



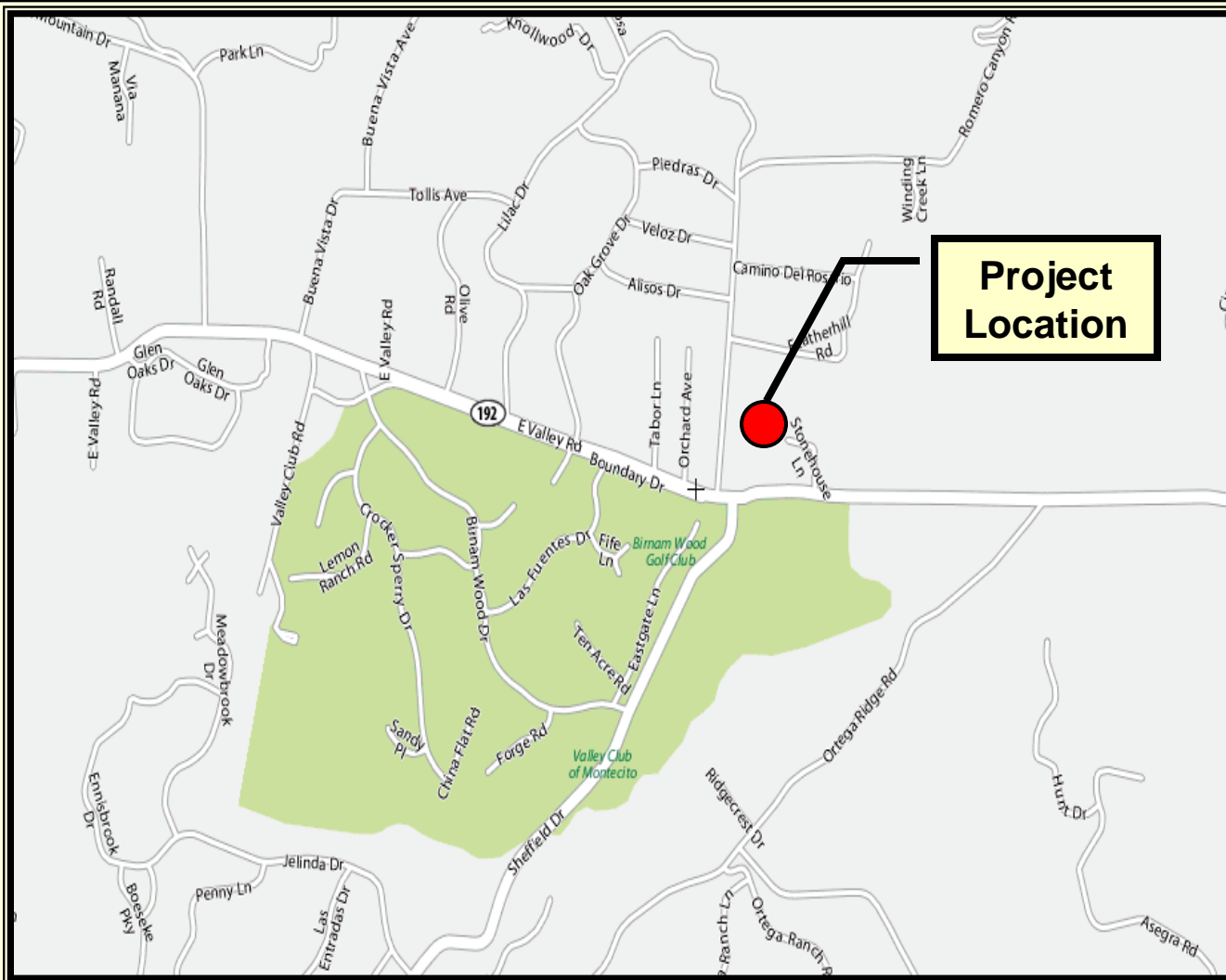
SANTA BARBARA COUNTY BOARD OF SUPERVISORS

**Sipple Appeal of Stone Additional Landscaping
09APL-00000-00025**

November 3, 2009

J. Ritterbeck, Planner

Vicinity Map



Vicinity Map



Approved Development

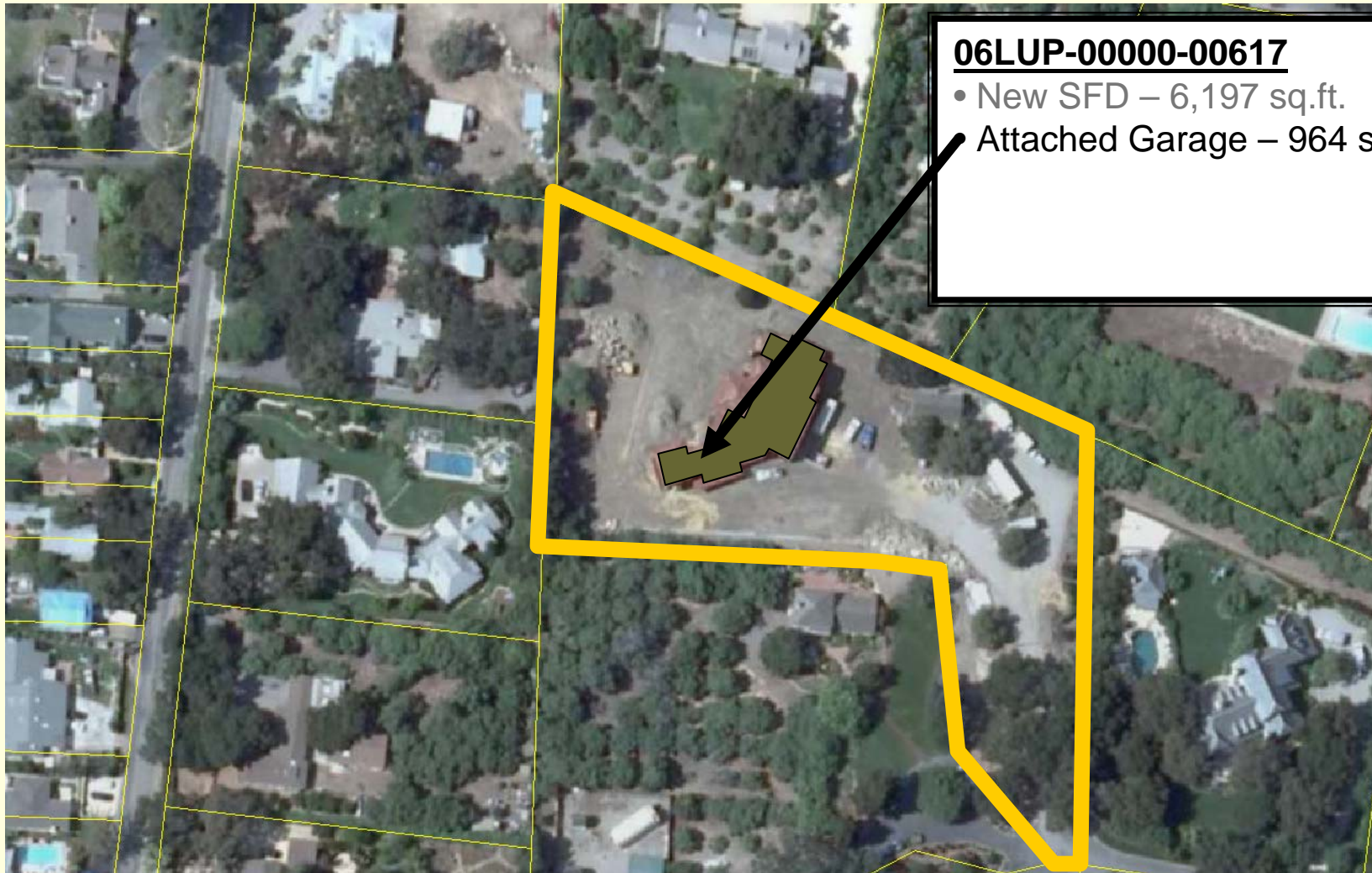


06LUP-00000-00617

New SFD - 6,197 sq.ft.



