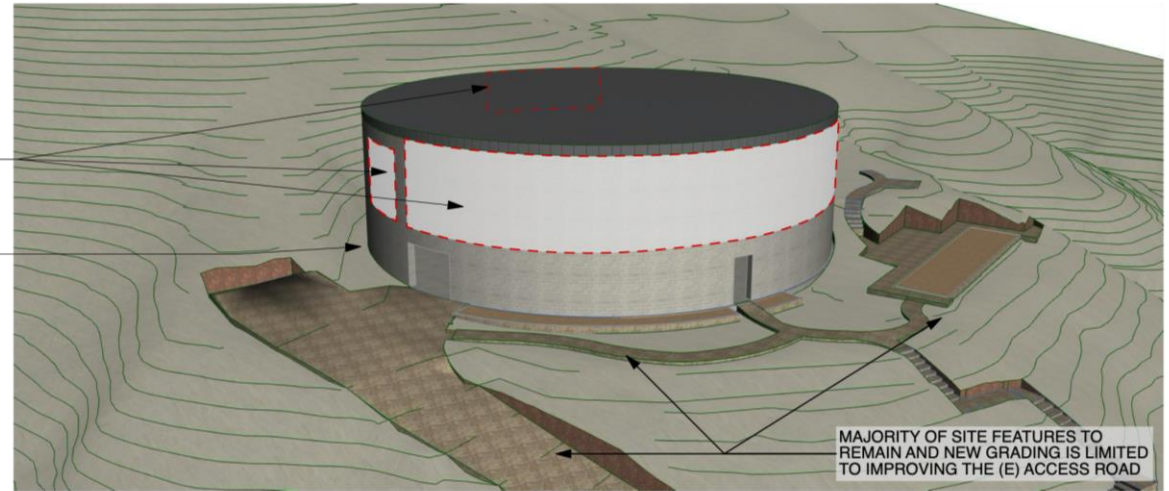
1. ENTRANCE TO PROPERTY OFF E. MOUNTAIN DR. (PRIVATE ROAD)
2. LOWER DRIVEWAY DRIVEWAY
3. LANDING OF DRIVEWAY AT 1510 E. MOUNTAIN DR.
4. CONTINUATION OF DRIVEWAY UP TO WATER TANK
5. LANDING OF DRIVEWAY AT WATER TANK.

PROPOSED CONVERSION

EXISTING CONCRETE TANK SHOWING AREAS TO BE REMOVED

SECTIONS OF CONCRETE TO BE REMOVED AND REUSED ON SITE.

