

APPEAL TO THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

Submit to: Clerk of the Board
County Administration Building
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

2008 JAN 28 PM 3:32

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

RE: Project Title Largura New Residence, Guesthouse, and Grading

Case Number 07CUP-00000-00336, 07BAR-00000-00129, 07APL-00000-00035

Tract/ APN Number 007-040-022

Date of action taken by Planning Commission, Zoning Administrator, or Surveyor January 16, 2008

I hereby appeal the approval with conditions by the Montecito Planning Commission
(approval/ approval with conditions/ or denial) (Planning Commission/ Zoning Administrator/ or County Surveyor)

Please state specifically wherein the decision of the Planning Commission, Zoning Administrator, or Surveyor is not in accord with the purposes of the appropriate zoning ordinance (one of either Articles I, II, III, or IV), or wherein it is claimed that there was an error or an abuse of discretion by the Planning Commission, Zoning Administrator, or Surveyor. {References: Article I, 21-71.4; Article II 35-182.3, 2; Article III 25-327.2, 2; Article IV 35-475.3, 2}

Attach additional documentation, or state below the reason(s) for this appeal.
See Attachment A

Specific conditions being appealed are:

Name of Appellant (please print): David and Kaye Peterson

Address: 985 Romero Canyon Road
(Street, Apt #)
Santa Barbara, CA 93108
(City/ State/ Zip Code) (805) 969-9272
(Telephone)

Appellant is (check one): Applicant Agent for Applicant Third Party Agent for Third Party

Fee \$ 443.00 (Fees are set annually by the Board of Supervisors. For current fees or breakdown, contact Planning & Development or Clerk of the Board. Check should be made payable "County of Santa Barbara".)

Signature: [Signature] Date: 1/28/08

FOR OFFICE USE ONLY

Hearing set for: _____ Date Received: _____ By: _____ File No. _____

Attachment A

Grounds for Appeal
Largura Residence (07LUP-00000-00336)

The Land Use Permit was approved in error by the Montecito Planning Commission. The project does not comply with the Montecito Land Use Development Code and is inconsistent with the Montecito Community, and Comprehensive Plan. As such, the required findings for approval were made in error.

Specifically, the project as conditioned, is inconsistent with the Purpose and Intent of the Resource Management Zone District, certain required findings of approval for swimming pools, and the following Comprehensive Plan policies: Hillside and Watershed Protection Policies #1 and #2, Visual Resource Protection Policy #2, Montecito Community Plan Policies LUG-M-1.2, GEO-M-1, and VIS-M-1.

Additional detailed information related to these inconsistencies will be timely provided to the Board of Supervisors and Planning and Development staff prior to the hearing on the matter.



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

December 21, 2007

Dave & Kaye Peterson
985 Romero Canyon
Santa Barbara, CA 93101

MONTECITO PLANNING COMMISSION
HEARING OF DECEMBER 19, 2007

RE: *Peterson Appeal of Land Use Permit Approval of the Largura New Residence, Guesthouse and Grading; 07APL-00000-00031, 07APL-00000-00035*

Hearing on the request of Dave and Kaye Peterson to consider the Appeals, Case Nos. 07APL-00000-00031 and 07APL-00000-00035 [appeals filed October 4, 2007 and October 18, 2007] of the Montecito Board of Architectural Review's decision to approve 07BAR-00000-00129, and the Planning and Development Department's decision to approve a Land Use Permit, Case No. 07LUP-00000-00336 for construction of a single-family dwelling, basement, garage, guesthouse, pool, spa, retaining walls, fire safety support system (water tanks and pump) and associated grading, landscaping, fire clearance and biological restoration in the RMZ-40 zone under Section 35.492 of the Montecito Land Use and Development Code; and to accept the Exemption pursuant to Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito area, First Supervisorial District.

Dear Mr. & Mrs. Peterson:

At the Montecito Planning Commission hearing of December 19, 2007, Commissioner Phillips moved, seconded by Commissioner Gottsdanker and carried by a vote of 5-0 to:

1. Accept into the record late submittals by the appellant, Dave Peterson, including a geotechnical study, dated June 18, 1999 and 2480 Bella Vista Visual Bulk handout.

Commissioner Overall moved, seconded by Commissioner Phillips and carried by a vote of 4-1 (Gottsdanker no) to:

1. Conceptually grant the appeals, Case Nos., 07APL-00000-00031 and 07APL-00000-00035, deny the project, Case Nos. 07LUP-00000-00336 and 07BAR-00000-00129, and continue the item to the hearing of January 16, 2008.

Sincerely,

Dianne M. Black
Secretary to the Montecito Planning Commission

Peterson Appeal of Land Use Permit Approval of the Largura New Residence, Guesthouse and Grading;
07APL-00000-00031, 07APL-00000-00035
Page 2

cc: ~~Case File: 07APL-00000-00031, 07APL-00000-00035~~
Montecito Planning Commission File
Records Management
Address File: 2480 Bella Vista Drive, Montecito, CA
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Owner: Robert Largura, 1811 Glenview Road, Montecito, CA 93108
Agent: Brian Felix, PO Box 50101, Santa Barbara, CA 93150
Architect: Bob Easton, 1486 East Valley Road, Montecito, CA 93108
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Supervisor Carbajal, First District
Commissioner Bierig
Commissioner Burrows
Commissioner Phillips
Commissioner Overall
Commissioner Gottsdanker
David Allen, Deputy County Counsel
Nicole Mashore, Planner

DMB/jao

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COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

January 18, 2008

Dave & Kay Peterson
985 Romero Canyon
Santa Barbara, CA 93101

MONTECITO PLANNING COMMISSION
HEARING OF JANUARY 16, 2008

RE: *Peterson Appeal of Land Use Permit Approval of the Largura New Residence, Guesthouse and Grading; 07APL-00000-00031, 07APL-00000-00035*

Hearing on the request of Dave and Kay Peterson to consider the Appeals, Case Nos. 07APL-00000-00031 and 07APL-00000-00035 [appeals filed October 4, 2007 and October 18, 2007] of the Montecito Board of Architectural Review's decision to approve 07BAR-00000-00129, and the Planning and Development Department's decision to approve a Land Use Permit, Case No. 07LUP-00000-00336 for construction of a single-family dwelling, basement, garage, guesthouse, pool, spa, retaining walls, fire safety support system (water tanks and pump) and associated grading, landscaping, fire clearance and biological restoration in the RMZ-40 zone under Section 35.492 of the Montecito Land Use and Development Code; and to accept the Exemption pursuant to Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito area, First Supervisorial District. (Continued from 12/19/07)

Dear Mr. & Mrs. Peterson:

At the Montecito Planning Commission hearing of January 16, 2008, Commissioner Gottsdanker moved, seconded by Commissioner Overall and carried by a vote of 4 to 1 (Phillips no) to:

1. Adopt the required findings for approval of the project, Case Nos. 07LUP-00000-00336 and 07BAR-00000-00129, specified in Attachment A of the staff report, dated November 14, 2007, as revised at the hearing of January 16, 2008;
2. Accept the exemption, included as Attachment B of the staff report, dated November 14, 2007, as revised at the hearing of January 16, 2008, pursuant to CEQA Section 15303(a); and
3. Deny the appeals, Case Nos., 07APL-00000-00031 and 07APL-00000-00035 and grant *de novo* approval the project, subject to the conditions included as Attachment C of the staff report, dated November 14, 2007, as revised at the hearing of January 16, 2008.

REVISIONS TO THE FINDINGS

Land Use Permit Finding of Approval 1.0 language is added:

Finding No. 1. Will conform to the applicable provisions of the Comprehensive Plan including the Montecito Community Plan and this Development Code.