Approved Development



06LUP-00000-00617

- New SFD – 6,197 sq.ft.
- Attached Garage – 964 sq.ft.



Approved Development



06LUP-00000-00617

- New SFD – 6,197 sq.ft.
- Attached Garage – 964 sq.ft.
- New Attached RSU – 917 sq.ft.



Approved Development

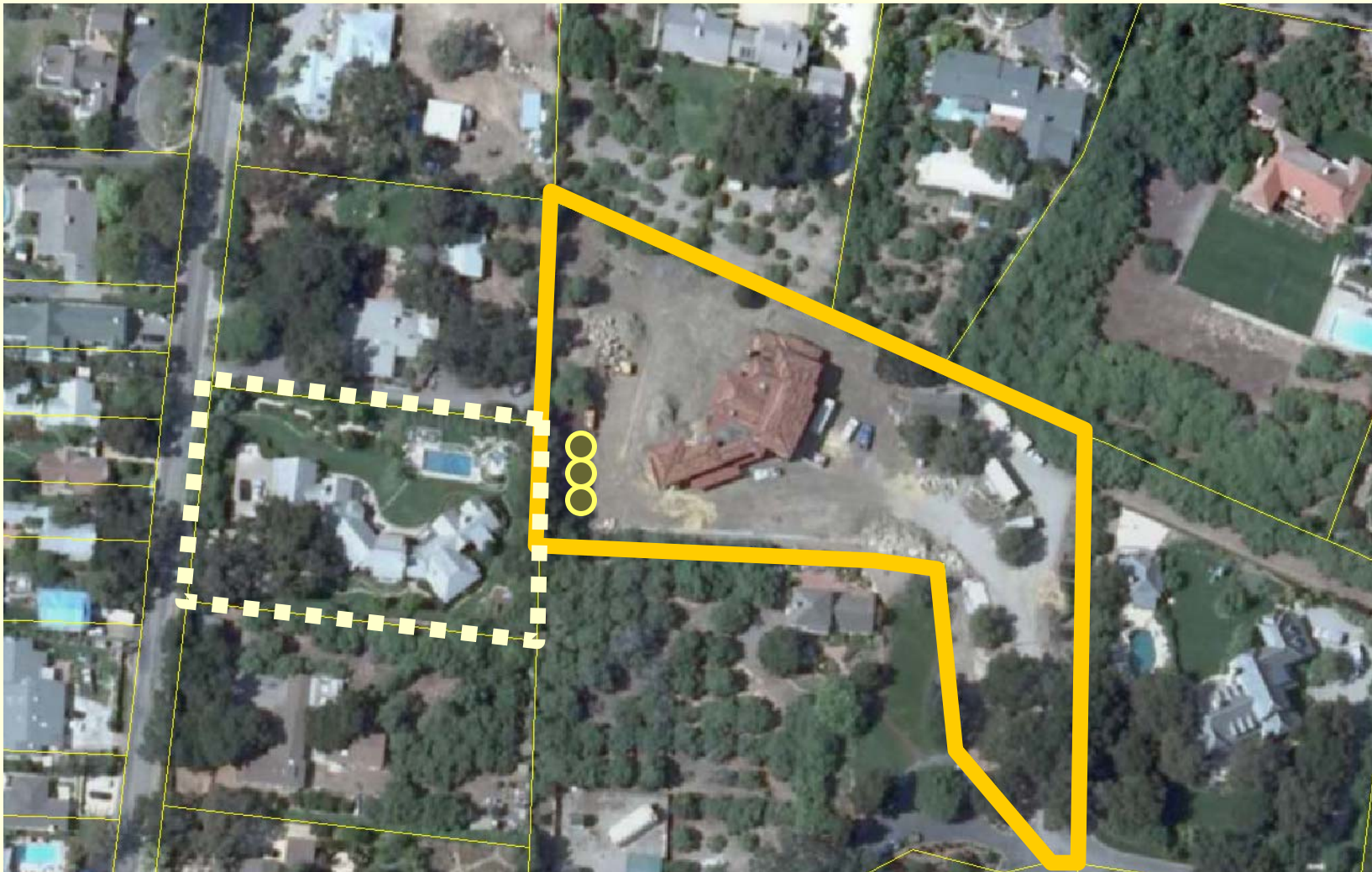


06LUP-00000-00617

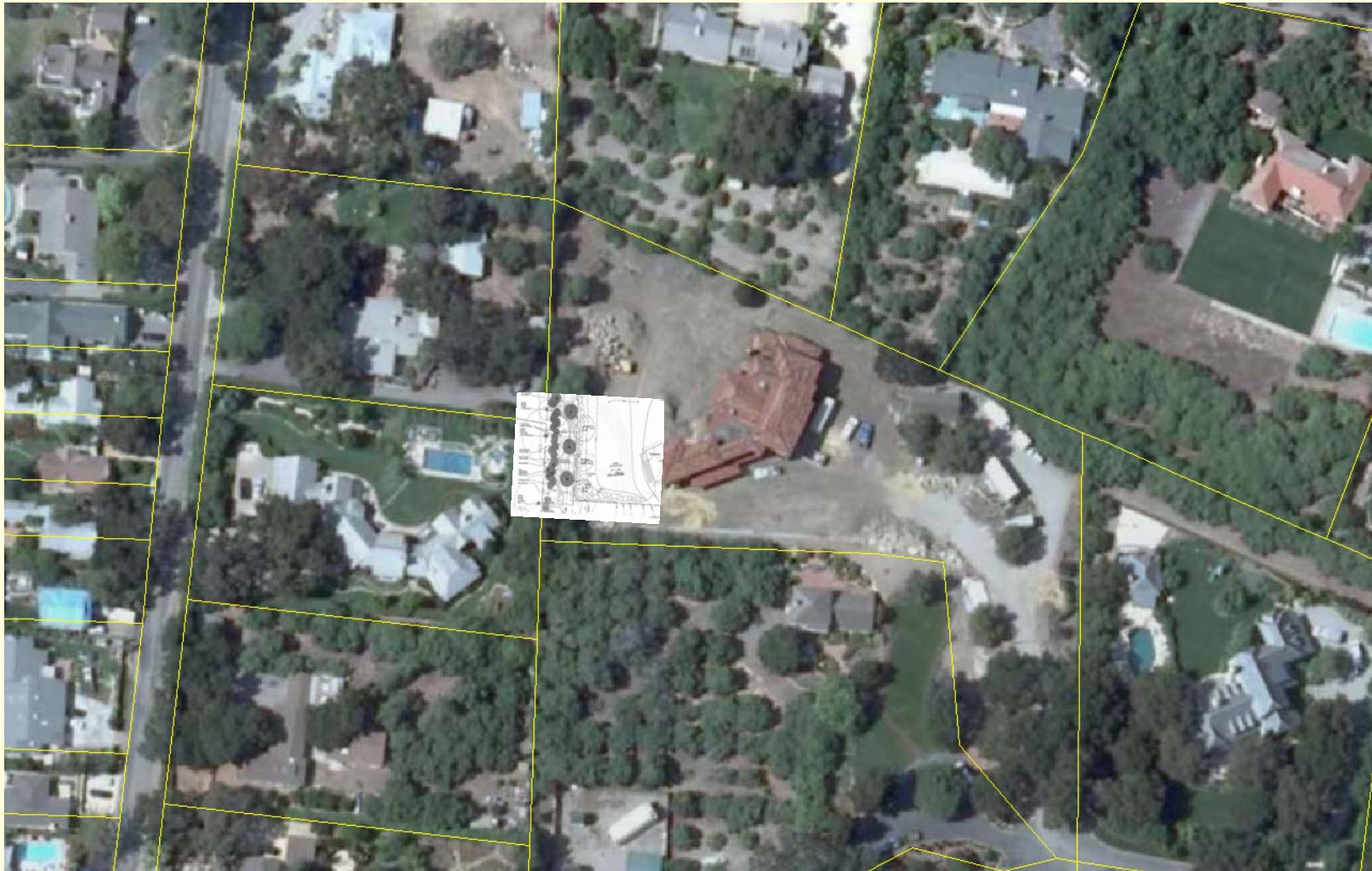
- New SFD – 6,197 sq.ft.
- Attached Garage – 964 sq.ft.
- New Attached RSU – 917 sq.ft.
- Convert existing 800 sq.ft. SFD to Accessory Structure



