

BALLANTYNE APPEAL

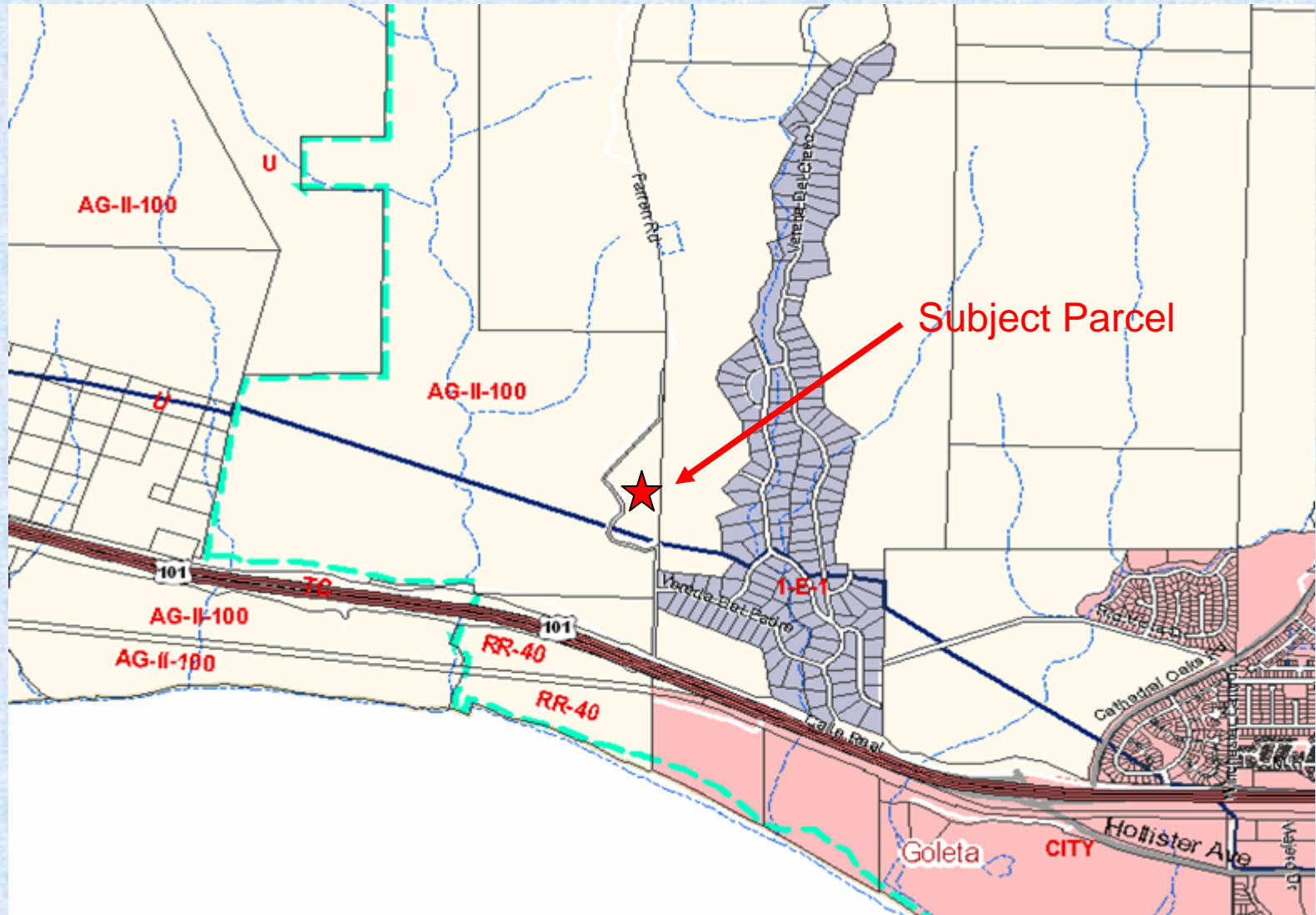
(06APL-00000-00045)

