



# Las Tejas Estate

Smithsonian Collection Photo – 1930's

# Las Tejas Estate

- One of Montecito's Oldest Estates.
- Initial purchase current owners in 1997.
- Subsequent purchase of additional parcel to recreate center of historic estate.
- Boundaries defined in many ways.
  - Some at property line, some on adjoining neighbor's property, some back from property line.
  - Prior owner had installed 10' chain link fence along much of the perimeter.

# Las Tejas Estate

- Current owners installed more fencing of the same type. Ranging from 6' to 10' in height.
- Did not realize that 10' fence required a minor CUP, since they observed other residences in the area with 10' fences.

# Las Tejas Estate

Why 10' Fence?

Coyotes have been jumping the 6' fence sections and threatening the animals on the estate. A 10' fence would protect the animals and children on the property.



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- In 2002, current owners and the neighbor to the south applied for a lot line adjustment. The unpermitted fence came to light during the county's review of the lot line adjustment.
- Lot line adjustment was approved by MPC conditioned on legalization of the zoning violations.
- County staff originally recommended approval of the minor CUP as described in the staff report dated October 7, 2005.

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MPC denied the minor CUP finding that the fence would be visually imposing and “incompatible with the surrounding area”.

However:

Similar fences, walls and gates are located on property boundaries on residential parcels along Picacho and throughout Montecito Planning Area.

# Las Tejas Estate

MPC denied the minor CUP, saying that there would not be sufficient room “to screen the 10’ high fence in manner that would be compatible with full hedge screening typical of Montecito.”

The existing and proposed plantings are very typical of Montecito, and are in keeping with the historic plantings on one of Montecito’s oldest estates.

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Members of the Montecito Planning Commission expressed unfavorable comments about the location, height and appearance of the fence.

Applicant has worked to address these issues.



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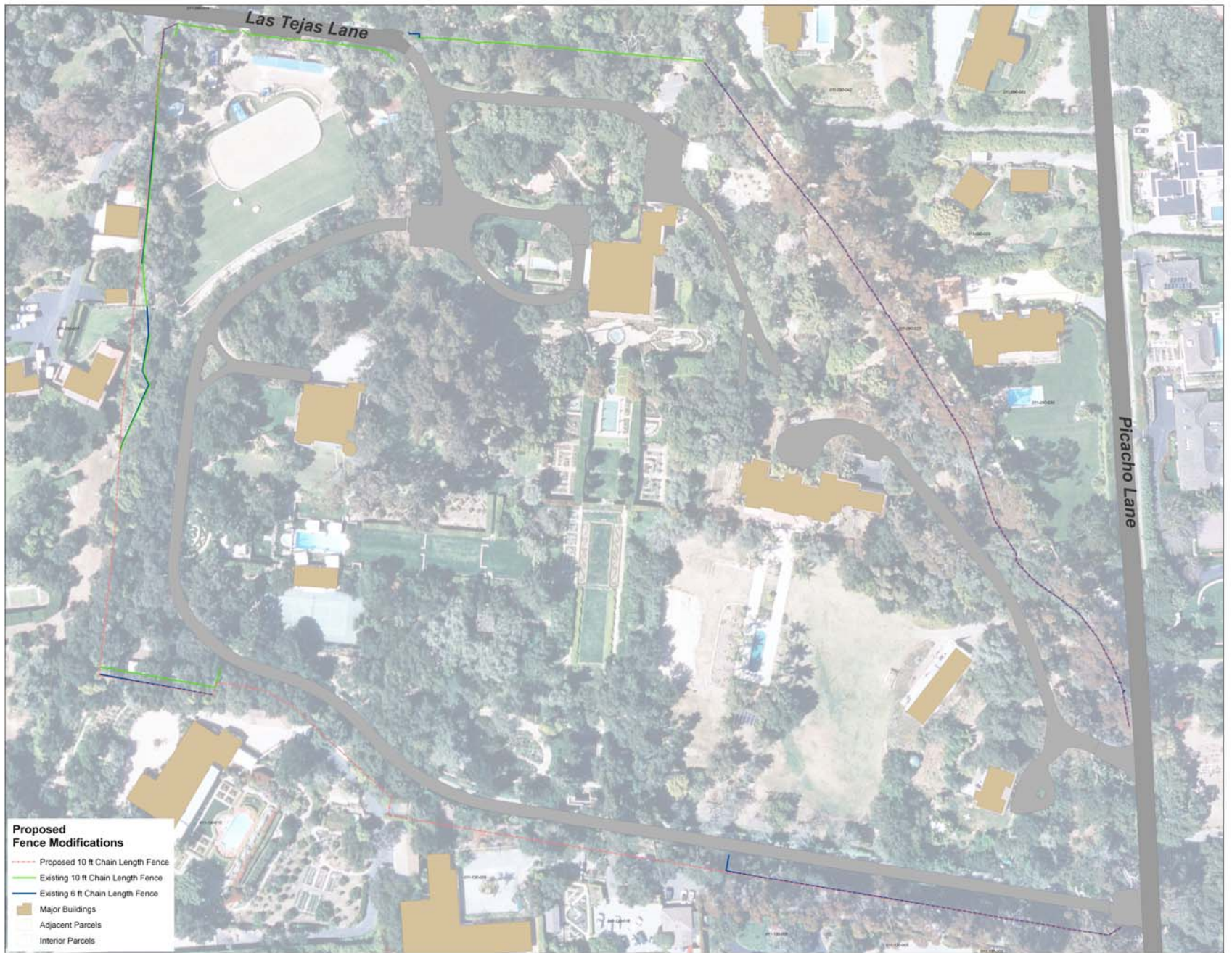
## Since the denial of the Minor CUP:

- Worked with licensed landscape architect to develop planting plan that includes a greater variety of plants to screen the fence in a manner typical of the neighborhood.
- Worked to address neighbor's concerns about type of plantings, maintenance of eucalyptus trees. Recorded agreement gives access to adjoining property to south for maintenance of plantings.
- Worked with a County-approved Architectural Historian on historically appropriate fencing for estate.