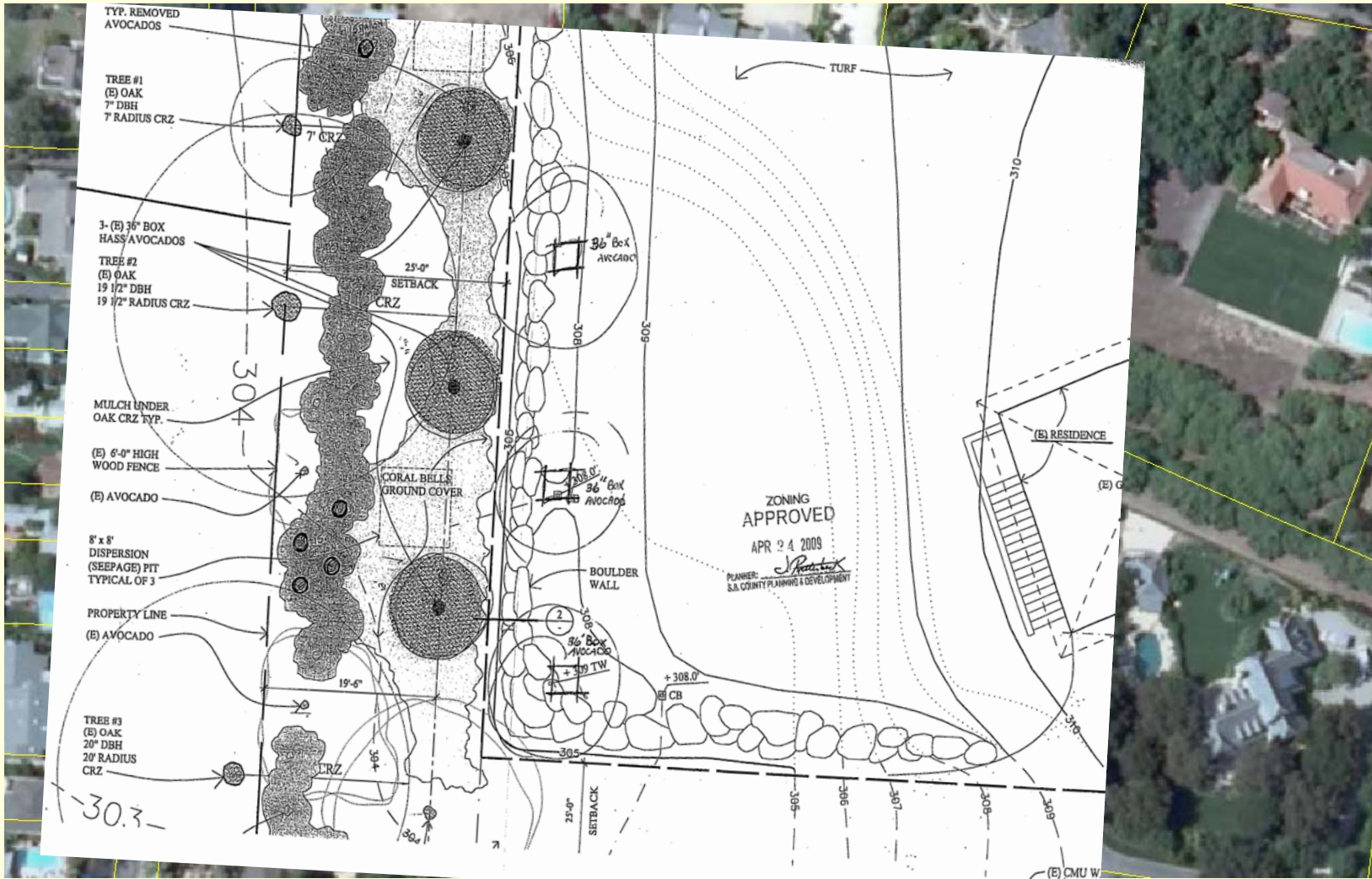
Zoning Violation



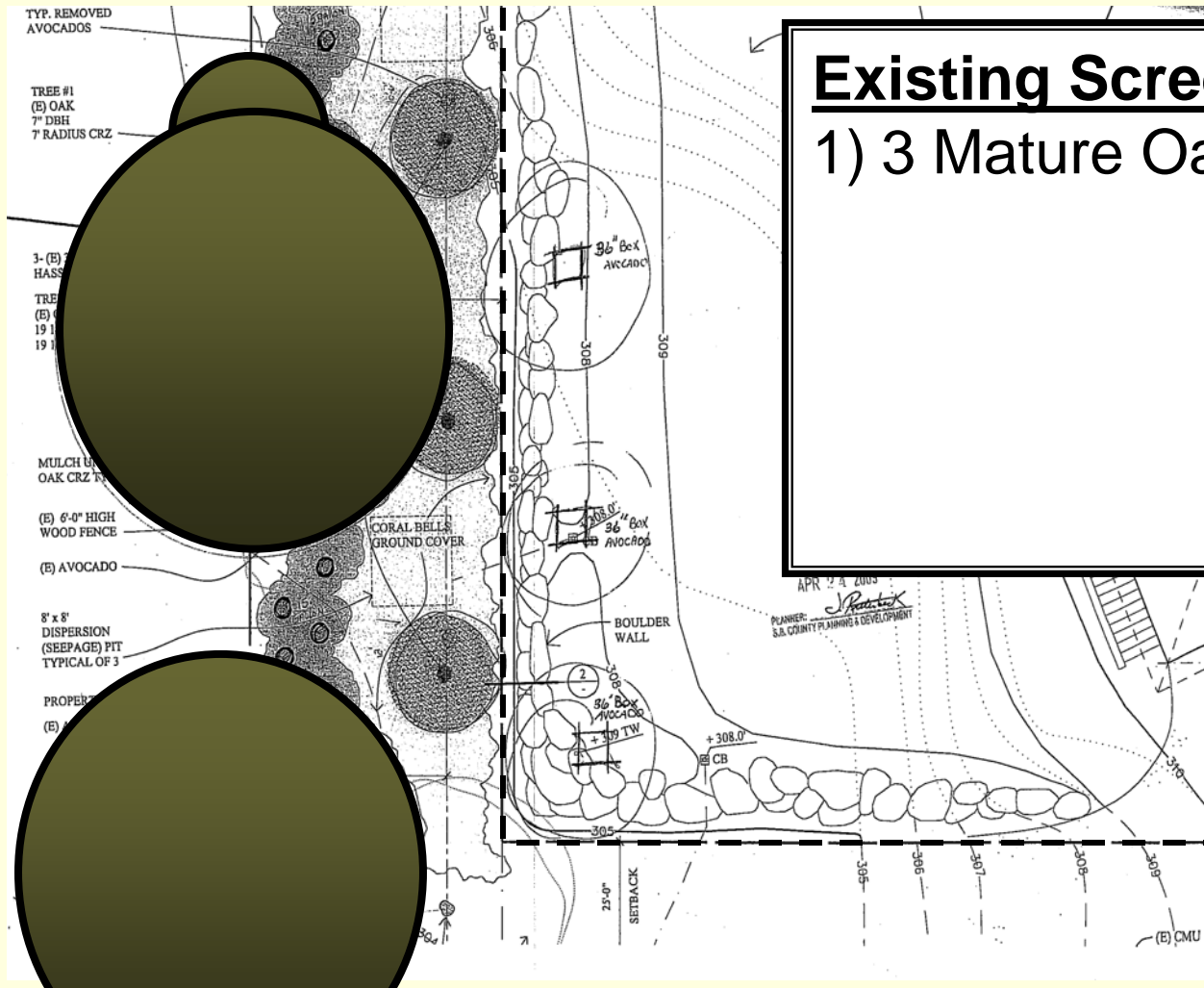
Site Plan



Site Plan



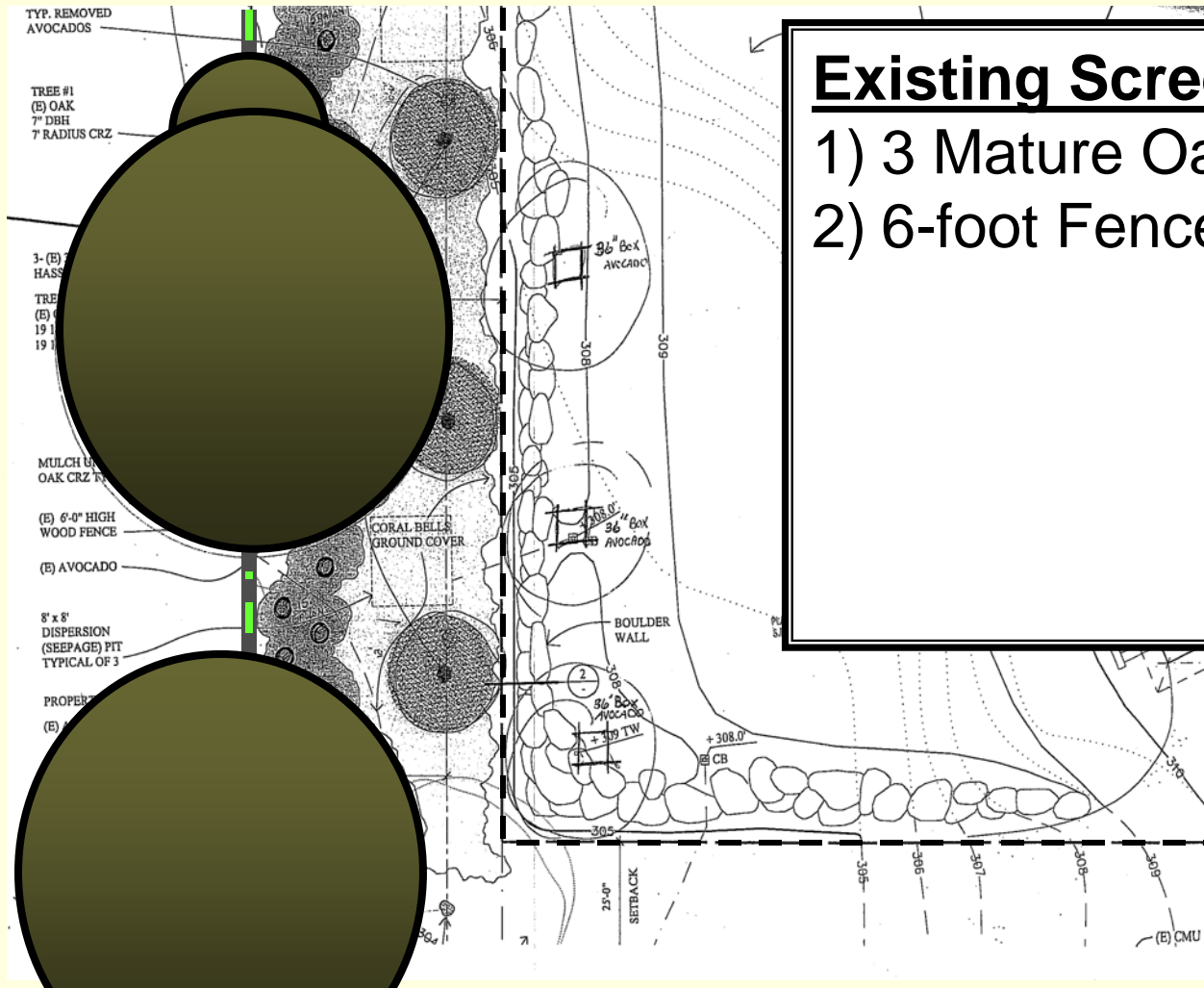
Site Plan – MBAR approved



Existing Screening