**APPEAL OF PLANNING COMMISSION'S
APPROVAL OF RESIDENCE**

Board of Supervisors

June 19, 2007

PLAN AREAS AND ZONING



PLANNING COMMISSION

**APPROVAL, VOTE 3 TO 2
WITH MODIFICATIONS AND CONDITIONS**

- Reduced Height of Berm
- Shifted Residence North
- Landscaping, North Elevation
- Lighting Plan

GAVIOTA COAST CONSERVANCY

APPEALED APPROVAL

- Visual Resources Policies
- Grading Policies
- LUP Findings
- CEQA Applies to Project

BASIS OF P&D DENIAL

- Visual Resources Policy 2
- Goleta Plan Land Use Policy
LU-GV-5
- Hillside Policies 1 and 2

VISUAL RESOURCES POLICY 2

“ . . . scale, and design of structures shall be compatible with the character of the surrounding natural environment . . . ”

- Rural, Open Setting
- Football Field Length
- 13,333 Square Feet
- Commercial/Institutional Design

ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

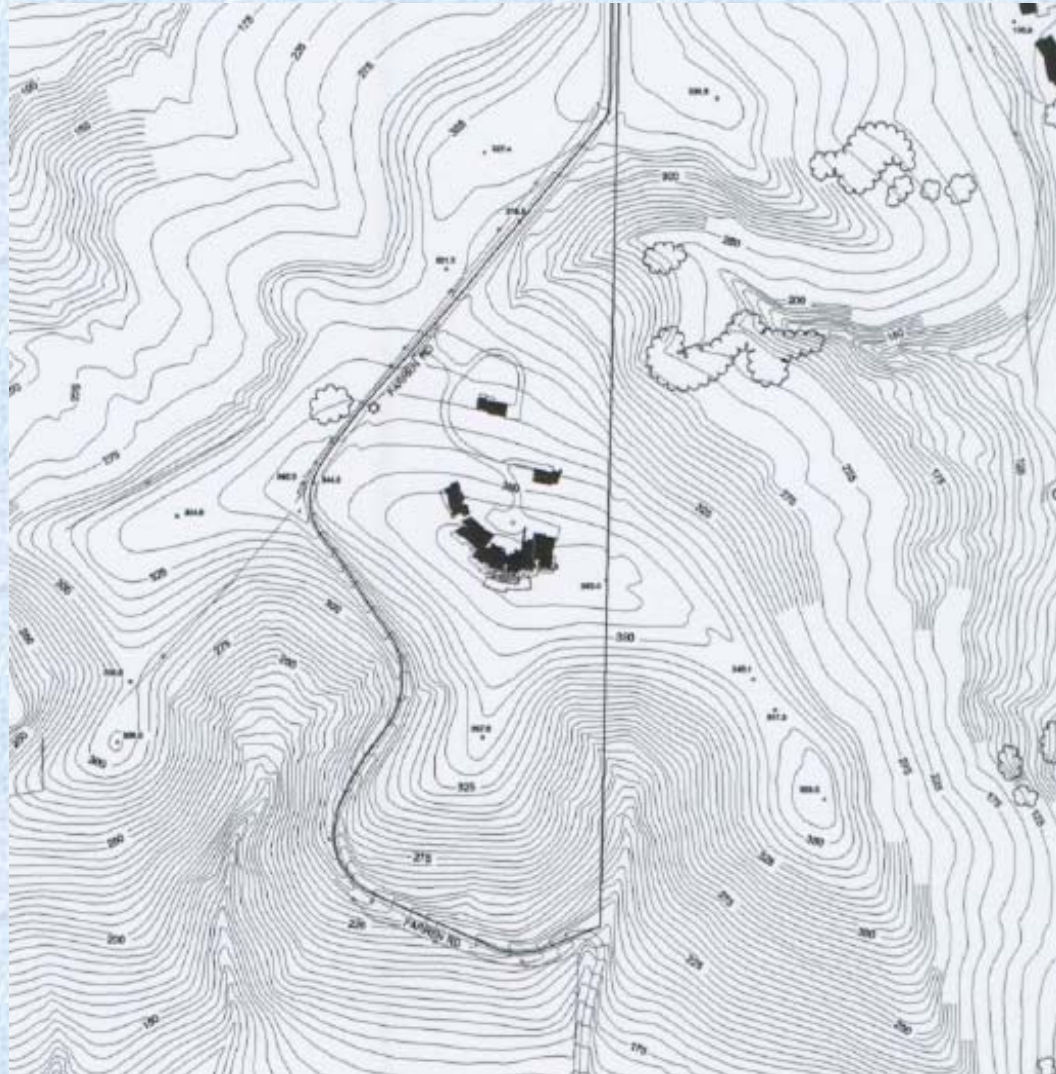


VISUAL RESOURCES POLICY 2

“Structures shall be subordinate in appearance to natural landforms . . .”

- Visible Ridge
- Foreground
- Long, Large Mass
- Prominent Materials, Colors

SITE PLAN



↑
North

VISUAL RESOURCES POLICY 2

“Structures . . . shall be sited so as not to intrude into the skyline as seen from public viewing places.”

- Sited on Ridge
- Intrudes into Skyline
- Berm to Screen from South
- Policy Requires Proper Siting

LAND USE POLICY LU-GV-5

GOLETA COMMUNITY PLAN

“Appropriate planning tools should be explored and adopted which provide for the . . . relocation of development from . . . visually prominent areas . . . to less sensitive areas . . .”

