

09APL-00000-00032

Decker Appeal of MPC Denial

Related Cases:

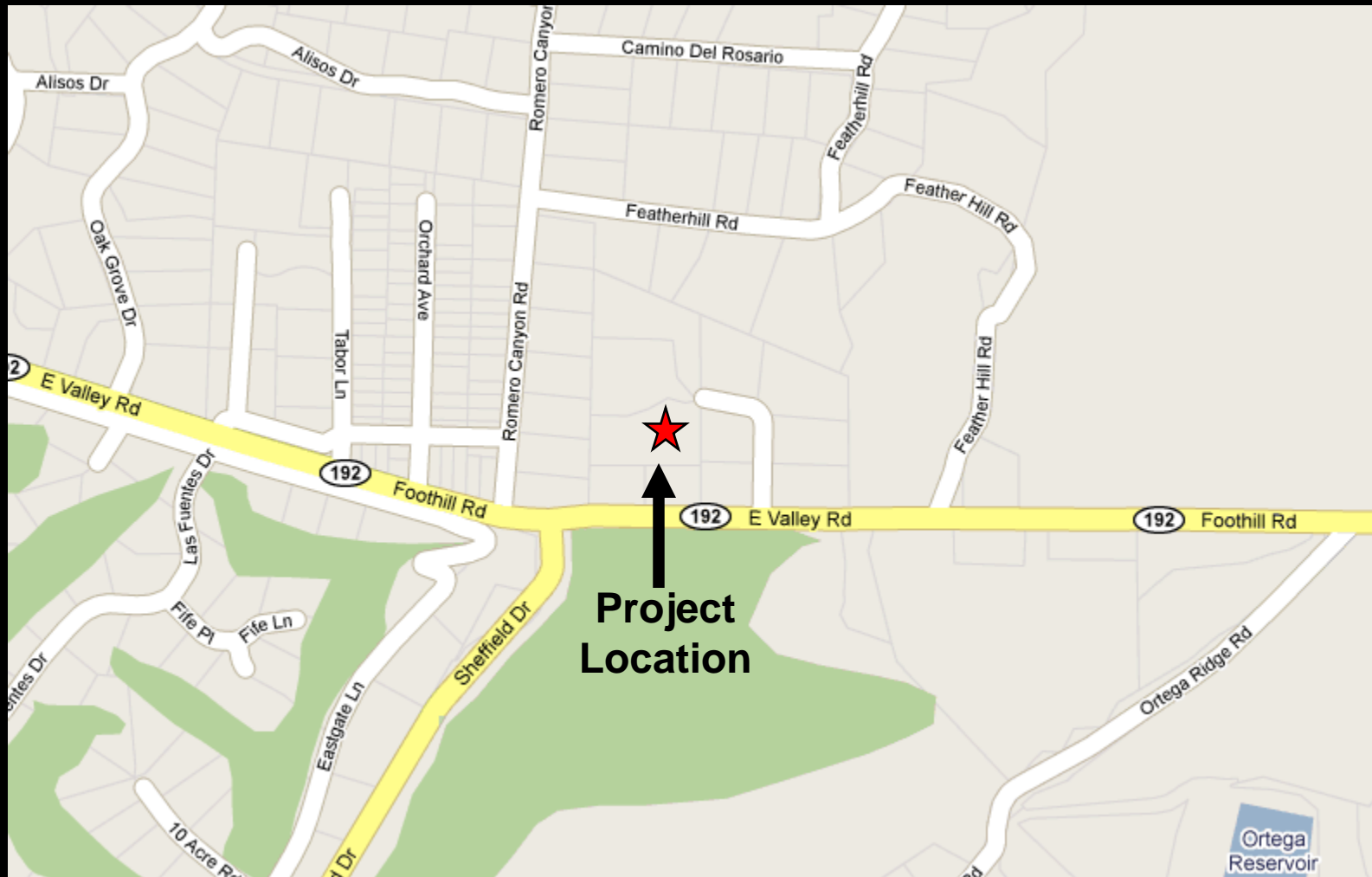
09APL-00000-00020

08BAR-00000-00145

Santa Barbara County Board of Supervisors

June 22, 2010

Project Location



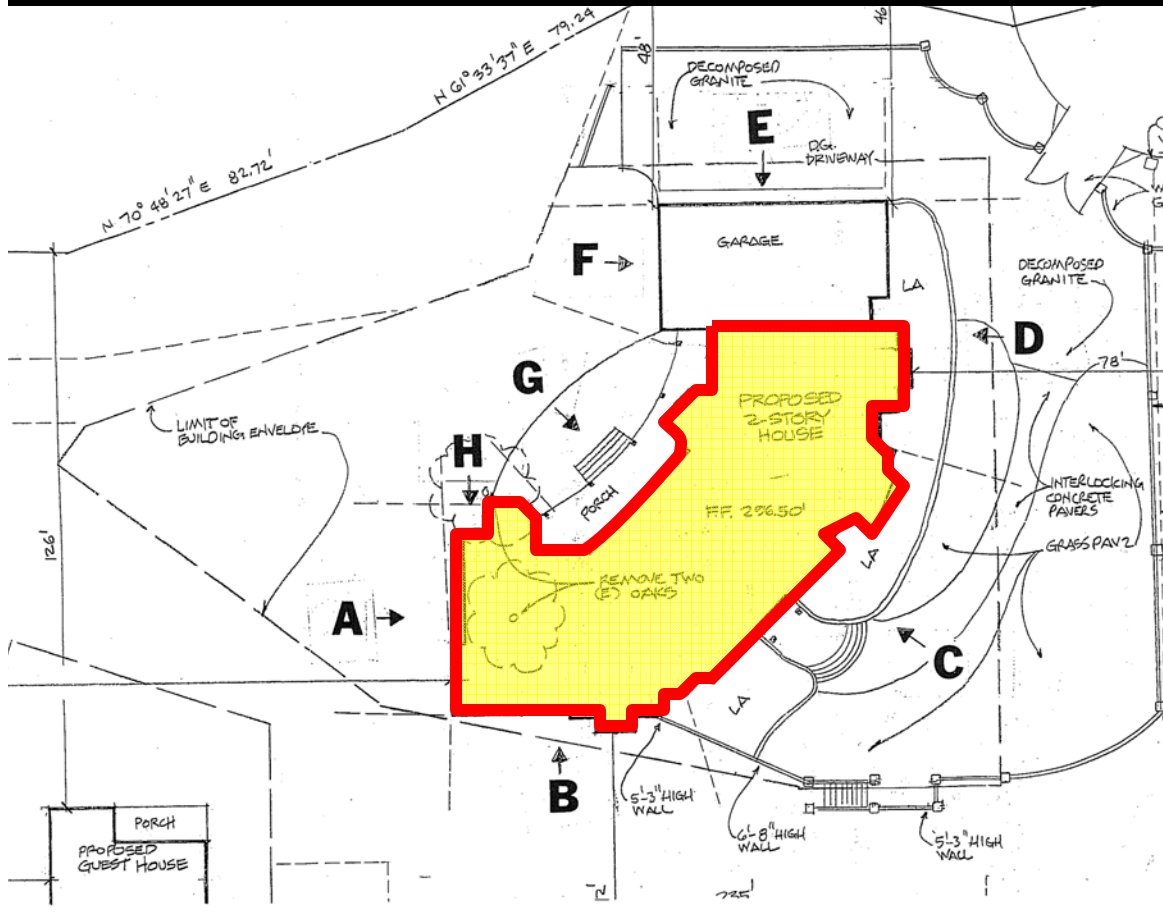
Project Location



