

## ATTACHMENT 1: FINDINGS OF APPROVAL

### **1.0 CEQA FINDINGS**

The Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 and 15303. Please see Attachment C, Notice of Exemption.

### **2.0 ADMINISTRATIVE FINDINGS – DESIGN REVIEW**

#### **2.1 Findings required for all Design Review applications for sites outside of the Montecito Community Plan area. In compliance with Section 35-184.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for Design Review for sites outside of the Montecito Community Plan area, the decision-maker shall first make all of the following findings:**

- 1. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.**

The Board of Supervisors finds that, as discussed in the Montecito Planning Commission staff report, dated May 7, 2024, and incorporated herein by reference, the proposed project for a new detached garage and minor additions to the existing single-family dwelling are in scale with other existing or permitted structures on the same site and in the area surrounding the property. The surrounding community consists of single-family dwellings and accessory structures of similar size and scale with the existing and proposed structures on site.

- 2. Electrical and mechanical equipment will be well integrated into the total design concept.**

The Board of Supervisors finds that electrical and mechanical equipment will be well integrated into the total design concept. The proposed project does not include any mechanical or electrical equipment and no existing equipment on the site are visible from public viewing areas.

- 3. There will be harmony of color, composition, and material on all sides of a structure.**

The Board of Supervisors finds that the proposed garage and minor additions to the existing single-family dwelling are in harmony of color, composition and material on all sides of the structure. The proposed detached garage is stucco with stone veneer that matches the stucco color and stone veneer material of the existing single-family dwelling. The minor additions to the existing single-family dwelling will match the existing structure.

**4. There will be a limited number of materials on the exterior face of the structure.**

The Board of Supervisors finds that there is a limited number of materials of the exterior face of the proposed detached garage and minor additions. The materials for the proposed detached garage include, stucco, stone veneer, DaVinci slate roof, windows and doors. The minor additions to the existing single-family dwelling will match the existing exteriors of the single-family dwelling.

**5. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The Board of Supervisors finds that the proposed project has a harmonious relationship with existing and proposed developments. The proposed detached garage and minor additions avoids excessive variety yet does not encourage monotonous repetition because the garage adds an accessory structure to the parcel and the material will match the existing single-family dwelling tying in the garage with the other development on the lot.

**6. Site layout, orientation and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).**

The Board of Supervisors finds that site layout, orientation and location of the proposed detached garage and minor additions to the existing single-family dwelling is well designed. The proposed accessory structure is 10 feet from the existing single-family dwelling, 32 feet 7-inches from the side parcel line and approximately 70 feet 6-inches from the front parcel line. The minor additions are 72 feet 7-inches from the side parcel line and approximately 38 feet 10-inches from the front parcel line. The parcel is not visible to any open spaces nor will it impact any public views.

**7. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project and that adequate provisions have been made for the maintenance of all landscaping.**

The Board of Supervisors finds that no landscaping has been proposed with this project.

**8. Grading and development is designed to avoid visible scarring and will be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of the ridgelines and hillsides.**

**a. Signs including associated lighting are well designed and will be appropriate in size and location.**

The Board of Supervisors finds that grading and development is designed to avoid visible scarring and is well designed in relationship to the natural topography with regard to maintaining the natural appearance of the ridgelines and hillsides as the proposed project does not include any grading and is not located within the ridgeline hillside district.

**9. The proposed development will be consistent with any additional design standards expressly adopted by the Board for a specific local community, area or district in compliance with Subsection G (Local design standards) below.**

**G. Local design standards. Additional design standards may be developed as part of or independent of the Montecito Community Plan. Such standards serve to provide further guidance in the review of project beyond those standards or findings contained in this Section.**

The Board of Supervisors finds that the project is set back 32-feet 7-inches from the property line, and existing vegetation screens views between the two properties and is consistent with the Montecito Architectural Guidelines and Development Standards (MAGDS) as related to the MAGDS Goals and MAGDS View and Privacy Protection Guidelines.