1) 3 Mature Oak Trees



Site Plan – MBAR approved

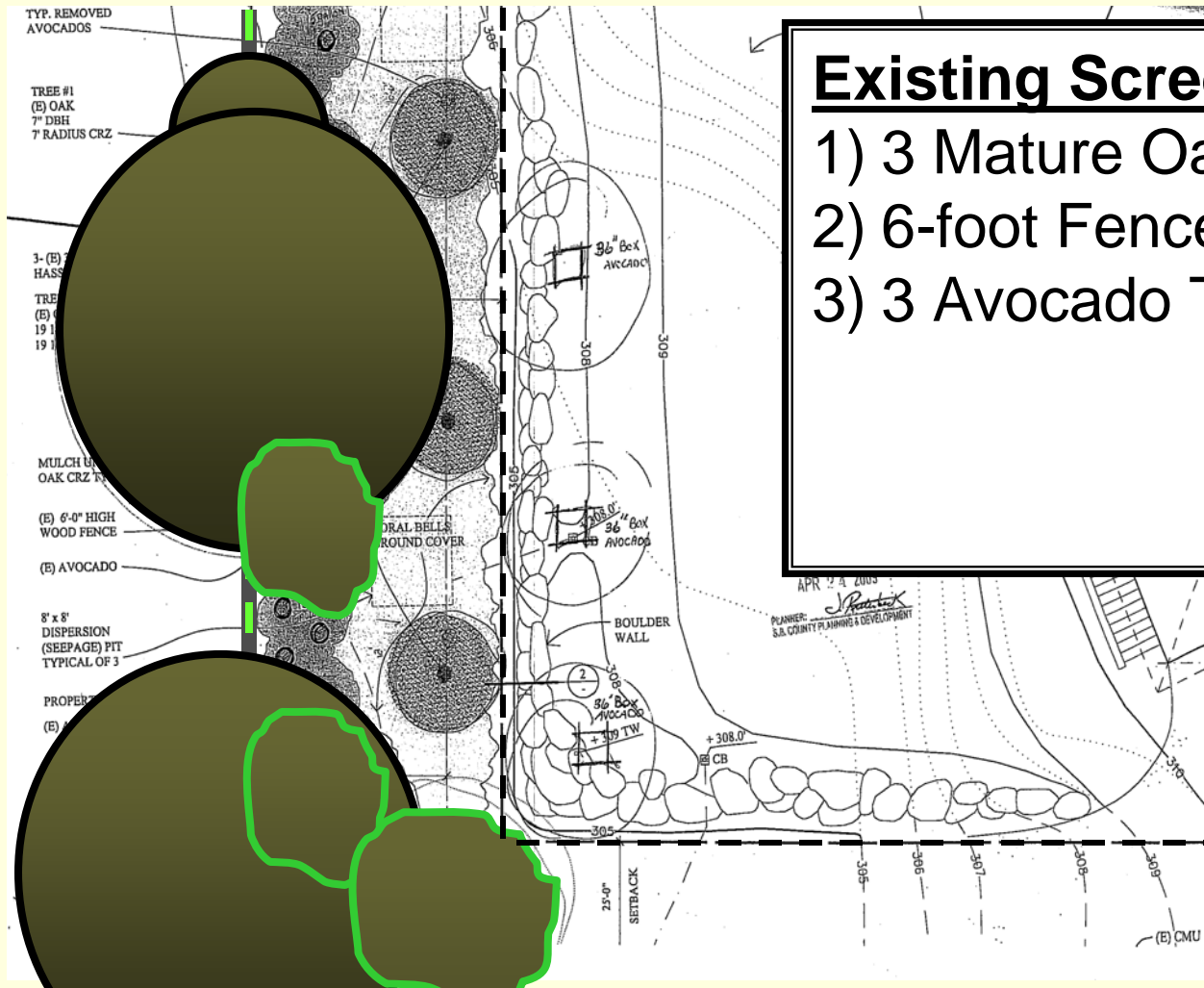


Existing Screening

- 1) 3 Mature Oak Trees
- 2) 6-foot Fence



Site Plan – MBAR approved

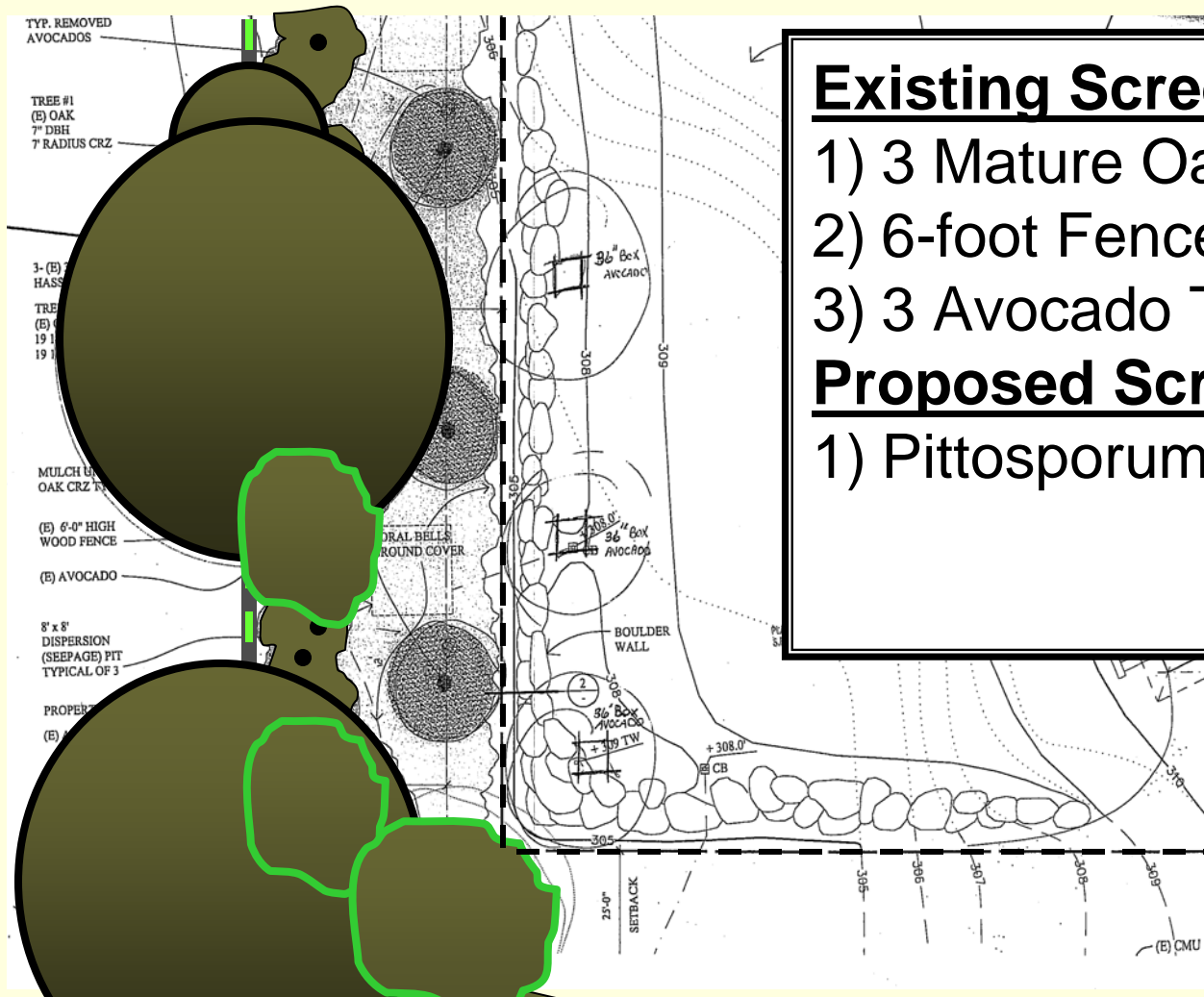