Project Description

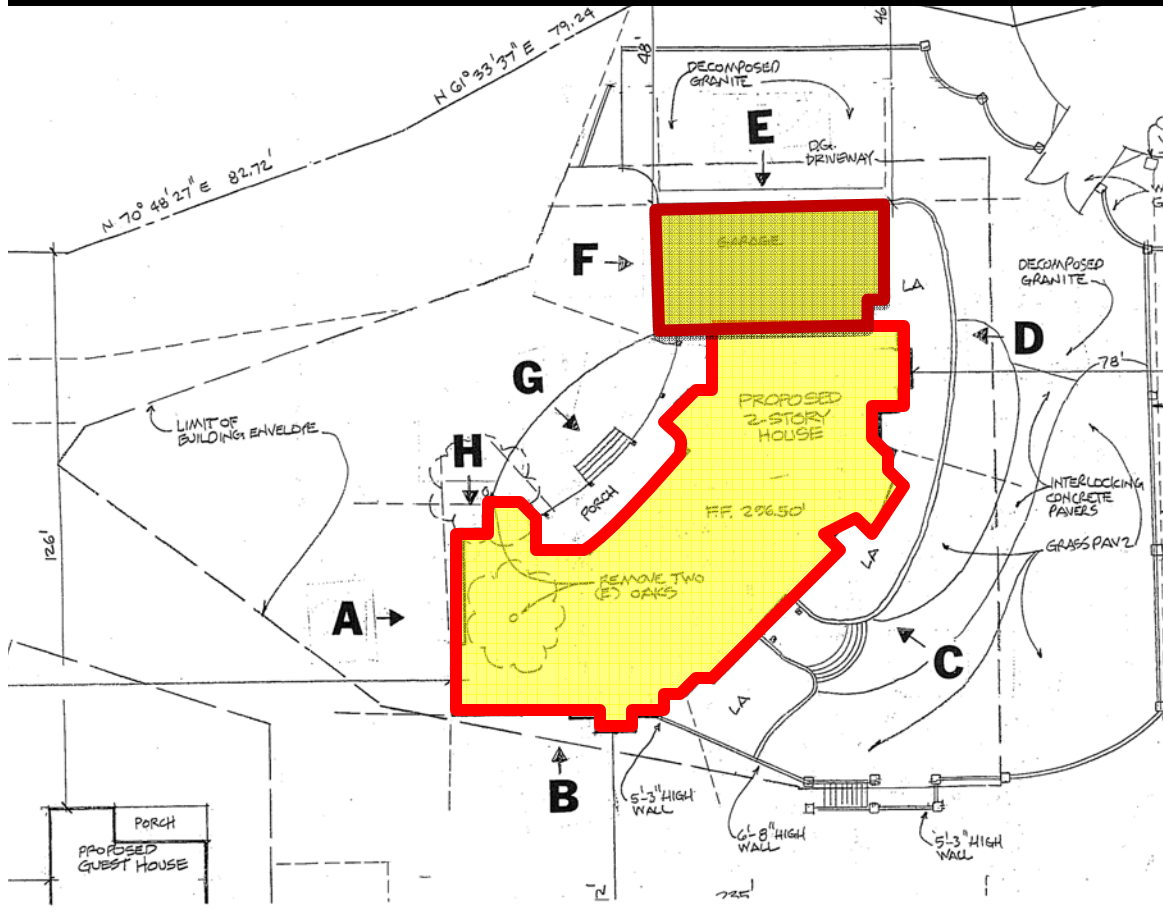
- 5,157 sq. ft. 1-story single-family dwelling
- 1,472 sq. ft. attached garage
- 800 sq. ft. guesthouse
- Site and retaining walls up to 7 ft. high
- 6-foot entry gate and site walls
- 100 cu. yds. cut, 400 cu. yds. fill