As discussed in Sections 6.2 and 6.3 of the staff report, the project conforms to applicable provisions in the Comprehensive Plan, Montecito Community Plan and the Montecito Land Use and Development Code, including the visual resources and hillside and watershed protection policies. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. The height, scale and design of the proposed structures are compatible with the character of the surrounding natural environment. The residence will be subordinate in appearance to natural landforms. The residence is sited so as not to intrude into the skyline as seen from public viewing places. The proposed retaining walls will be screened with dense vegetation and trailing vines. Trees and dense vegetation will be planted to screen views the residence as seen from the Romero Canyon Trail and Bella Vista Drive. The residence will be constructed of non-reflective materials and earth-tone colors compatible with the natural environment (Conditions of Approval 5-7). Grading would include approximately 2,445 cubic yards of cut and ~~1,182~~ 1,167 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural landforms. Therefore, this finding can be made.

Architectural Review Finding of Approval 1.0 language is amended:

Finding No. 1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.

Proposed structures including the single-story residence would be in proportion to and compatible with the bulk and scale of other existing or permitted structures in the neighborhood surrounding the property. ~~On September 24, 2007, the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 2.0 language is amended:

Finding No. 2. Mechanical and electrical equipment shall be well integrated in the total design concept.

Mechanical and electrical equipment will be well integrated in the total design concept, with equipment integrated into the structures themselves or screened by proposed landscaping. ~~On September 24, 2007, the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 3.0 language is amended:

Finding No. 3. There shall be a harmony of material, color, and composition of all sides of a structure or building.

The project has been conditioned to require the use of natural building materials, including roof tiles and stucco finishes, and colors compatible with the surrounding terrain. All sides of the proposed residence and detached guesthouse would have harmony of color and composition. ~~On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 4.0 language is amended:

Finding No. 4. A limited number of materials will be on the exterior face of the building or structure.

A limited number of materials, including natural building materials and colors will be on the exterior face of the proposed structures. ~~On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 5.0 language is amended:

Finding No.5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The proposed Mediterranean style residence and guesthouse would be in harmonious relationship to the varied architectural styles of existing structures in the neighborhood. ~~On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 6.0 language is amended:

Finding No.6. Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property 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).

Site layout, orientation, location and sizes of structures would be in an appropriate and well designed relationship to one another. The proposed single-story residence would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. Boulders obtained on-site would be incorporated into naturalistic retaining walls. Landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail and Bella Vista Drive. ~~On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet).~~ Therefore, this finding can be made.

Architectural Review Finding of Approval 9.0 language is amended:

Finding No. 9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Grading would include approximately 2,445 cubic yards of cut and ~~1,182~~ 1,167 cubic yards of fill. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. Boulders obtained on-site would be incorporated into naturalistic retaining walls. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. Proposed landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail

and Bella Vista Drive. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment F MBAR Findings Worksheet). Therefore, this finding can be made.

Architectural Review Finding of Approval 10.0 language is amended:

Finding No.10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area or district, pursuant to Sec. 35-473.

The proposed retaining walls would be no greater than 4 feet in height and 360 feet long. The Montecito Architectural Guidelines exempt excavation not apparent from the exterior, such as for pools and basements entirely below grade, from inclusion in grading calculations under the 1,500 cubic yard requirement described in paragraph 7 of the Architectural Guidelines. Using this exemption, proposed cut, excluding grading associated with the proposed basement and pool, would, at approximately 1,550 1,535 cubic yards of cut, be just 50 35 cubic yards over the 1,500 cubic yard guideline. In their review of the project, the Montecito Board of Architectural Review found the project to be consistent with this guideline, as well as other applicable guidelines. On-site boulders would be retained and used as a part of the proposed retaining wall system. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions. Therefore, this finding can be made.

REVISIONS TO THE CONDITIONS OF APPROVAL

Condition No. 1 was amended:

- 1. Project Description:** This Land Use Permit is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of Planning and Development for conformity with this approval. Deviations from the project description, conditions of approval, or project plans dated ~~October 8, 2007~~ January 16, 2008 may require a modification to 07LUP-00000-00336 and further environmental review.

The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system. Approximately 2,445 cubic yards of cut and 1,182 1,167 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and associated fire clearance requirements. Fire clearance shall be consistent with P&D approved Fire Clearance and Landscape Plans (sheet L-1), Biological Assessment dated September 21, 2007 and P&D approved Habitat Restoration Plans. The project includes habitat restoration as outlined in the Landscape Plan (sheet L-1), Biological Assessment, dated September 21, 2007 and restoration conditions contained herein. The project shall be consistent with Landscape Plans approved January 16, 2008 as well as the architectural model submitted January 16, 2008. Any substantive project change as defined in Appendix C of the Montecito Land Use and Development Code would require application for a new Land Use Permit or equivalent permit. The parcel would be served by the Montecito Water District, the Montecito Sanitary District and the Santa Barbara County Fire Department. Access would continue to be provided off of Bella Vista Drive.

The grading, development, use, and maintenance of the property, the size, shape arrangement, and location of structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the conditions of approval hereto.

Condition No. 26 was added

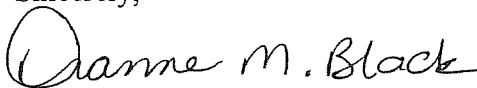
- 26. Landscape Installation and Performance Securities.** A landscape performance, maintenance, and replacement security shall be posted with the County prior to issuance of a Land Use Permit on the affected parcel. The performance security shall be no less than \$400,000.00 and shall include all items as listed Landscape Architect cost estimates submitted January 16, 2008. The performance security shall be increased if determined necessary by Planning and Development staff. The performance security shall be provided by the applicant prior to land use clearance, and shall be equal to the value of installation of all items as well as the value of maintenance and/or replacement of the items for five years of maintenance of the items. The amounts shall be agreed to by P&D. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property.

The attached findings and conditions reflect the Montecito Planning Commission's actions of January 16, 2008.

Decisions of the Montecito Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. 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 ten (10) calendar days of the date of the Montecito Planning Commission's decision. 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 Monday, January 28, 2008 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$443 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

Sincerely,



Dianne M. Black
Secretary to the Montecito Planning Commission

cc: ✓ Case File: 07APL-00000-00031, 07APL-00000-00035
Montecito Planning Commission File
Records Management
Address File: 2480 Bella Vista Drive, Montecito, CA
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Owner: Robert Largura, 1811 Glenview Road, Montecito, CA 93108
Architect: Bob Easton, 1486 East Valley Road, Montecito, CA 93108
County Chief Appraiser
County Surveyor

Montecito Planning Commission Hearing of January 16, 2008
Peterson Appeal of Land Use Permit Approval of the Largura New Residence, Guesthouse and Grading;
07APL-00000-00031, 07APL-00000-00035
Page 6

Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Supervisor Carbajal, First District
Commissioner Bierig
Commissioner Burrows
Commissioner Phillips
Commissioner Overall
Commissioner Gottsdanker
Mary Ann Slutzky, Deputy County Counsel
Peter Imhof, Supervising Planner
Nicole Mashore, Planner

Attachments: Attachment A – Findings
Attachment C – Conditions of Approval

DMB/jao

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ATTACHMENT A - FINDINGS

Section 1.0 Montecito Land Use and Development Code

A Land Use Permit application shall be approved or conditionally approved only if the Director first makes all of the following findings:

Finding No. 1. Will conform to the applicable provisions of the Comprehensive Plan including the Montecito Community Plan and this Development Code.