SKYLINE FROM PUBLIC PLACES

HIGHWAY 101 SOUTHWEST OF SITE



SKYLINE FROM PUBLIC PLACES

HIGHWAY 101 SOUTHWEST OF SITE



SKYLINE FROM PUBLIC PLACES

FARREN ROAD/CALLE REAL LOOKING NORTH



SKYLINE FROM PUBLIC PLACES

FARREN ROAD/CALLE REAL LOOKING NORTH



SKYLINE FROM PUBLIC PLACES

FARREN ROAD LOOKING SOUTH



SKYLINE FROM PUBLIC PLACES

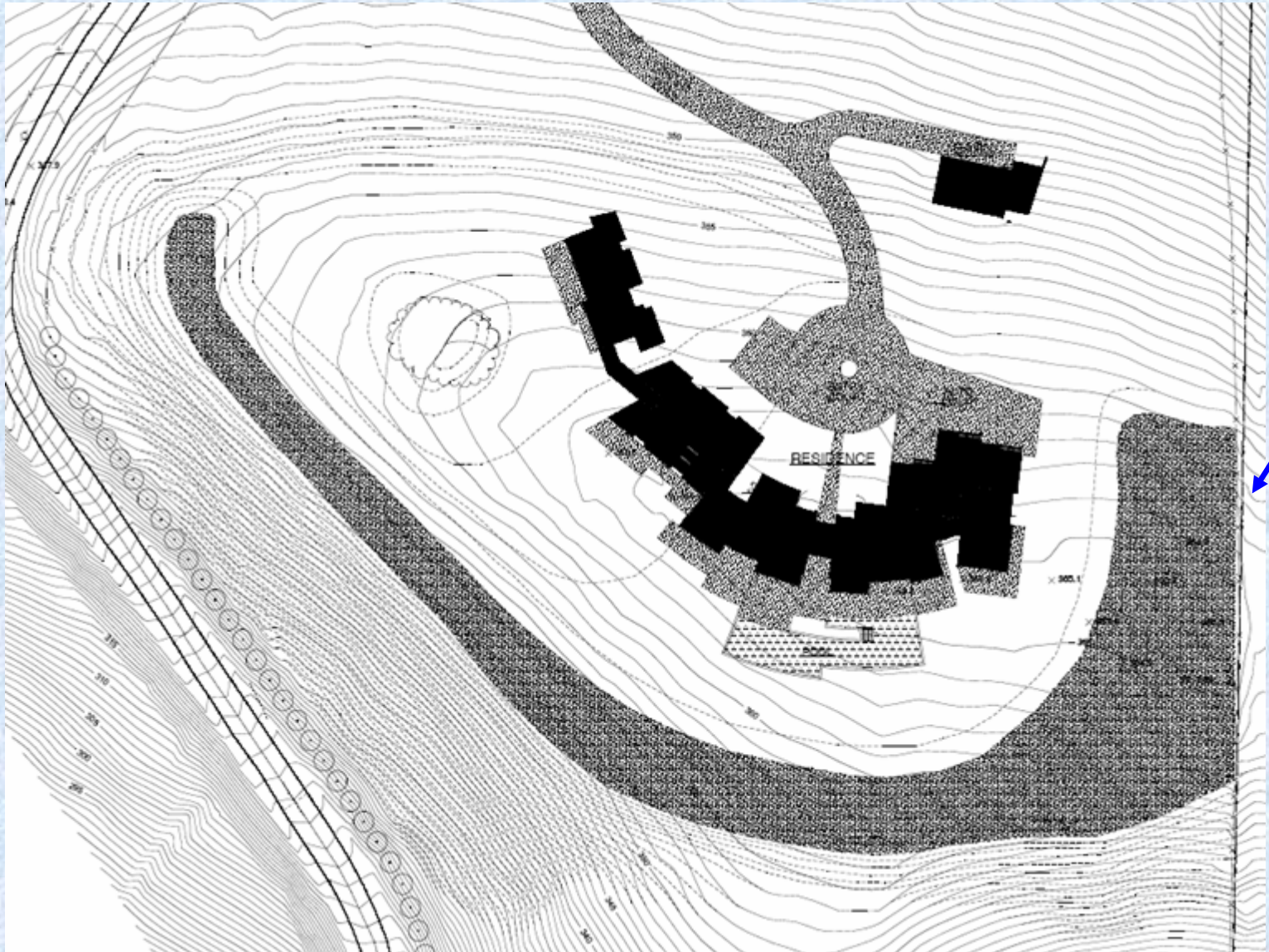
FARREN ROAD LOOKING SOUTH



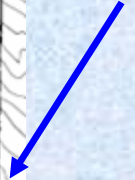
BERM

- **Increases Cut and Fill**
- **Alters Natural Landforms**
- **Not Consistent with Hillside Policies**
- **Not Consistent with Visual Policies**

BERM



Berm



BOARD OF ARCHITECTURAL REVIEW

- Site Visit with Story Poles
- Three Separate Discussions
- Not Consistent with Visual Resources Policies

PROJECT SUBJECT TO CEQA STATUTORY EXEMPTIONS

- Ministerial Projects Exemption not Applicable (§15268)
- PC Exercised Subjective Judgment
- PC Modified Project, Imposed Mitigating Conditions
- Converted to Discretionary

PROJECT SUBJECT TO CEQA CATEGORICAL EXCEPTIONS

- Small Structures Exemption not Applicable (§15303)
- 13,333 Square Feet
- More than 300 Feet in Length
- PC Raised Policy Implications
- Not Residential Infill

EXTRA SLIDES

ELEVATIONS



3 SOUTH ELEVATION



2 EAST ELEVATION



4 WEST ELEVATION



1 NORTH ELEVATION - MAIN HOUSE



1 NORTH ELEVATION - GUEST WING



B3
ARCHITECTURE
3000 Farren Rd.
Santa Barbara, CA 93103
805.963.1100

2018 File
2/17/2018

Scale
1/8" = 1'-0"

Notes

08.02.20
08.02.20 Plot Scale

**FARREN ROAD
RESIDENCE**
300 Farren Rd.
Santa Barbara County,
California
805-979-000-000

Issued:
MAIN RESIDENCE
EXTERIOR
ELEVATIONS

Scale: 1/8" = 1'-0"
A3.1

VICINITY



HILLSIDE AND WATERSHED PROTECTION POLICIES

- *. . . development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*
- *. . . Natural features, landforms . . . shall be preserved to the maximum extent feasible.*