Proposed Development



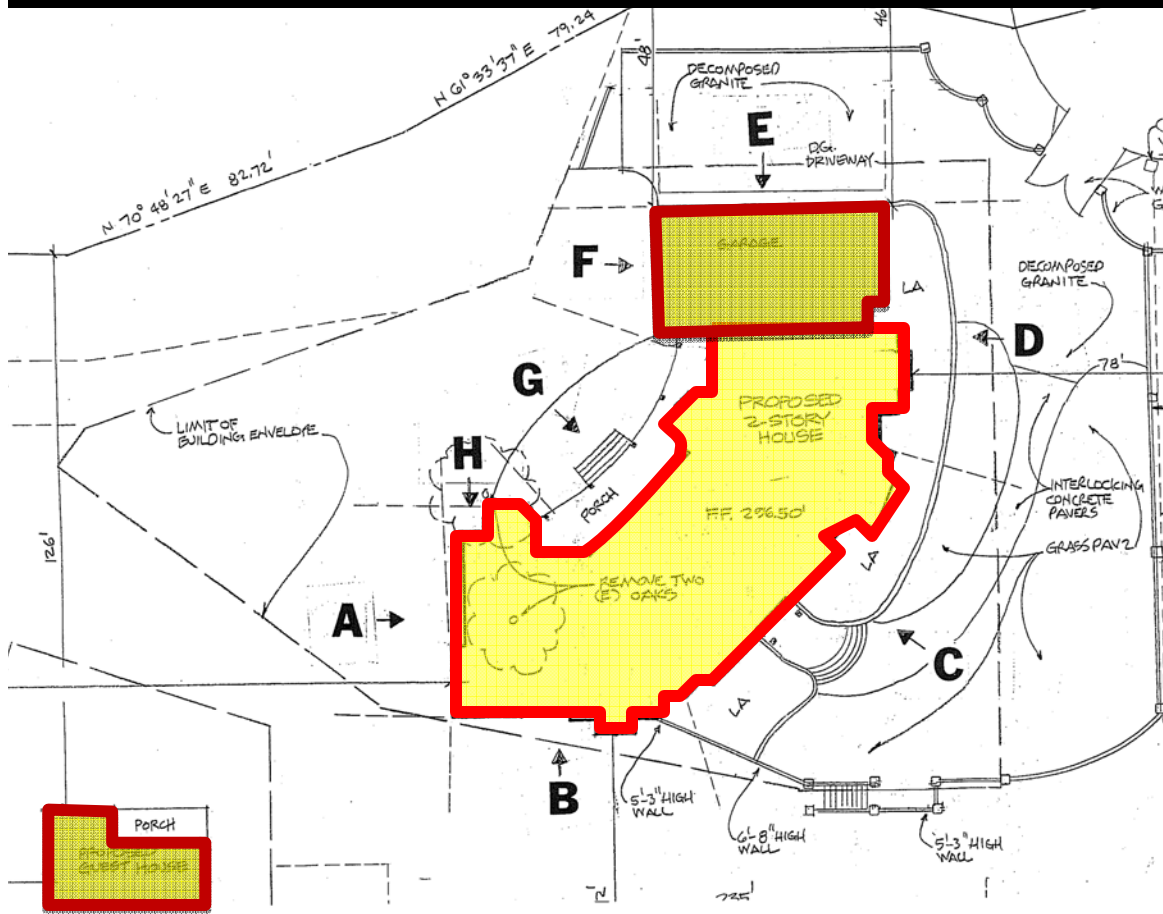
- 5,157 sq.ft. SFD