As discussed in Sections 6.2 and 6.3 of the staff report, the project conforms to applicable provisions in the Comprehensive Plan, Montecito Community Plan and the Montecito Land Use and Development Code, including the visual resources and hillside and watershed protection policies. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. The height, scale and design of the proposed structures are compatible with the character of the surrounding natural environment. The residence will be subordinate in appearance to natural landforms. The residence is sited so as not to intrude into the skyline as seen from public viewing places. The proposed retaining walls will be screened with dense vegetation and trailing vines. Trees and dense vegetation will be planted to screen views the residence as seen from the Romero Canyon Trail and Bella Vista Drive. The residence will be constructed of non-reflective materials and earth-tone colors compatible with the natural environment (Conditions of Approval 5-7). Grading would include approximately 2,445 cubic yards of cut and 1,167 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural landforms. Therefore, this finding can be made.

Finding No. 2. The proposed development is located on a legally created lot.

The subject parcel, addressed as 2480 Bella Vista Drive (APN 007-040-022), is shown on R.S. Book 46 page 25 recorded on June 12, 1959. The subject parcel is a separate, legal parcel. Therefore, this finding can be made.

Finding No. 3. That the subject property is in compliance with all laws, rules and regulations pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and such zoning violation enforcement an processing fees have been paid.

The project would include removal of two currently unpermitted water tanks in order to abate an existing zoning violation (05ZEV-00000-00196). The removal of these water tanks will bring the subject property into conformance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of the Montecito Development Code. Therefore, this finding can be made.

Section 1.1 Findings for swimming pools and water storage tanks on sites zoned RMZ

Finding No.1. The project will require only minimal alteration of the topography.

Grading would include approximately 2,445 cubic yards of cut and 1,167 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural landforms. Therefore, this finding can be made.

Finding No.2. The project will not cause erosion, sedimentation, runoff, siltation, or an identified significant adverse impact on downstream water courses or water bodies.

The project has been conditioned to require implementation of an erosion and sediment control plan (Condition of Approval 14) and drainage measures included as a part of the proposed project have been designed to reduce sedimentation, runoff, siltation, or other significant adverse impacts to downstream

water courses or water bodies. Therefore, this finding can be made.

Finding No. 3. The project will not cause any significant adverse effect on environmentally sensitive habitat areas, plant species, or biological resources.

With implementation of the biological restoration plan, landscape plan including fuel management zones, and associated biological mitigation measures (Conditions of Approval 1 and 4), the project will not cause any significant adverse effect on environmentally sensitive habitat areas, plant species, or biological resources. Therefore, this finding can be made.

Finding No. 4. The project will be screened from public view.

Vegetation proposed as a part of the landscape plan will screen much of the proposed residence from public view. Therefore, this finding can be made.

Section 2.0 Montecito Board of Architectural Review

BAR application approval shall only be given if the Board of Architectural Review or *de novo* hearing body can make all ten findings in Section I of the Montecito Architectural Guidelines and Development Standards.

Finding No. 1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.

Proposed structures including the single-story residence would be in proportion to and compatible with the bulk and scale of other existing or permitted structures in the neighborhood surrounding the property. Therefore, this finding can be made.

Finding No. 2. Mechanical and electrical equipment shall be well integrated in the total design concept.

Mechanical and electrical equipment will be well integrated in the total design concept, with equipment integrated into the structures themselves or screened by proposed landscaping. Therefore, this finding can be made.

Finding No. 3. There shall be a harmony of material, color, and composition of all sides of a structure or building.

The project has been conditioned to require the use of natural building materials, including roof tiles and stucco finishes, and colors compatible with the surrounding terrain. All sides of the proposed residence and detached guesthouse would have harmony of color and composition. Therefore, this finding can be made.

Finding No. 4. A limited number of materials will be on the exterior face of the building or structure.

A limited number of materials, including natural building materials and colors will be on the exterior face of the proposed structures. Therefore, this finding can be made.

Finding No.5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The proposed Mediterranean style residence and guesthouse would be in harmonious relationship to the varied architectural styles of existing structures in the neighborhood. Therefore, this finding can be made.

Finding No.6. Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property 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).

Site layout, orientation, location and sizes of structures would be in an appropriate and well designed relationship to one another. The proposed single-story residence would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. Boulders obtained on-site would be incorporated into naturalistic retaining walls. Landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail and Bella Vista Drive. Therefore, this finding can be made.

Finding No.7. Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision of maintenance of all planting.

Adequate landscaping in proportion to the project would be provided. No removal of specimen or landmark trees is proposed. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions. Therefore, this finding can be made.

Finding No.8. Signs including their lighting shall be well designed and shall be appropriate to their size and location.

No signs or lighting for signs is proposed. Therefore, this finding can be made.

Finding No. 9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Grading would include approximately 2,445 cubic yards of cut and 1,167 cubic yards of fill. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. Boulders obtained on-site would be incorporated into naturalistic retaining walls. The project would be located on an area of the site of less than 30% slope. The project would be located on a portion of the site most suitable to development based upon geologic site constraints. Proposed landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail and Bella Vista Drive. Therefore, this finding can be made.

Finding No.10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area or district, pursuant to Sec. 35-473.

The proposed retaining walls would be no greater than 4 feet in height and 360 feet long. The Montecito Architectural Guidelines exempt excavation not apparent from the exterior, such as for pools and basements entirely below grade, from inclusion in grading calculations under the 1,500 cubic yard requirement described in paragraph 7 of the Architectural Guidelines. Using this exemption, proposed cut, excluding grading associated with the proposed basement and pool, would, at approximately 1,535 cubic yards of cut, be just 35 cubic yards over the 1,500 cubic yard guideline. On-site boulders would be retained and used as a part of the proposed retaining wall system. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions. Therefore, this finding can be made.

ATTACHMENT C
Conditions of Approval

1. **Project Description:** This Land Use Permit is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of Planning and Development for conformity with this approval. Deviations from the project description, conditions of approval, or project plans dated January 16, 2008 may require a modification to 07LUP-00000-00336 and further environmental review.

The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system. Approximately 2,445 cubic yards of cut and 1,167 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and associated fire clearance requirements. Fire clearance shall be consistent with P&D approved Fire Clearance and Landscape Plans (sheet L-1), Biological Assessment dated September 21, 2007 and P&D approved Habitat Restoration Plans. The project includes habitat restoration as outlined in the Landscape Plan (sheet L-1), Biological Assessment, dated September 21, 2007 and restoration conditions contained herein. The project shall be consistent with Landscape Plans approved January 16, 2008 as well as the architectural model submitted January 16, 2008. Any substantive project change as defined in Appendix C of the Montecito Land Use and Development Code would require application for a new Land Use Permit or equivalent permit. The parcel would be served by the Montecito Water District, the Montecito Sanitary District and the Santa Barbara County Fire Department. Access would continue to be provided off of Bella Vista Drive.

The grading, development, use, and maintenance of the property, the size, shape arrangement, and location of structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the conditions of approval hereto.

2. **Print & Illustrate Conditions on Plans.** All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible. **Timing:** Conditions shall be printed and illustrated on plans prior to issuance of the Land Use Permit.
3. **Compliance Fee.** The applicant shall ensure that the project complies with all approved plans and all project conditions. To accomplish this, the applicant agrees to:
 - a. Contact P&D staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 - b. Contact P&D staff at **least two weeks** prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.

- c. Pay a deposit fee of **\$1500.00 prior to issuance** of Land Use Permits as authorized under ordinance and to cover costs of monitoring as described above. This may include additional costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g., non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
- d. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit, or approved plans dated October 5, 2007 an immediate **STOP WORK ORDER** may be issued.