Existing Screening

- 1) 3 Mature Oak Trees
- 2) 6-foot Fence
- 3) 3 Avocado Trees



Site Plan – MBAR approved



Existing Screening

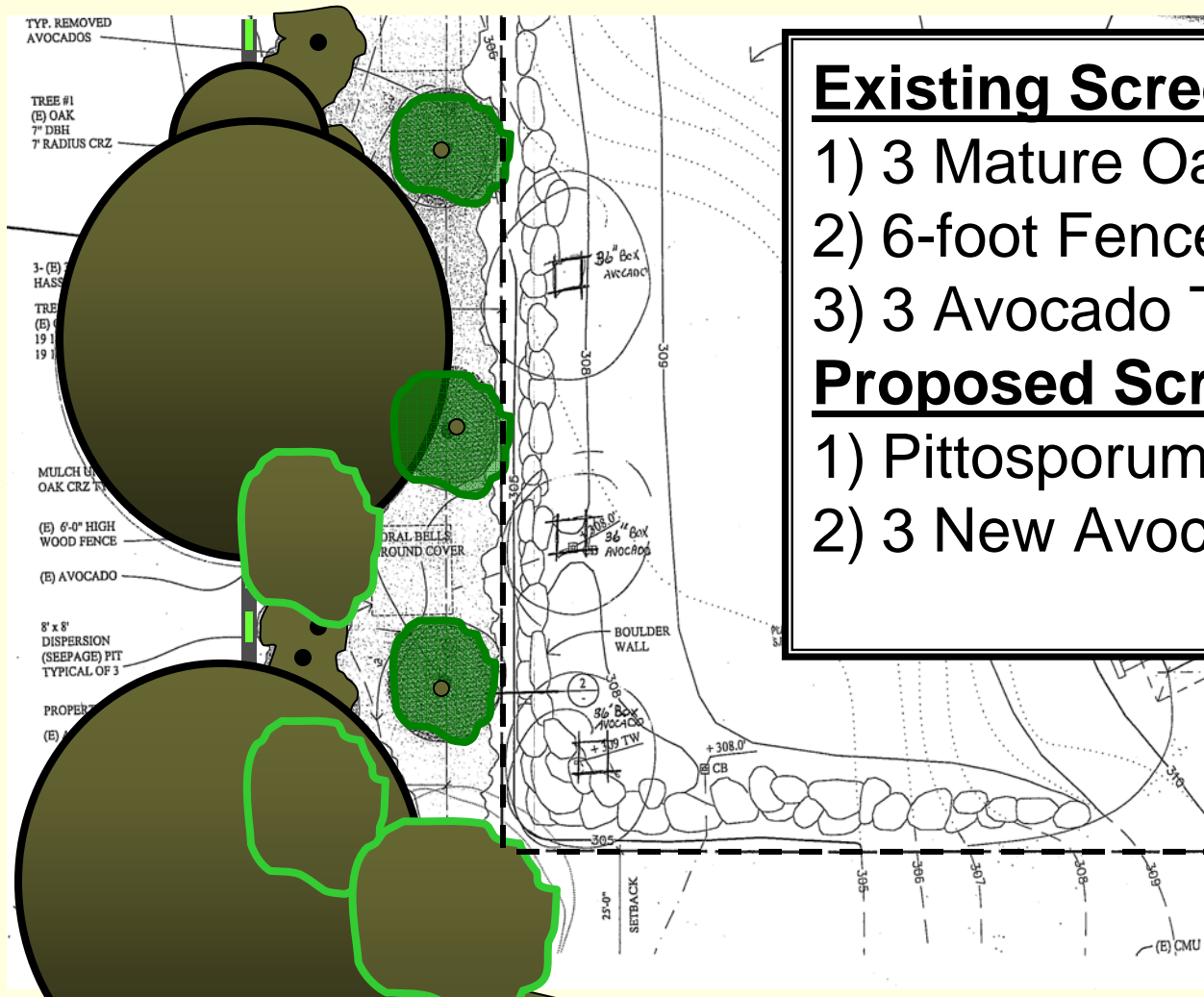
- 1) 3 Mature Oak Trees
- 2) 6-foot Fence