Proposed Development



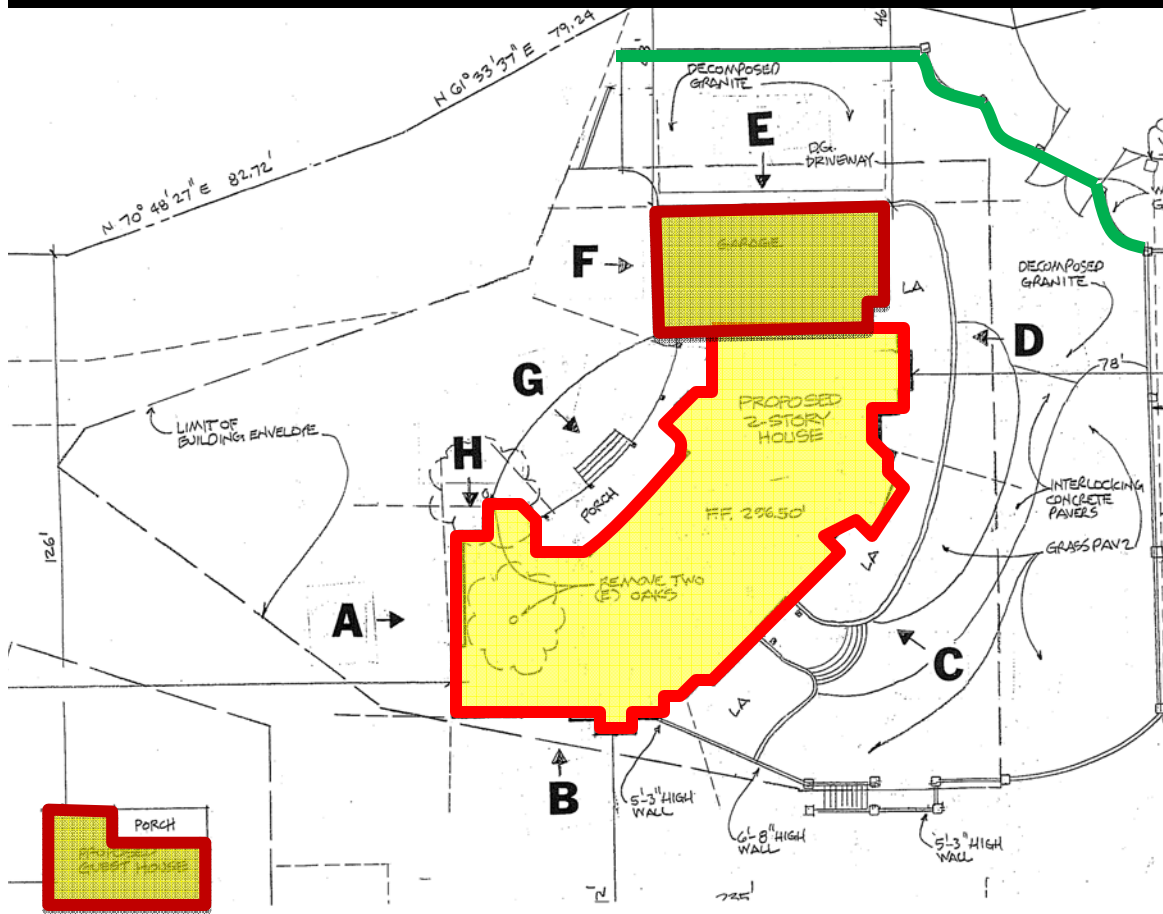
- 5,157 sq.ft. SFD
- 1,472 sq.ft. garage