4. **Habitat Restoration Plan.** The applicant shall hire a County-approved botanist, biologist, or restoration ecologist to prepare a Habitat Restoration Plan for approval by P&D. The plan shall be designed to compensate for the loss and/or degradation of approximately 60,508 sq. ft. (1.38 acres) of native vegetation (chaparral, coastal sage scrub, and native grassland habitat) from grading, construction, and fire clearance by replacing lost or degraded habitat on site at a 3:1 ratio for a total restored and/or enhanced acreage of 4.14 acres. The applicant shall implement the approved Habitat Restoration Plan. **Plan Requirements:** The Restoration Plan shall include, but not be limited to, the following:

- a. **Goals of the Restoration.** The goal of the plan shall be to restore, protect, and enhance the habitat quality of the remaining chaparral and other plant communities on site. A minimum of 4.14 acres shall be restored and/or enhanced and managed to reduce the on site amount of and prevent the spread of invasive weedy species to adjacent properties.
- b. **Restoration Site Selection and Demarcation.** Restoration shall occur in locations that are ecologically appropriate and are contiguous to preserved or undisturbed habitat if possible, and shall avoid other sensitive wildlife to the maximum extent feasible. The rationale for site selection shall be included, taking into account soils, slope, aspect, and any other necessary physical attributes. (If areas have been identified, the identified areas shall be used.) All proposed restoration and enhancement areas shall be mapped and shown on a site plan and/or diagram contained within the Restoration Plan, and shall be clearly delineated in the field with stakes, signage, and/or chain link fencing until established.
- c. **Site Preparation Methods.** Any proposed site preparation methods shall be detailed. Areas for hydroseeding, tilling, drill-seeding, and planting shall be flagged, and reviewed and approved by P&D staff prior to actual implementation. If restoration is occurring within riparian ESH areas, any channel or flow modifications shall be identified.

- d. Identification and Collection of Native Plant Materials, Seeds and Cuttings.** Collection of native grass seed and cuttings shall occur over a range of onsite and nearby local microenvironments using established methods. The plan shall include measures to incorporate low-growing native chaparral plants and native grasses into the landscaping and vegetation management zones.
- e. Planting Methods, Layout Plan, and Plant and Habitat Protection Techniques.** The plan shall specify the quantities and amounts of any plug and container plants, diagram their placement on site, and indicate on plans any protection measures to be implemented for native grasses. Individual trees, particular shrubs, sensitive plants such as Plummer's Baccharis and scrub oak, and native grasslands within 25 feet of construction or earth disturbance which are not required to be removed to carry out the project shall be protected throughout all grading and construction activities by chain-link fencing supported every 10 feet or other similar fencing acceptable to P&D. Fencing shall be installed prior to the pre-construction meeting. The Plan shall contain specifications for such fencing, including type and location. Special status plants on CNPS lists 1-3 shall be avoided or trimmed, but not removed.
- f. Irrigation Plans.** Any new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
- g. Exotic Species Removal and Management Methods.** Cape ivy, thistles, and mustards shall be removed from within 30 feet of the proposed driveway and from within 200 feet of buildings every six weeks for a minimum of three years following construction by a landscape company and under the supervision of the restoration plan manager. Management of exotic species in restoration and enhancement areas shall be based on the least toxic approach; however, limited herbicide application may be allowed if carefully timed and placed and applied by a licensed applicator. Specific removal methods must be identified in the plan. Personnel implementing the weed removal shall demonstrate that they can distinguish between native plants and weeds.
- h. Specific Enhancement techniques and methods and areas.** If enhancement measures (e.g., cape ivy removal) are proposed for certain areas, these measures shall be detailed in the plan and the locations for their implementation shall be delineated.

i. Specific fuel management restrictions and prohibitions.

- Within fuel management Zone 1 (30 feet from structures), the following fuel management activities will occur: All vegetation will be removed and replaced with landscaping, low-growing, native perennials will be incorporated into the landscaping.
- Within fuel management Zone 2 (100 feet from structures), the following fuel management activities will occur: Tall vegetation shall be pruned up or down to remove dead branches. The prunings may be chipped and respread as mulch; Thinning will be minimized and shall occur only as needed to comply with Fire Department requirements; Prune back stump-sprouting species such as laurel-sumac, green-bark ceanothus, chamise, and keep them coppiced; Remove scattered dead, cut wood less than 2-inches in diameter; Spread larger cut wood to avoid creating piles of fuel; Native grasses that lie within Zone 2 shall not be removed, although the tall species may be cut low; Use native perennial grasses (needlegrass, melic) to fill in and stabilize areas of exposed soil following thinning; Use chipped materials as mulch, particularly on sunny slopes; Cape ivy, an invasive vine common in the understory, shall be removed in this zone; Thinning will include 20% to 30% among low-growing shrubs, Vegetation management access will occur via a narrow on-contour path of no greater than 4-5 feet wide as shown on landscape plan sheet L-1.
- No vegetation removal shall occur on the adjacent National Forest Property.
- No native vegetation removal will occur beyond the Zone 2 (100 feet from structures) treatment area unless required by a change in Montecito Fire District regulations.
- Any changes made to the proposed landscape and fuel management plan, approved October 5, 2007, shall be approved by P&D prior to implementation. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit, or approved plans dated October 5, 2007 an immediate **STOP WORK ORDER** may be issued.

j. Supervision by a County-Qualified Biologist or Restoration Practitioner. The restoration shall be done under the supervision of the County-approved botanist/biologist.

k. Success Criteria, Monitoring and Maintenance Methods. Success criteria acceptable to P&D for each restoration component and which would result in the long-term establishment of chaparral with a native grassland understory with similar density (number of plants per unit area), species composition, and percent cover as the area of habitat which was destroyed or otherwise impacted shall be included in the plan. The restoration area shall be monitored and maintained for a period of at least 3 years after installation.

- l. Special requirements for On-site Construction Monitoring.** A County-qualified botanist or biologist shall be present onsite during all ground disturbance activities which are near or have the potential to disturb sensitive plant or animal species and/or chaparral containing native grasslands (i.e., clearing for the new water tank site, fuel management, and during weed removal). The biological monitor shall submit a report to P&D on the results of grading and restoration activities. A pre-construction meeting with construction personnel shall be part of this effort, and a follow-up report to P&D shall be prepared.
- m. Cost estimate.** A cost estimate for implementing the restoration plan shall be prepared by a county-approved and qualified restoration specialist and included in the plan. The cost of restoration is to be borne by the applicant.
- n. Restoration Installation and Performance Securities.** A performance, maintenance, and replacement security shall be posted with the County prior to issuance of a Land Use Permit for biological restoration on the affected parcel. The amount of the required security shall be recommended by the botanist/biologist or native landscaper after a survey of the area to be affected has occurred. Two performance securities shall be provided by the applicant prior to land use clearance, one equal to the value of installation of all items and one equal to the value of maintenance and/or replacement of the items for three years of maintenance of the items. The amounts shall be agreed to by P&D. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property.
- o. Schedule for Implementation.** The specific timeframe for restoration and all subcomponents listed above shall be specified in the plan.

Timing: The Restoration Plan shall be received and approved prior to issuance of the Land Use Permit. P&D may elect to conduct outside peer review by a restoration specialist if warranted. The installation security shall be received prior to issuance of a Land Use Permit and will be released upon satisfactory installation of plant materials, cuttings, and seeds as detailed in the plan. The maintenance security shall be received prior to issuance of a Land Use Permit and will be released two years after the installation, if plants and irrigation have been established and maintained. Restoration plantings shall be in place prior to occupancy.