- 3) 3 Avocado Trees

Proposed Screening

- 1) Pittosporum Hedge



Site Plan – MBAR approved



Existing Screening

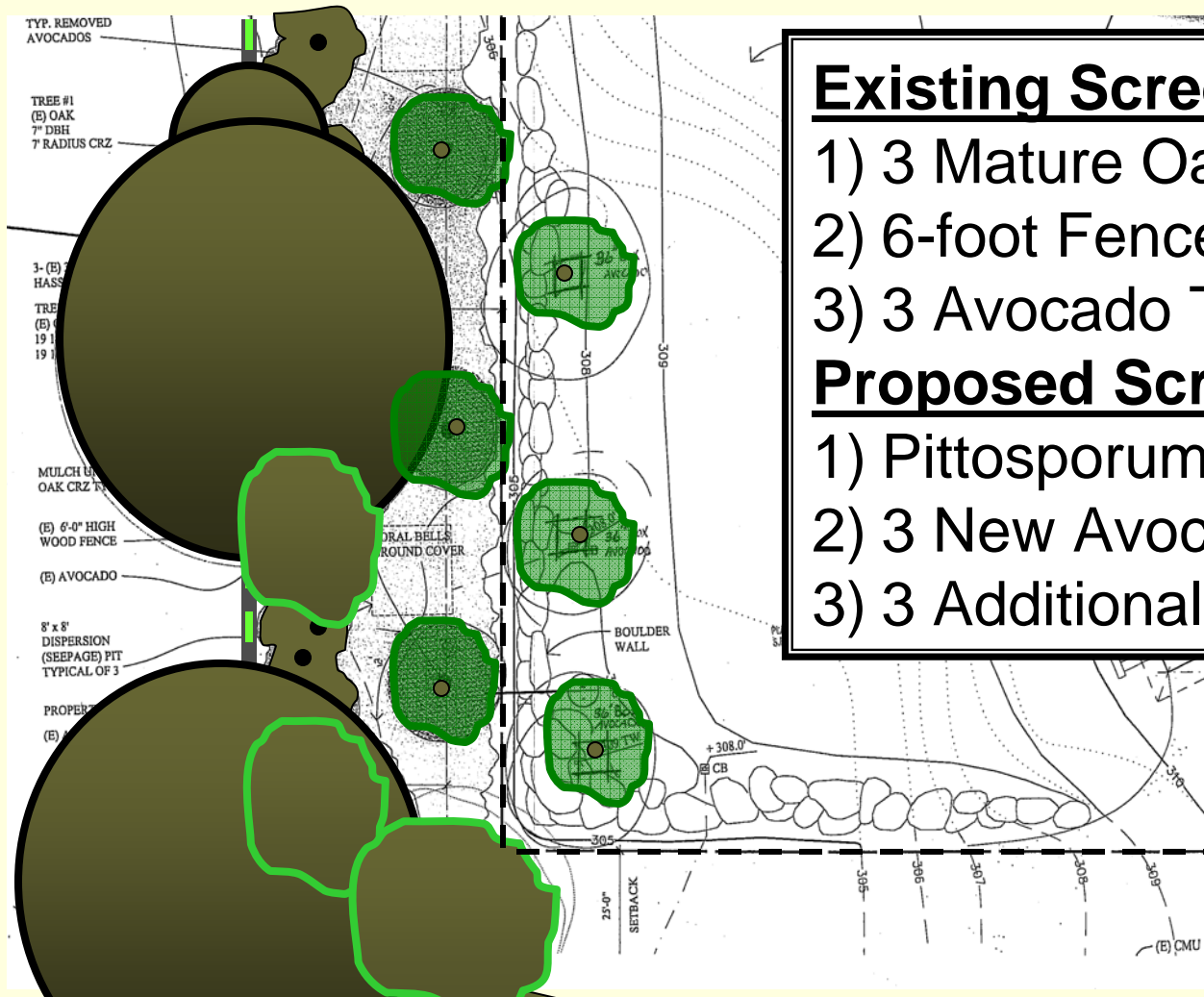
- 1) 3 Mature Oak Trees
- 2) 6-foot Fence
- 3) 3 Avocado Trees