Proposed Development



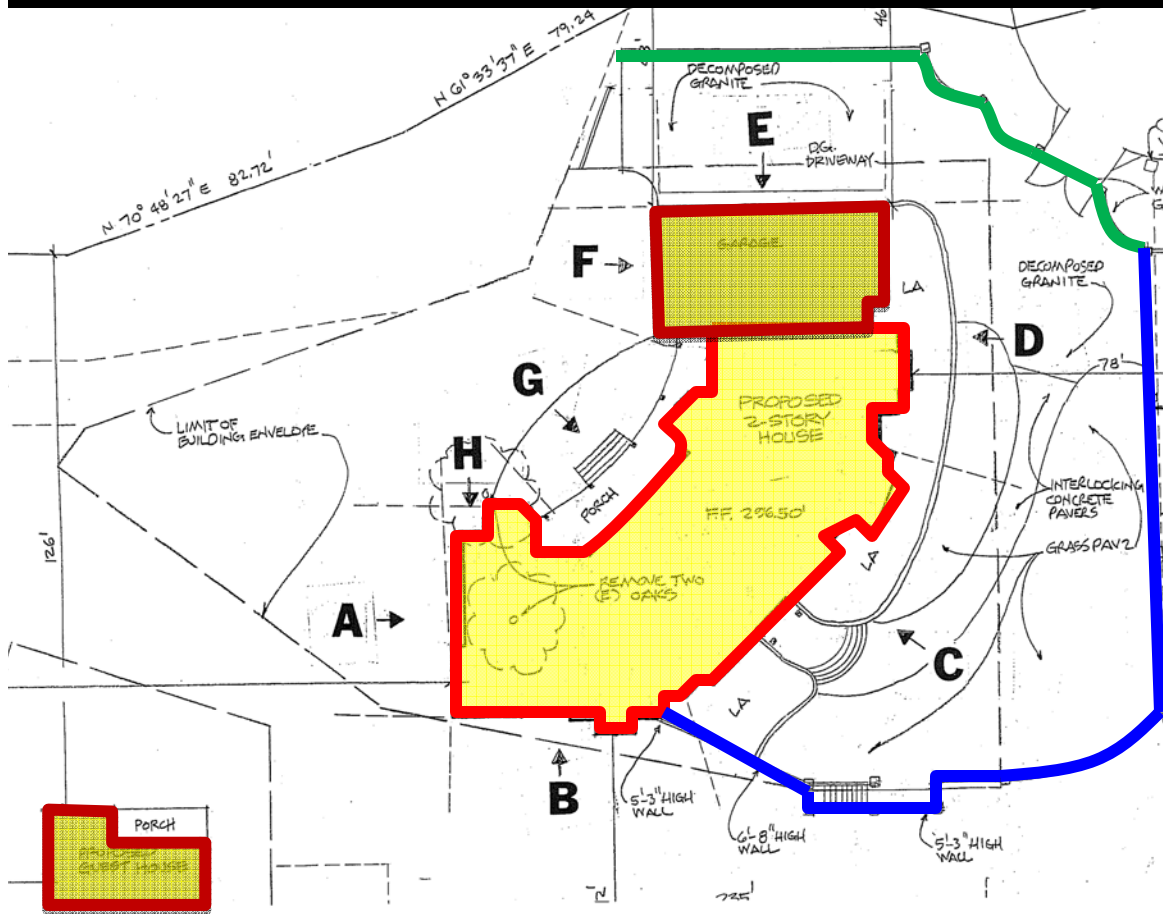
- 5,157 sq.ft. SFD
- 1,472 sq.ft. garage
- 800 sq.ft. guesthouse