Monitoring: Monitoring will consist of construction and post-construction phases. P&D shall site inspect and review grading, construction, installation of plantings, and implementation of the restoration for compliance with the overall plan prior to release of the performance

security. The applicant shall be responsible for quarterly inspections for three years and for annual inspections up to five years and/or as described in the approved Plan.

5. **Montecito Board of Architectural Review (MBAR).** Final MBAR approval is required prior to permit issuance. Exterior elevations, colors, materials and landscaping must conform to that approved by the MBAR as part of 07BAR-00000-00129. **MONITORING:** P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

6. **Building Materials and Colors.** Natural building materials, including roof tiles and stucco finishes, and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. **Plan Requirement:** MBAR shall review and approval all building materials and colors. Materials shall be denoted on project plans. **Timing:** Materials shall be denoted on project plans prior to Land Use Permit issuance and structures shall be painted prior to occupancy clearance.

MONITORING: P&D's Permit Compliance and Building inspectors shall inspect prior to occupancy clearance.

7. **Retaining Wall Materials and Colors.** Understories and retaining walls shall be in tones compatible with surrounding terrain (earthtones and non-reflective paints). **Plan Requirement:** MBAR shall review and approval all retaining wall and understory materials and colors. Materials shall be denoted on project plans. **Timing:** Plans shall be submitted and MBAR approval received prior to issuance of Land Use Permits.

MONITORING: P&D's Permit Compliance and Building Inspectors shall check plans and ensure installation in accordance with approved plans prior to occupancy clearance.

8. **Sensitive Habitat and Tree Protection.** No tree removal or damage is authorized by this permit. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

MONITORING: P&D's Permit Compliance and Building inspectors shall spot check to ensure compliance on-site.

9. **Tree Protection.** All grading, trenching, ground disturbance, construction activities, and structural development shall occur outside of the dripline area plus five feet of all onsite oak trees and shall adhere to the following requirements:

- a. Prior to site preparation or construction, all onsite oaks shall be fenced at or outside of the dripline area plus five feet. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The applicant shall place signs stating “tree protection area” at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities without exception. **Timing:** Prior to permit issuance, fencing outside of the critical root zone shall be shown on plans. Prior to site preparation and construction, all onsite oaks shall be fenced outside of the critical root zone.
- b. Construction equipment staging and storage areas shall be located outside of the tree protection areas. No fill soil, rocks, or construction materials shall be stored or placed within the protected areas. **Timing:** Prior to permit issuance, construction equipment and staging areas shall be shown on plans.
- c. All ground disturbance and trenching within the critical root zone of any tree shall be done by hand.
- d. To help ensure the long term survival of existing onsite oaks, no permanent irrigation systems are permitted within the critical root zone of oak trees. Any landscaping in the critical root zones of oak trees must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

MONITORING: P&D’s Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

10. **Construction Staging Area.** Construction materials, debris, disposal bins and heavy equipment shall be stored in a location acceptable to P&D at the construction site. **Plan Requirements:** All equipment and materials shall be stored at the construction staging area approved by P&D. The construction staging area shall be clearly shown on plans. **Timing:** The location of the construction staging area shall be reviewed and approved by P&D prior to issuance of the Land Use Permit.

MONITORING: P&D’s Permit Compliance shall conduct site inspections and respond to complaints as needed.

11. **Construction Hours.** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

12. **Construction Materials Disposal.** Construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During construction, separate bins for recycling of construction materials shall be provided onsite. The developer shall clear the project site of all excess construction debris.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

13. **Construction Washout Area.** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site, and shall not be conducted within the critical root zones of oak trees on the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The washout area shall be designated on all plans prior to issuance of Land Use Permits. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

14. **Temporary Erosion and Sediment Control.** Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:

- a. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
- b. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- c. Best available erosion and sediment control measures shall be implemented during construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales.
- d. Graded slopes shall be temporarily seeded with non-invasive or naturalized annual grasses if landscaping is delayed past the onset of the rainy season.
- e. Prior to the compliance pre-construction meeting the applicant shall post signs in three (3) conspicuous places on-site indicating the name and contact number of the individual responsible for installation and maintenance of erosion control measures. At least one (1) notice

shall be visible from the nearest public street. Signs shall remain posted throughout all grading and construction activities.

Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to issuance of Land Use Permits. **Timing:** Erosion and sediment control measures shall be in place throughout development of the site until all disturbed areas are permanently stabilized.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

15. **Notice to Property Owner.** A notice to property owners shall be recorded prior to permit issuance to ensure that the guest house will be used only for its permitted use.
16. **Lighting.** Any exterior lighting shall be of low-intensity, low-glare design, and shall be designed to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.
17. **Archaeological and Historic Resources.** In the event that any significant historic, prehistoric, or archaeological resources are encountered during grading and construction, work shall be stopped immediately or redirected until a P&D qualified specialist may retained by the applicant to evaluate the significance of the find.
18. **Project Changes.** Any changes to the project shall be reviewed and approved by P&D for determination of consistency with applicable County policy and may require application for a new Land Use Permit.
19. **Permit Acceptance.** The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
20. **Permit Issuance.** The use and/or construction of the building or structure, authorized by this approval cannot commence until the Land Use Permit has been issued. Prior to the issuance of the Land Use Permit, all of the project conditions that are required to be satisfied prior to issuance of the Land Use Permit must be satisfied.
21. **Permit Processing Fees.** Prior to issuance of the Land Use Permit, the applicant shall pay all applicable P&D permit processing fees in full.
22. **Indemnity and Separation Clauses.** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the

County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this Land Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

23. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.
24. **Time Extension.** If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
25. **Impact Mitigation Fees.** Prior to final building permit inspection, all development impact mitigation fees shall be paid in accordance with the ordinances and resolutions in effect when paid.
26. **Landscape Installation and Performance Securities.** A landscape performance, maintenance, and replacement security shall be posted with the County prior to issuance of a Land Use Permit on the affected parcel. The performance security shall be no less than \$400,000.00 and shall include all items as listed Landscape Architect cost estimates submitted January 16, 2008. The performance security shall be increased if determined necessary by Planning and Development staff. The performance security shall be provided by the applicant prior to land use clearance, and shall be equal to the value of installation of all items as well as the value of maintenance and/or replacement of the items for five years of maintenance of the items. The amounts shall be agreed to by P&D. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property.

MONTECITO PLANNING COMMISSION
Staff Report for Peterson Appeal of Land Use Permit Approval of the
Largura New Residence, Guesthouse and Grading

Hearing Date: December 19, 2007
Staff Report Date: November 14, 2007
Case No.: 07APL-00000-00031, 07APL-00000-00035
Related Case No.: 07LUP-00000-00336
Environmental Document: CEQA Exempt§15303(a)

Deputy Director: Dave Ward *DW*
Division: Development Review
Staff Contact: Nicole Mashore
Supervising Planner: Peter Imhof
Planner's Phone #: (805) 884-8068

APPELLANT:

VICINITY MAP

Dave and Kay Peterson
 985 Romero Canyon
 Santa Barbara CA 93101

OWNER/APPLICANT:

Robert Largura
 1811 Glenview Rd.
 Montecito, CA 93108
 (805) 565-1157

AGENT/OWNER:

Brian Felix
 P.O. Box 50101
 Santa Barbara CA 93150

ARCHITECT:

Bob Easton
 1486 East Valley Rd.
 Montecito, CA 93108
 (805) 969-5051



This site is identified as Assessor Parcel Number 007-040-022, located at 2480 Bella Vista Dr., Montecito Area, First Supervisorial District.