Proposed Screening

- 1) Pittosporum Hedge
- 2) 3 New Avocado Trees



Site Plan – MBAR approved



Existing Screening

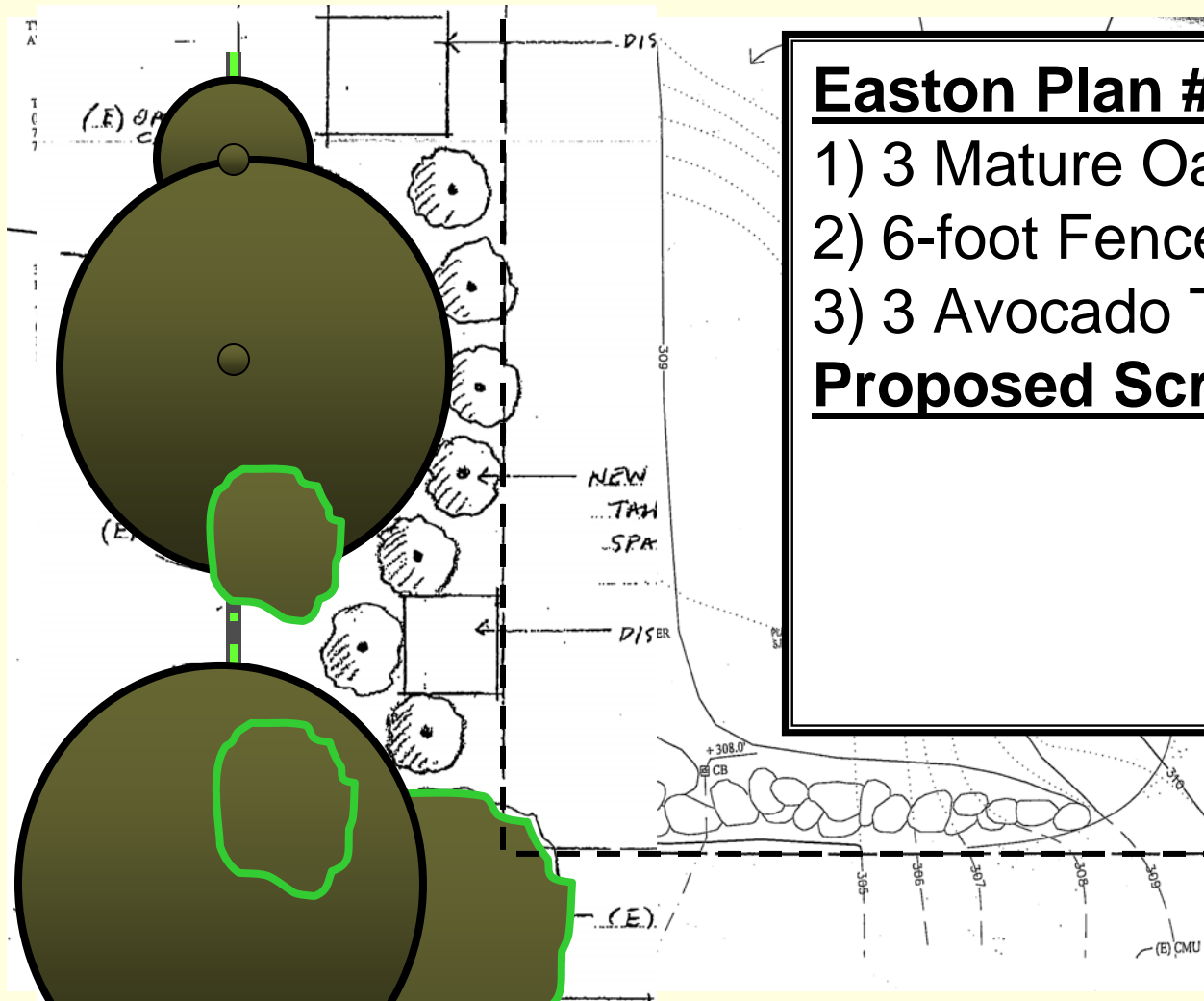
- 1) 3 Mature Oak Trees
- 2) 6-foot Fence
- 3) 3 Avocado Trees