Proposed Development



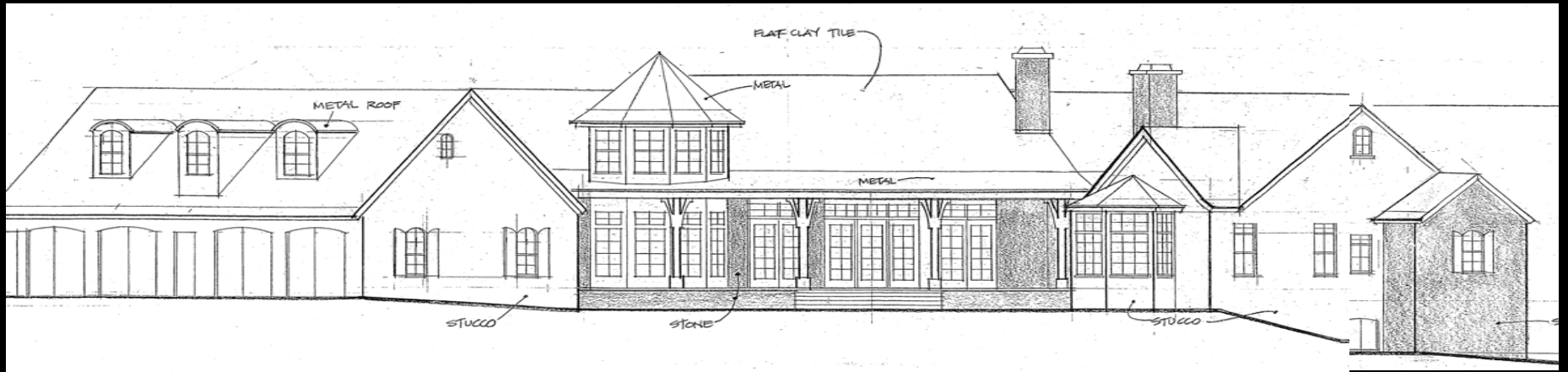
- 5,157 sq.ft. SFD
- 1,472 sq.ft. garage
- 800 sq.ft. guesthouse
- 6-foot entry gate/walls

Proposed Development



- 5,157 sq.ft. SFD
- 1,472 sq.ft. garage
- 800 sq.ft. guesthouse
- 6-foot entry gate/walls
- Retaining walls