1.0 REQUEST

Hearing on the request of Dave and Kaye Peterson to consider the Appeals, Case Nos. 07APL-00000-00031 and 07APL-00000-00035 [appeals filed October 4, 2007 and October 18, 2007], of the Montecito Board of Architectural Review's decision to approve 07BAR-00000-00129, and the Planning and Development Department's decision to approve a Land Use Permit, Case No. 07LUP-00000-00336 for construction of a single-family dwelling, basement, garage, guesthouse, pool, spa, retaining walls, fire safety support system (water tanks and pump) and associated grading, landscaping, fire clearance and biological restoration in the RMZ-40 zone under Section 35.492 of the Montecito Land Use and Development Code; and to accept the Exemption pursuant to Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito area, First Supervisorial District.

Applications Filed:

May 16, 2007 and May 17, 2007

Applications Approved:

September 24, 2007 and October 8, 2007

Appeals Filed:

October 4, 2007 and October 18, 2007

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below to deny the appeal and conditionally approve Case No. 07LUP-00000-00336 marked "Officially Accepted, County of Santa Barbara (December 19, 2007) Montecito Planning Commission Exhibit A," based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Adopt the required findings for approval of the project, Case Nos. 07LUP-00000-00336 and 07BAR-00000-00129, specified in Attachment A of this staff report;
2. Accept the exemption, included as Attachment B of the staff report, pursuant to CEQA Section 15303(a); and
3. Deny the appeals, Case Nos., 07APL-00000-00031 and 07APL-00000-00035 and grant *de novo* approval the project, subject to the conditions included as Attachment C of the staff report.

Alternatively, refer back to staff if the Montecito Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This appeal is being considered by the Montecito Planning Commission based on Section 35.492.040 of the Montecito Land Use and Development Code (LUDC), Section 35-2, which states:

Any decision of the director to approve or deny an application for a Land Use Permit [may be appealed to the Montecito Commission]; and

Any decision of the Montecito Board of Architectural Review to grant or deny preliminary approval [may be appealed to the Montecito Commission].

4.0 ISSUE SUMMARY

The appellant raised three main issues of concern, as summarized below.

Visual Resources

The appellant raised concerns that the residence intrudes into the skyline, is not compatible with the surrounding environment, and would impact public views. After a number of project revisions during the Montecito Board of Architectural Review (MBAR) and permit review process, the residence has been designed to meet height requirements as measured from existing grade, has been designed with earthtone colors to match surrounding terrain and includes landscaping to screen the proposed development.

Site Design

The site design issues raised by the appellant include concerns that development has not been appropriately sited and that the Montecito Board of Architectural Review (MBAR) did not appropriately consider the requirements of the Montecito Architectural Guidelines and Development Standards. The MBAR made the required findings for project approval including findings that the project is appropriately sited and that the project meets the requirements of the Montecito Architectural Guidelines and Development Standards.

Alteration of Topography

The third appeal issue raised by the appellant includes concerns that cut and fill have not been minimized, that development would not fit the surrounding terrain and that natural features would not be preserved to the maximum extent feasible. However, the project proposal retains on-site boulders which would be retained and used as a part of the proposed retaining wall system and, vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Rural Area, Montecito Community Plan Area MA-40, Mountainous Area, 40-Acre Minimum Lot Area, Average slopes in excess of 40 percent
Ordinance, Zone District	Montecito Land Use and Development Code Montecito Hillside Overlay Area (H-MON) RMZ-40 Resource Management Zone, 40-Acre Minimum Lot Area
Site Size	8.41 Acres
Present Use & Development	Undeveloped except for permitted driveway
Surrounding Uses/Zoning	North: Los Padres National Forest, Resource Protection, RES-320 South: Residential, 5-E-1 East: Resource Management, RMZ-40 West: Resource Management, RMZ-40
Access	Private driveway off of Bella Vista Drive
Public Services	Water Supply: Montecito Water District (proposed) Sewage: Private septic system (proposed) Fire: Montecito Fire Protection District

5.2 Setting

The subject parcel is located approximately 300 feet west of the intersection of Romero Canyon Road and Bella Vista Drive. The subject parcel is designated as Rural Area in the Comprehensive Plan and the setting includes large expanses of chaparral, coastal sage scrub and native grassland. The parcel is identified as "mountainous area" with steep slopes under the Comprehensive Plan and is located within the Montecito Hillside Overlay Area. Approximately 80 percent of the subject parcel is covered by steep slopes of 30 percent or greater.

The Montecito Community Plan identifies the habitat located on the hillside area north of Mountain Drive and Bella Vista Road as particularly valuable due to the presence of chaparral, sensitive native flora and riparian resources. Approximately 80 percent of the subject parcel is covered by native vegetation including chaparral, coastal sage scrub and native grassland, as documented in the Biological Assessment, dated September 21, 2007. The adjoining parcel to the north is 279 acres in size, located within the Los Padres National Forest, and is used for resource protection and recreation purposes. Parcels to the east and west of the subject parcel are zoned for resource management, with the parcel to the east developed with an access road and the parcel to the west developed with a single-family residence. Parcels to the south of the subject

parcel are zoned and developed residential. County Parks, Recreation and Trails (PRT) maps show proposed trail designations along the north and south portions of the property. The Romero Canyon trail is located east of the parcel and public viewing points along the trail look unto the parcel.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	Residence 3,985 SF	No ordinance standard Montecito Architectural Guidelines recommended house net floor area for an 8.0 acre parcel is 6,632 SF
	Basement 1,854 SF	
	Garage (attached) 620 SF	
	Guest House 800 SF	
	<u>Total Buildings</u> 7,259 SF	
<u>Max. Height of Structures</u>		
Residence	19 ft from (e) grade with 4:12 pitch	19 ft from (e) grade with 4:12 pitch
Guest House	19 ft from (e) grade with 4:12 pitch	19 ft from (e) grade with 4:12 pitch
Building Coverage (footprint)	5,405 SF	None
<u>Driveway</u>	Approximately 16 ft wide	Minimum Width: 12-feet
<u>Parking</u>		
Residence	3 covered	2 covered/1 uncovered
Guest House	1 uncovered	1 space per unit
Number of Dwelling Units	One	One single-family dwelling unit per legal lot
Project Density	One single-family dwelling	One single-family dwelling/parcel
Grading	2,445 CY Cut	Minimize cut and fill Preserve natural landforms
	1,182 CY Fill	

5.4 Description

The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot detached guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system (water tanks and pump). Approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and

associated fire clearance requirements of the Montecito Fire Protection District. Fire clearance shall be consistent with P&D-approved Fire Clearance and Landscape Plans (sheet L-1), Biological Assessment dated September 21, 2007 and P&D-approved Habitat Restoration Plans. The project includes habitat restoration as outlined in the Landscape Plan (sheet L-1), Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions.

5.5 Background Information

Parcel Validity

The subject parcel, addressed as 2480 Bella Vista Drive (APN 007-040-022), is shown on R.S. Book 46 page 25, recorded on June 12, 1959.

Permit Processing Overview

The Land Use Permit application for the project, Case No. 07LUP-00000-00336, was filed on May 17, 2007. The Montecito Board of Architectural Review (MBAR) reviewed the project on June 18, 2007, July 2, 2007, July 30, 2007 and September 24, 2007. On September 24, 2007, the MBAR granted preliminary approval to the project. MBAR approval was appealed on October 4, 2007. The Land Use Permit was approved October 8, 2007 and appealed October 18, 2007.

