



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
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May 17, 2024

Leonard and Melanie Judson
655 Juan Crespi Lane
Montecito, CA 93108

MONTECITO PLANNING COMMISSION
HEARING OF MAY 15, 2024

RE: Judson Appeal of Design Review of Tait Residential Addition and Garage; 24APL-00003

Hearing on the request of Leonard and Melanie Judson to consider the following:

- Case No. 24APL-00003, an appeal of the Montecito Board of Architectural Review's (MBAR) preliminary and final design review approval of Case No. 23BAR-00084, in compliance with Section 35.492 (Appeals) of the Montecito Land use and Development Code (MLUDC).
- Determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15301 and 15303, as outlined in the Notice of Exemption.

The application involves Assessor Parcel No. (APN) 011-150-019, zoned Single Family Residential (2-E-1), located at 665 Juan Crespi Lane, in the Montecito Community Plan area, First Supervisorial District.

Dear Mr. and Ms. Judson:

At the Montecito Planning Commission hearing of May 15, 2024, Commissioner Senauer moved, seconded by Commissioner Miller and carried by a vote of 2 to 1 (Stahl no; Kupiec and Pulice absent) to:

1. Deny the appeal, Case No. 24APL-00003;
2. Make the required findings for approval of the project specified in Attachment A of the staff report dated May 7, 2024, including CEQA findings;
3. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, as set forth in the Notice of Exemption included as Attachment B of the staff report dated May 7, 2024; and
4. Grant *de novo* Preliminary and Final approval of the design review application, Case No. 23BAR-00084, as modified to require the windows on the west elevation of the detached garage to be frosted for neighbor privacy.

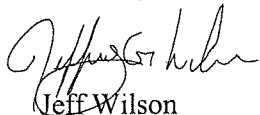
The attached findings and conditions reflect the Montecito Planning Commission's actions of May 15, 2024.

The action of the Montecito Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Montecito Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Montecito Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Tuesday, May 28, 2024 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$773.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Jeff Wilson

Secretary to the Montecito Planning Commission

cc: Montecito Association, P.O. Box 5278, Montecito, CA 93150
Owner: Martin Tait, 665 Juan Crespi Lane, Montecito, CA 93108
Agent: Christopher E. Hahn, 317 E. Carrillo Street, Santa Barbara, CA 93101
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Das Williams, First District
Kathleen Volpi, Planner

Attachments: Attachment A – Findings

JW/dmv

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

The Montecito Planning Commission 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 Montecito Planning Commission finds that, as discussed in the 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission 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 Montecito Planning Commission finds that no additional design standards were developed as part of this project review.