Proposed Development



North Elevation

Proposed Development



South Elevation

Current LUP Processing History

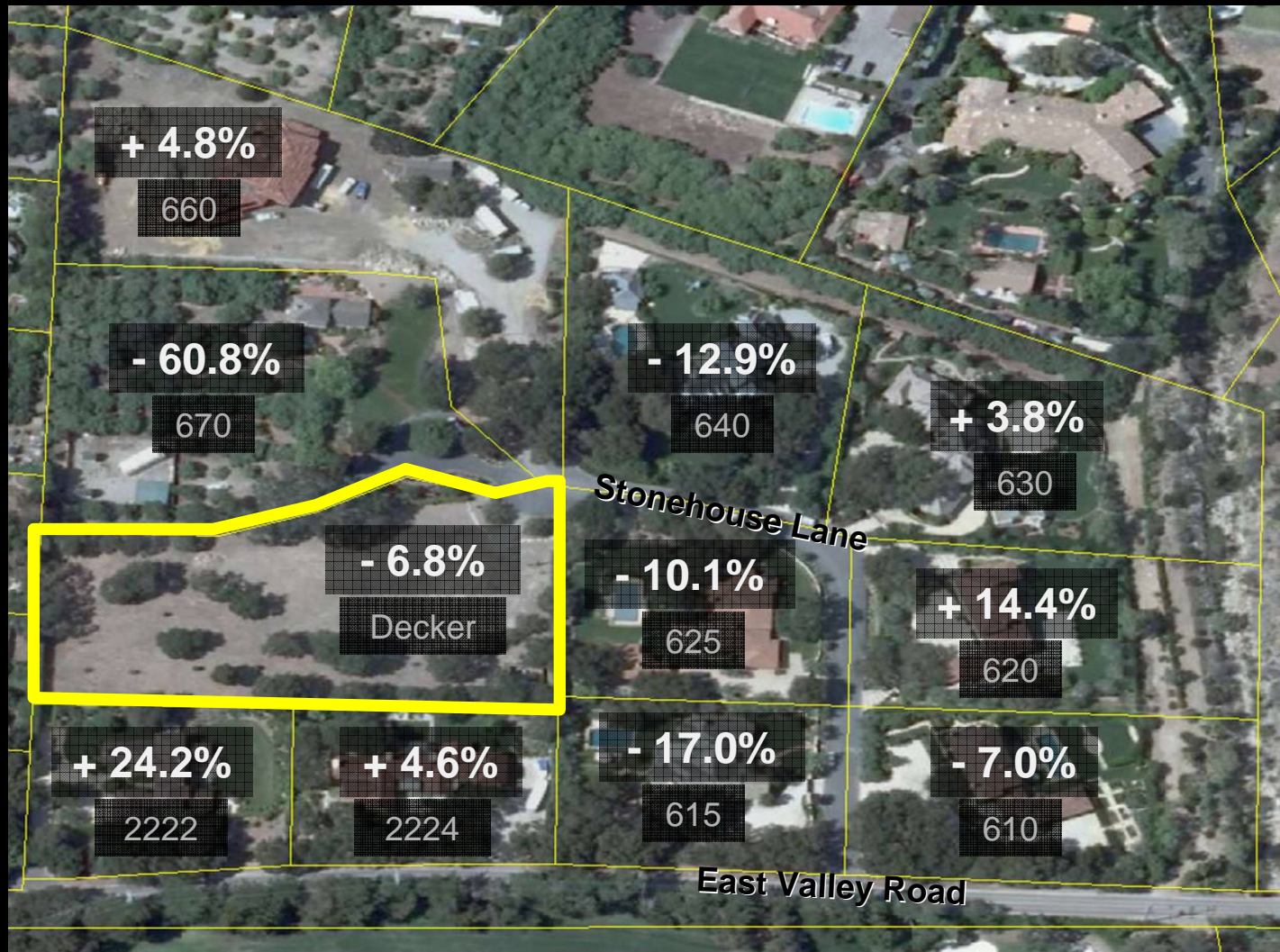
- June 10, 2008 MBAR application received
- August 4, 2008 LUP application received
- 4 MBAR hearings July 2008, March, May & June 2009
- June 29, 2009 MBAR denial
- July 8, 2009 Appeal filed
- October 28, 2009 MPC denial
- November 9, 2009 Appeal filed
- June 22, 2010 Board of Supervisors Hearing