Related Case Background

Prior to application and approval of the current project, an application was submitted on April 6, 2006, under Case No. 06LUP-00000-00349, for a new residence and accessory uses on the subject property. That application was denied by Planning and Development (P&D) on July 19, 2006. P&D denial was appealed by the project applicant under Case No. 06APL-00000-00023, and heard at the November 15, 2007 and January 17, 2007 Montecito Planning Commission (MPC) hearings. At the January 17 hearing the Montecito Planning Commission denied the project on a vote of 3-0. MPC denial of the project was appealed to the Board of Supervisors on January 26, 2007. The appeal to the Board of Supervisors was withdrawn May 10, 2007, prior to the current application process.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The project may be found exempt from environmental review pursuant to Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303(a) exempts construction and location of limited numbers of new, small facilities or structures including one single-family residence. The proposed project includes a proposal for

construction of a single-family residence and associated accessory structures (see Attachment-B, Notice of Exemption).

6.2 Appeal Issues and Discussion

Hillside and Watershed Protection Policies 1 and 2

Hillside and Watershed Protection Policy #1: Plans for 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 to the natural terrain.

Hillside and Watershed Protection Policy #2: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible.

Applicant Statement: The appeal letter states, "The project as approved is not consistent with applicable Comprehensive Plan policies, specifically: 1) Hillside and Watershed Protection Policy #1 which calls for minimization of cut and fill operations; 2) Hillside and Watershed Protection Policy # 2 which requires that development be designed to fit site conditions and that natural features, landforms and native vegetation be preserved to the maximum extent feasible."

P&D Response: On-site boulders would be retained and used as a part of the proposed retaining wall system. Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced onsite at a 3:1 ratio through implementation of the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions.

MLUDC Sec. 35.422.020 Purpose and Intent

The Resource Management Zone (RMZ) is applied to protect lands that are unsuited for intensive development and that have slopes in excess of 40 percent, valleys surrounded by slopes exceeding 40 percent isolated table land surrounded by slopes exceeding 40 percent, and/or areas with outstanding resource values, including environmentally sensitive habitats and/or watersheds. The intent is to limit development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.

Applicant Statement: The appeal letter states, "The project is not in compliance with the purpose and intent of the Resource Management Zone District to protect lands that are unsuited for

intensive development by allowing only limited development. Development of 6,600 square feet of habitable residence, plus an 800 square foot guesthouse, plus 1,900 square feet of loggia and pergola, an infinity pool and accessory building does not constitute 'limited development' especially when taken together with the driveway grading that has occurred.'"

P&D Response: The proposed residence, at 3,985 square feet, is under the 6,632 square foot Montecito Architectural Guidelines recommended house net floor area for an 8.0-acre parcel. The driveway on-site is not included as a part of the current proposal and was previously approved under Case No. 03LUP-00000-00631. The proposed landscape and site plan has been reviewed and approved by the Montecito Fire District. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions.

Visual Resources Policy 2

Visual Resources Policy 2: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Applicant Statement: The appeal letter states, "*The project as approved is not consistent with applicable Comprehensive Plan policies, specifically . . . Visual Resources Policy #2 which requires the height scale and design of structures be compatible with the character of the surrounding natural environment and that structures be sited so as not to intrude into the skyline as seen from public viewing places.*"

P&D Response: The proposed single-story residence would meet the 16-foot height requirement from existing grade and would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Project revisions made during MBAR and P&D review included requirements that retaining walls would be no greater than 4 feet in height and faced with sandstone material to match the surrounding terrain. Proposed landscaping would mitigate view impacts from public viewing points.

Community Plan Policies VIS-M1.1, 1.2, 1.3

Policy VIS-M-1.1: Development shall be subordinate to the natural open space characteristics of the mountains.

Policy VIS-M-1.2: Grading required for access roads and site development shall be limited in scope so as to protect the viewshed.

Policy VIS-M-1.3: Development of property should minimize impacts to open space views as seen from public roads and viewpoints.

Applicant Statement: The appeal letter states, "There are also inconsistencies with Montecito Community Plan policies and development standards that address minimization of grading and visual resources."

P&D Response: The proposed single-story residence would meet the 16-foot height requirement from existing grade and would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. Proposed landscaping would mitigate view impacts from public viewing points.

MLUDC Section 35.428.070, Montecito Architectural Guidelines IV.C.7 and IV.C.10

Section 35.428.070: The H-MON (Montecito Hillside) overlay zone is intended to preserve, enhance, and protect the visual and biological importance and natural mountainous setting of areas of Montecito that are steeply sloped and visually prominent. The overlay zone is also intended to protect mountainous areas and adjacent areas from erosion, scarring, flood and fire hazard and to promote safety, thereby implementing the policies of the Montecito Community Plan. . . All residential development within the H-MON overlay zone shall comply with the development standards in Section IV.C (Hillside Development Standards) of the Montecito Architectural Guidelines and Development Standards.

Montecito Architectural Guidelines IV.C.7: Project grading shall not exceed 1,500 cubic yards of cut or fill, unless additional grading is necessary to allow reasonable development of the property or to achieve reasonable vehicular access. Exception: Excavation not apparent from the exterior such as for basements entirely below grade, crawl spaces, swimming pools, underground water storage tanks, etc. shall not be included in the grading calculations under this provision. Grading may exceed 1,500 cubic yards if BAR can make all of the following findings:

- a. The proposed grading respects the significant natural landforms of the site and blends with adjacent properties.*
- b. The graded slopes relate to the natural contours of the site.*
- c. The length and height of retaining walls have been minimized to the maximum extent feasible.*
- d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less grading for the primary residence and/or access road.*

Montecito Architectural Guidelines IV.C.12: *The design of new development shall protect, to the extent feasible, unique or special features of the site such as landforms, rock outcroppings, mature trees, unique vegetation groupings, drainage courses, hilltops and ridgelines.*

Applicant Statement: The appeal letter states, *"The approved project is not in compliance with Montecito Land Use and Development Code Section 35.428.070, requiring that all development in the Montecito Hillside Overlay Zone comply with the development standards in Section IV.C of the Montecito Architectural Guidelines and Development Standards. The project does not comply with the standards described in paragraphs 7 and 12 of the Architectural Guidelines."*

P&D Response: The Montecito Board of Architectural Review (MBAR) made findings for approval of the proposed project. The proposed retaining walls would be no greater than 4 feet in height and 450 feet long. At 1,182 cubic yards, less than 1,500 cubic yards of fill is proposed. The Montecito Architectural Guidelines exempt excavation not apparent from the exterior, such as for pools and basements entirely below grade, from inclusion in grading calculations under the 1,500 cubic yard requirement described in paragraph 7 of the Architectural Guidelines. Using this exemption, proposed cut, excluding grading associated with the proposed basement and pool, would, at approximately 1,550 cubic yards of cut, be just 50 cubic yards over the 1,500 cubic yard guideline. On-site boulders would be retained and used as a part of the proposed retaining wall system. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions.

MLUDC Section 35.472.060.F. Findings 6 and 10

MLUDC Section 35.472.060.F. Finding 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).*

MLUDC Section 35.472.060.F. Finding 10: *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. (Additional design standards).*

Applicant Statement: The appeal letter states, *"The MBAR inappropriately made findings #6 and #10 (MLUDC 35.472.060.F.). The project is not appropriately sited or designed relative to the environmental qualities of this hillside location and site topography. Adequate consideration of public views has not been taken."*

P&D Response: Retaining walls as viewed from the Romero Canyon trail would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. The proposed single-story residence would meet the 16-foot height requirement from existing grade and would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Proposed landscaping would mitigate view impacts from public viewing points. The Montecito Board of Architectural Review made the required findings for project approval including findings 6 and 10 (see attached MBAR findings worksheet).