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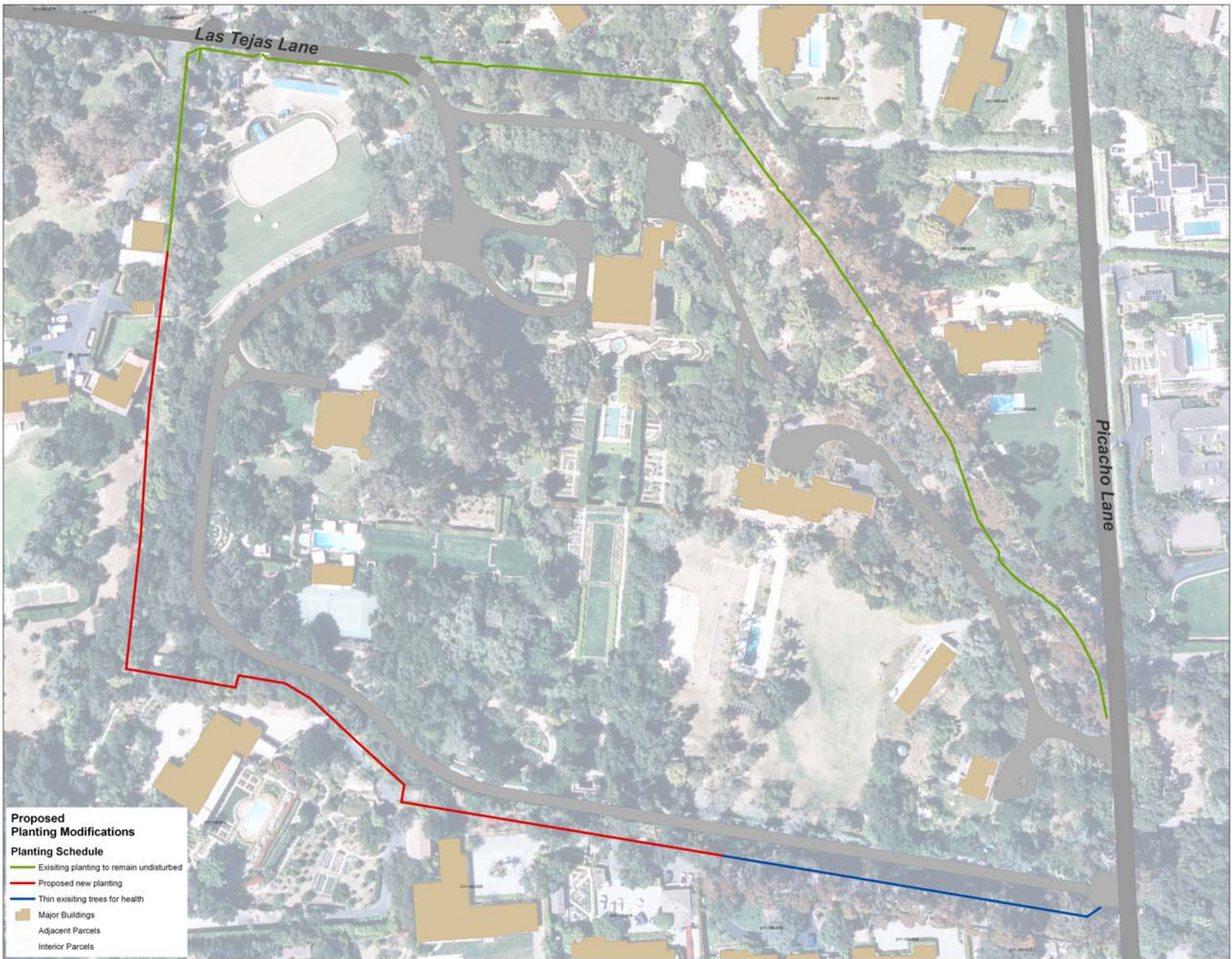
With these modifications, the Board of Supervisors can make the finding:

*“That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area.”*



**Proposed Fence Modifications**

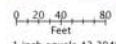
- Proposed 10 ft Chain Length Fence
- Existing 10 ft Chain Length Fence
- Existing 6 ft Chain Length Fence
- Major Buildings
- Adjacent Parcels
- Interior Parcels



**Proposed  
Planting Modifications**

**Planting Schedule**

- Existing planting to remain undisturbed
- Proposed new planting
- Thin existing trees for health
- Major Buildings
- Adjacent Parcels
- Interior Parcels



1 inch equals 42.3049 feet

















Smithsonian Institution Archive Photo from 1930's

# Additional Conditions Applicant Proposes

- Landscaping plan to be approved by County staff prior to issuance of Land Use Permit.
- Post a performance bond to guarantee performance of landscaping to cover fence within 2 years.

# Request

- Grant the appeal.
- Adopt the staff's original findings for approval as stated in the October 7, 2005 staff report, with recommended conditions of approval.
- Accept the CEQA exemption, and authorize the filing of a notice of exemption.