Grounds for Appeal

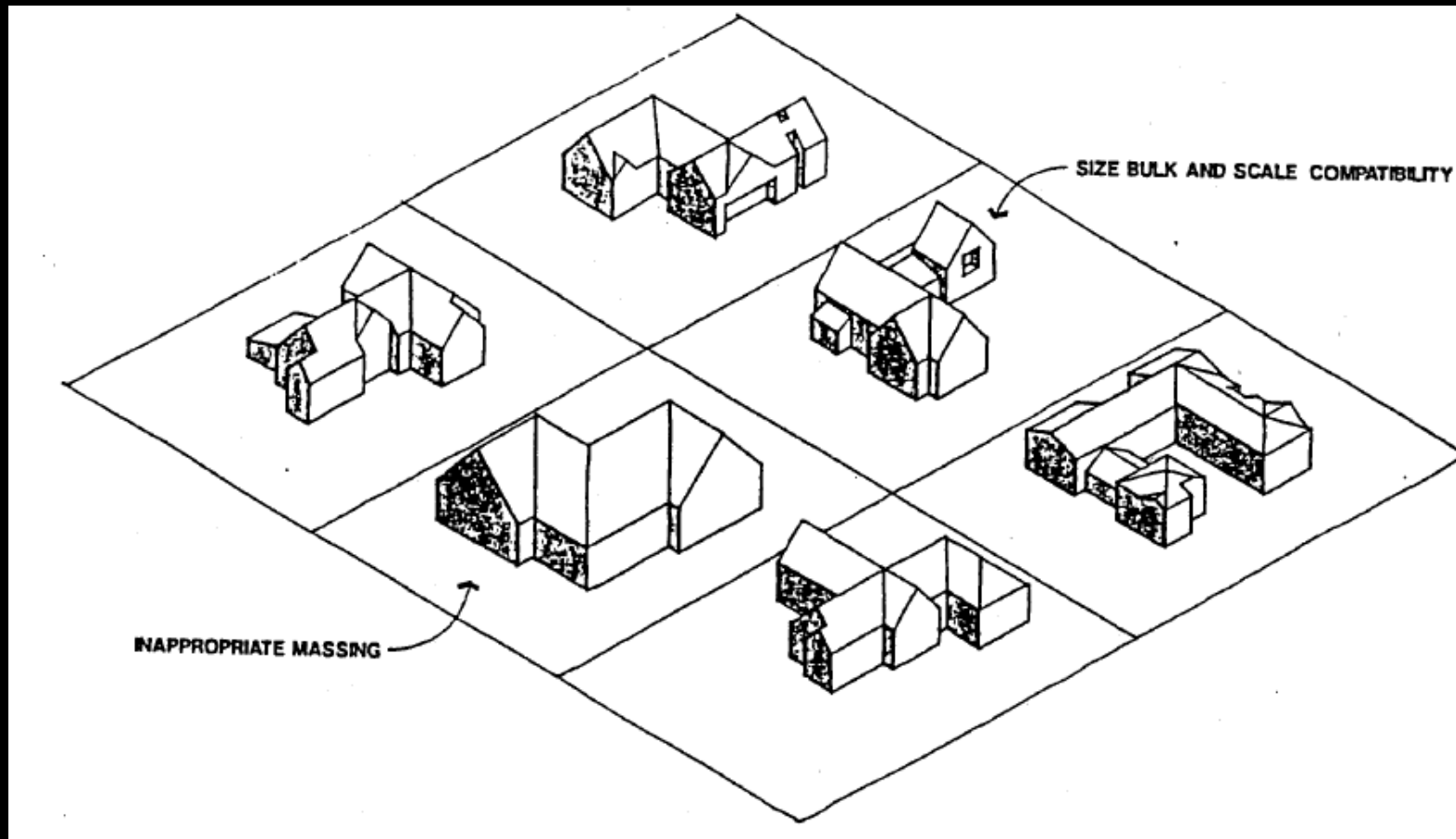
Finding A: Neighborhood Compatibility

- ***Appellant Statement:***
 - FAR and bulk consistent with neighborhood
 - FAR should only be compared to lots of similar size
- ***P&D Response:***
 - FAR is not the only design issue in compatibility
 - Other issues discussed by MBAR and MPC:
 - Design of residence is too bulky and massive
 - Ridgeline too high and needs broken up
 - Entire house is oriented in wrong direction

FAR Study



Size, Bulk & Scale



Grounds for Appeal

Finding F: Site Design

- ***Appellant Statement:***
 - Residence orientation consistent with neighborhood
 - Development not required to preserve mountain views
- ***P&D Response:***
 - Guidelines encourage respect for views
 - MBAR and MPC found that layout does not minimize grading or respect topography
 - Additionally, TPM 14,496 includes language that landscaping not obscure views toward the mountains

Grounds for Appeal

Finding G: Landscaping

- ***Appellant Statement:***
 - Existing vegetation substantially screens residence from neighbors
 - No requirement for adequate screening
- ***P&D Response:***
 - MBAR and MPC found that proposed landscaping is inadequate given size and height of residence
 - Landscaping does not resolve design issues
 - Neighborhood compatibility includes screening

Grounds for Appeal

Finding H: Grading

- ***Appellant Statement:***
 - Hillside guidelines not applicable to project
 - Residence orientation similar to other residences in neighborhood
- ***P&D Response:***
 - Grading not minimized
 - Orientation of residence inappropriate
 - Finish floor height 6 ½ - 7 feet above existing grade was of “significant concern”

MBAR & MPC Design Review Findings for Denial

The following Findings are still applicable:

- a. Residence is inappropriate; too wide and bulky
- f. Orientation of residence is inappropriate
- g. Landscaping does not adequately screen the project or resolve the design issues
- h. Finished floor elevation is too high
- j. Roofline is not compatible with neighborhood and not consistent with the inspiration of design style

Recommendation

- Deny the appeal, Case No. 09APL-00000-00032 thereby upholding the MPC's denial of the Decker appeal, case number 09APL-00000-00020, which upheld the June 29, 2009 MBAR's denial of case number 08BAR-00000-00145;
- Remake the required findings for denial of 08BAR-00000-00145, as shown in the November 4, 2009 MPC Action Letter, included as Attachment A to this Board Letter; and
- Determine the project is exempt from further environmental review, pursuant to CEQA Guidelines Section 15270, included as Attachment B to this Board Letter.