CURRENTLY THE SURROUNDING GRADE IS CUT TO FLOOR LEVEL OF WATER TANK AROUND ENTIRE CIRCUMFERENCE



PROPOSED DESIGN OF SINGLE FAMILY RESIDENCE

SECTIONS OF CONCRETE REMOVED FROM TANK TO BE USED AS GABION WALL TERRACES AND FILL AREA AROUND BACK OF TANK

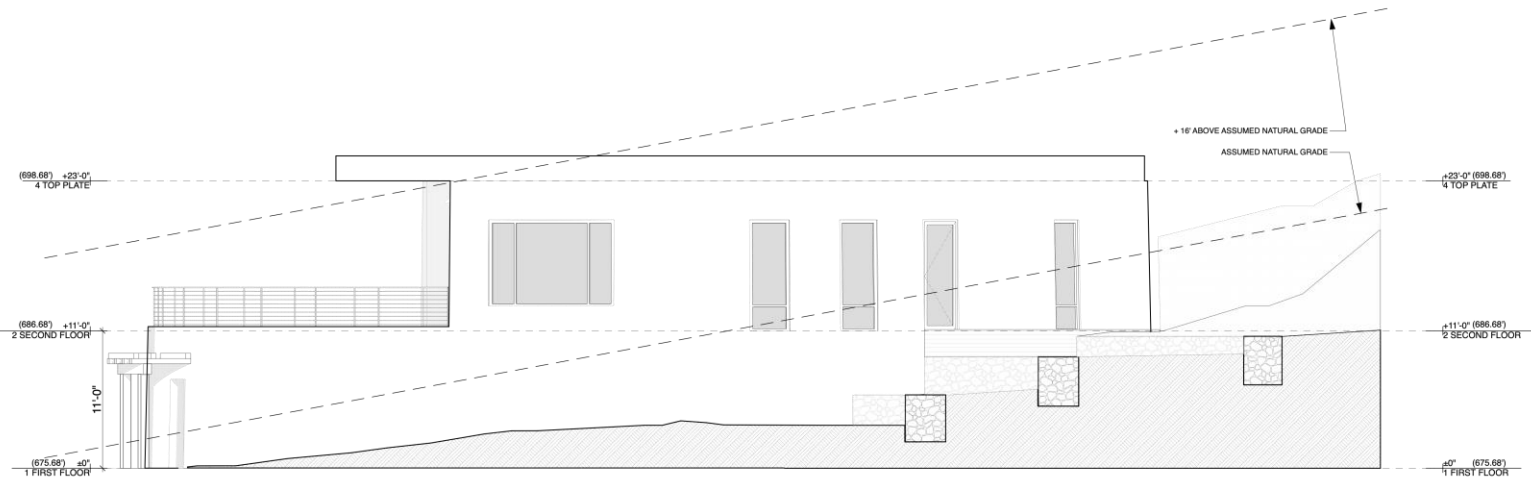
LARGE OVERHANGS INCLUDING OPERABLE SUNSHADES ABOVE S-W FACING WINDOWS



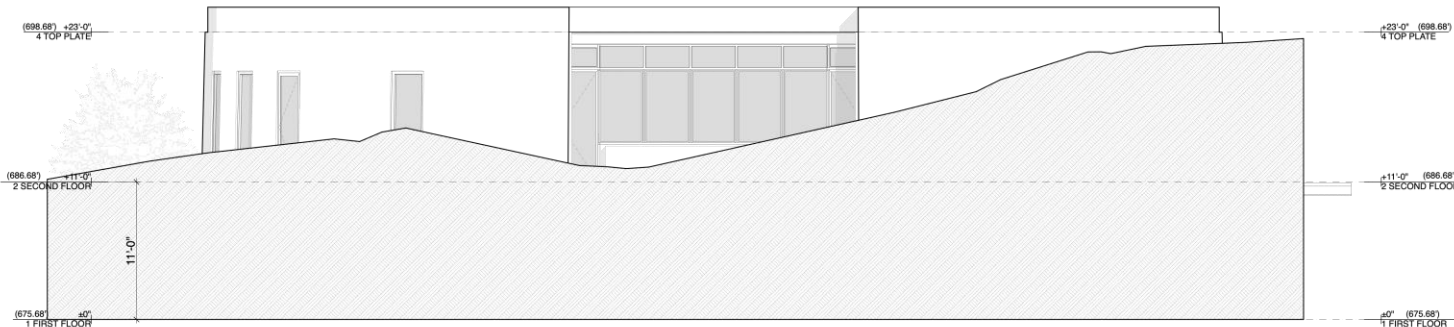
PROPOSED CONVERSION



ELEVATIONS



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

TWO TREES
ARCHITECT



TWO TREES ARCHITECT EXPRESSLY DISCLAIMS ITS OWNERSHIP, LIABILITY, COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS PLAN. THIS PLAN MAY BE REPRODUCED, COPIED, CHANGED OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF TWO TREES ARCHITECT.

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT
WATER TANK CONV.
1516 E. MOUNTAIN DR
MONTECITO, CA 93108
APN# 011-070-002

JOB NUMBER
*** PROJECT NUMBER ***
DATE ISSUED

PRINTED 10/7/20

SHEET
A3.02

BENEFITS OF PROJECT

- Rezone changes zoning to a neighborhood-compatible designation
- Minimal grading- behind tank and along driveway only
- Driveway will be brought up to Fire Department Standards- Fire Dept has conceptually approved plan
- Dwelling will be fire-proof concrete
- Concrete will not be trucked down road disturbing neighborhood and creating impacts associated with demolition
- Adaptive reuse of materials
- Keep development as light on the land as possible
- Keep site aesthetics organic and blend with the environment

BOARD OF ARCHITECTURAL REVIEW/NEIGHBORHOOD SUPPORT

- MBAR reviewed project twice.
- 5/14/20 minutes: *“MBAR supports adaptive reuse of the structure. Cutting back the top portion meets Ridgeline/Hillside guidelines.”*
- *Project has received numerous letters of support from neighbors.*