Proposed Screening

- 1) Pittosporum Hedge
- 2) 3 New Avocado Trees
- 3) 3 Additional Avocados



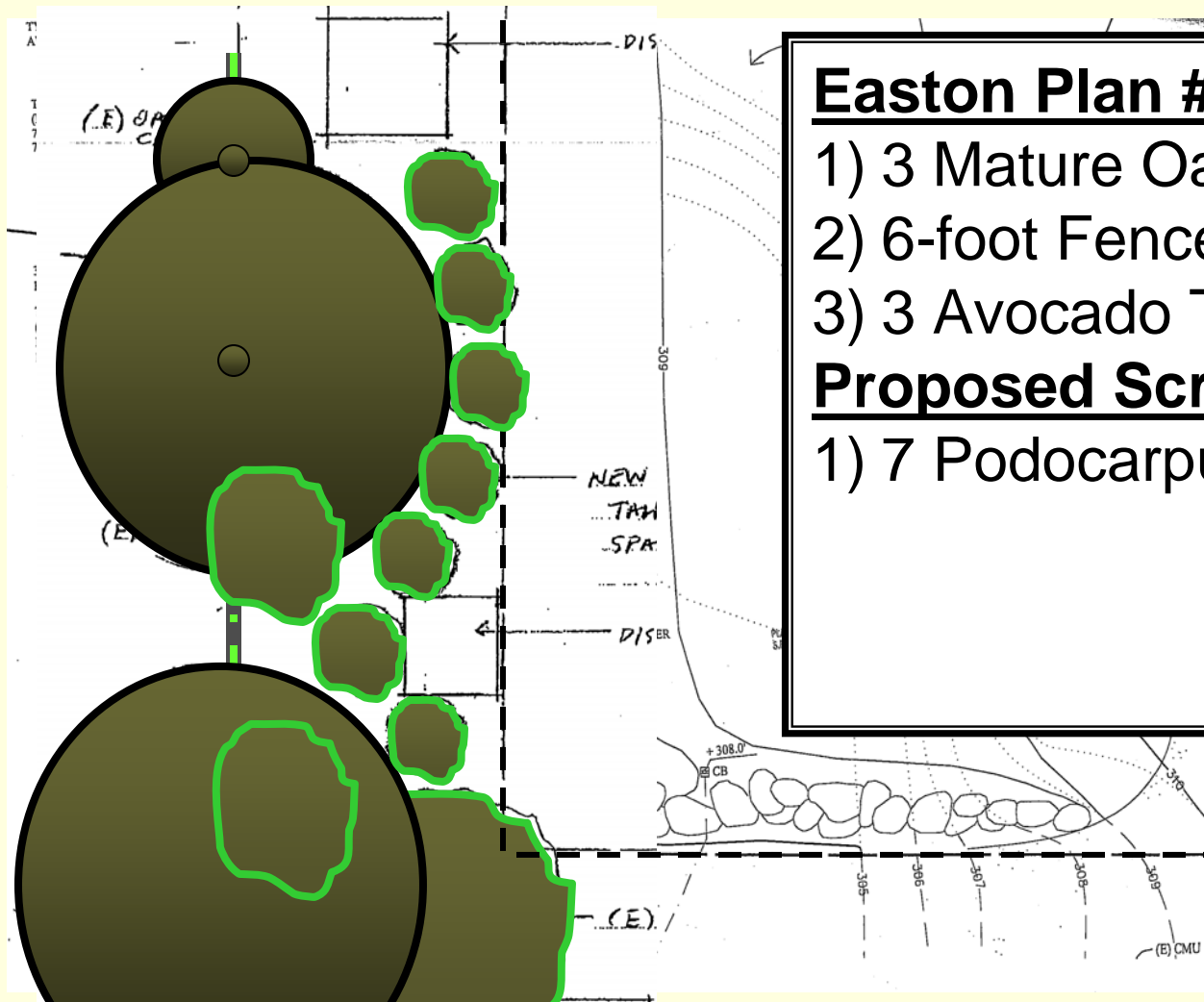
Site Plan – MPC approved



Easton Plan #2
1) 3 Mature Oak Trees
2) 6-foot Fence
3) 3 Avocado Trees
Proposed Screening



Site Plan – MPC approved

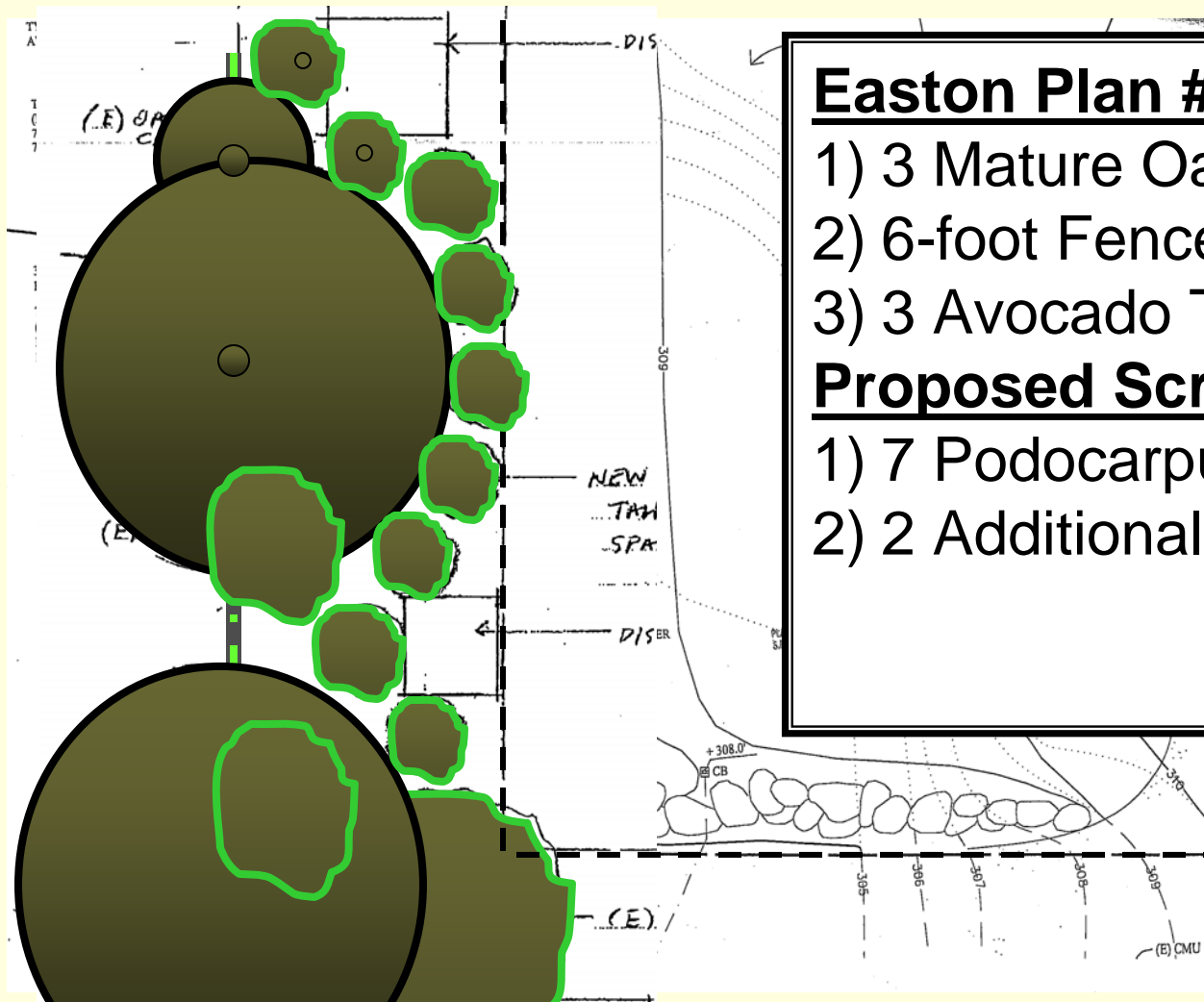


Easton Plan #2

- 1) 3 Mature Oak Trees
 - 2) 6-foot Fence
 - 3) 3 Avocado Trees
- ### Proposed Screening
- 1) 7 Podocarpus Trees



Site Plan – MPC approved



Easton Plan #2

- 1) 3 Mature Oak Trees
- 2) 6-foot Fence
- 3) 3 Avocado Trees

Proposed Screening

- 1) 7 Podocarpus Trees
- 2) 2 Additional Podocarpus





Environmental Review

Exempt from further CEQA review, pursuant to
Section 15304(b) - [Minor Alterations to Land]



Policy Consistency

As conditioned, the project is consistent with:

- The County Comprehensive Plan, including the Montecito Community Plan
- The Montecito L.U.D.C. zoning requirements



Staff Recommendation

Upon review, P&D recommends the Board:

- Deny the appeal, Case No. 09APL-00000-00025 thereby upholding the MPC's denial of the Sipple appeals, case numbers 09APL-00000-00013 & 09APL-00000-00014, as shown in the July 28, 2009 MPC Action Letter, included as Attachment A;
- Determine the project is Exempt, pursuant to CEQA Section 15304(b), as specified in Attachment B;
- Grant *de novo* approval of Case No. 06BAR-00000-00182, upholding the MBAR decision of approval; and
- Grant *de novo* approval of Case No. 09LUP-00000-00166, subject to the conditions of approval in the approved Land Use Permit, included as Attachment C.