6.3 Comprehensive Plan and Montecito Land Use and Development Code Consistency

The project is consistent with all applicable Comprehensive Plan requirements including Montecito Community Plan policies and Montecito Architectural Guideline and Development Standards as discussed above in the appeal issues analysis. Additionally, the project conforms to all applicable Montecito Land Use and Development Code requirements, including height, parking and setback.

6.4 Design Review

The Montecito Board of Architectural Review (MBAR) reviewed the project on four occasions, June 18, 2007, July 2, 2007, July 30, 2007 and September 24, 2007. On September 24, 2007, the MBAR granted preliminary approval to the project (see Attachment-E, MBAR Minutes).

7.0 APPEALS PROCEDURE

The action of the Montecito Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$443.

ATTACHMENTS

- A. Findings
- B. Exemption
- C. Land Use Permit with Conditions of Approval
- D. Appeal Letters
- E. MBAR Minutes
- F. MBAR Findings Worksheet
- G. Project Plans

ATTACHMENT A: FINDINGS

Section 1.0 Montecito Land Use and Development Code

A Land Use Permit application shall be approved or conditionally approved only if the Director first makes all of the following findings:

Finding No. 1. Will conform to the applicable provisions of the Comprehensive Plan including the Montecito Community Plan and this Development Code.

As discussed in Sections 6.2 and 6.3 of the staff report, the project conforms to applicable provisions in the Comprehensive Plan, Montecito Community Plan and the Montecito Land Use and Development Code, including the visual resources and hillside and watershed protection policies. The height, scale and design of the proposed structures are compatible with the character of the surrounding natural environment. The residence will be subordinate in appearance to natural landforms. The residence is sited so as not to intrude into the skyline as seen from public viewing places. The proposed retaining walls will be screened with dense vegetation and trailing vines. Trees and dense vegetation will be planted to screen views the residence as seen from the Romero Canyon Trail and Bella Vista Drive. The residence will be constructed of non-reflective materials and earth-tone colors compatible with the natural environment (Conditions of Approval 5-7). Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural landforms. Therefore, this finding can be made.

Finding No. 2. The proposed development is located on a legally created lot.

The subject parcel, addressed as 2480 Bella Vista Drive (APN 007-040-022), is shown on R.S. Book 46 page 25 recorded on June 12, 1959. The subject parcel is a separate, legal parcel. Therefore, this finding can be made.

Finding No. 3. That the subject property is in compliance with all laws, rules and regulations pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and such zoning violation enforcement an processing fees have been paid.

The project would include removal of two currently unpermitted water tanks in order to abate an existing zoning violation (05ZEV-00000-00196). The removal of these water tanks will bring the subject property into conformance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of the Montecito Development Code. Therefore, this finding can be made.

Section 1.1 Findings for swimming pools and water storage tanks on sites zoned RMZ

Finding No.1. The project will require only minimal alteration of the topography.

Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural landforms. Therefore, this

finding can be made.

Finding No.2. The project will not cause erosion, sedimentation, runoff, siltation, or an identified significant adverse impact on downstream water courses or water bodies.

The project has been conditioned to require implementation of an erosion and sediment control plan (Condition of Approval 14) and drainage measures included as a part of the proposed project have been designed to reduce sedimentation, runoff, siltation, or other significant adverse impacts to downstream water courses or water bodies. Therefore, this finding can be made.

Finding No. 3. The project will not cause any significant adverse effect on environmentally sensitive habitat areas, plant species, or biological resources.

With implementation of the biological restoration plan, landscape plan including fuel management zones, and associated biological mitigation measures (Conditions of Approval 1 and 4), the project will not cause any significant adverse effect on environmentally sensitive habitat areas, plant species, or biological resources. Therefore, this finding can be made.

Finding No. 4. The project will be screened from public view.

Vegetation proposed as a part of the landscape plan will screen much of the proposed residence from public view. Therefore, this finding can be made.

Section 2.0 Montecito Board of Architectural Review

BAR application approval shall only be given if the Board of Architectural Review can make all ten findings in Section I of the Montecito Architectural Guidelines and Development Standards.

Finding No. 1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.

Proposed structures including the single-story residence would be in proportion to and compatible with the bulk and scale of other existing or permitted structures in the neighborhood surrounding the property. On September 24, 2007, the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No. 2. Mechanical and electrical equipment shall be well integrated in the total design concept.

Mechanical and electrical equipment will be well integrated in the total design concept, with equipment integrated into the structures themselves or screened by proposed landscaping. On September 24, 2007, the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No. 3. There shall be a harmony of material, color, and composition of all sides of a structure or building.

The project has been conditioned to require the use of natural building materials, including roof tiles and stucco finishes, and colors compatible with the surrounding terrain. All sides of the proposed residence and detached guesthouse would have harmony of color and composition. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No. 4. A limited number of materials will be on the exterior face of the building or structure.

A limited number of materials, including natural building materials and colors will be on the exterior face of the proposed structures. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No.5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The proposed Mediterranean style residence and guesthouse would be in harmonious relationship to the varied architectural styles of existing structures in the neighborhood. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No.6. Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property 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).

Site layout, orientation, location and sizes of structures would be in an appropriate and well designed relationship to one another. The proposed single-story residence would be designed with natural materials and earth-tone colors to blend with the surrounding terrain. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. Landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail and Bella Vista Drive. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No.7. Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision of maintenance of all planting.

Adequate landscaping in proportion to the project would be provided. No removal of specimen or landmark trees is proposed. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No.8. Signs including their lighting shall be well designed and shall be appropriate to their size and location.

No signs or lighting for signs is proposed. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No. 9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Retaining walls would be no greater than 4 feet in height and faced with sandstone material to match surrounding terrain. Proposed landscaping would mitigate view impacts from public viewing points such as the Romero Canyon Trail and Bella Vista Drive. On September 24, 2007 the Montecito Board of Architectural Review made the required findings and granted preliminary approval to the project (see Attachment-F MBAR Findings Worksheet). Therefore, this finding can be made.

Finding No.10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area or district, pursuant to Sec. 35-473.

The Montecito Board of Architectural Review (MBAR) made findings for approval of the proposed project, including review of design standards included in the Montecito Architectural Guidelines, on September 24, 2007. The proposed retaining walls would be no greater than 4 feet in height and 450 feet long. The Montecito Architectural Guidelines exempt excavation not apparent from the exterior, such as for pools and basements entirely below grade, from inclusion in grading calculations under the 1,500 cubic yard requirement described in paragraph 7 of the Architectural Guidelines. Using this exemption, proposed cut, excluding grading associated with the proposed basement and pool, would, at approximately 1,550 cubic yards of cut, be just 50 cubic yards over the 1,500 cubic yard guideline. In their review of the project, the Montecito Board of Architectural Review found the project to be consistent with this guideline, as well as other applicable guidelines.

On-site boulders would be retained and used as a part of the proposed retaining wall system. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions. Therefore, this finding can be made.

ATTACHMENT B: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Nicole Mashore, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 007-040-022

Case No.: 07LUP-00000-00336

Location: 2480 Bella Vista Drive, Montecito CA 93150

Project Title: Largura New SFD

Project Description: The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system. Approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and associated fire clearance requirements. The project includes habitat restoration as outlined in the approved Landscape Plan, Biological Assessment, and restoration conditions. The parcel would be served by the Montecito Water District, the Montecito Sanitary District and the Santa Barbara County Fire Department. Access would continue to be provided off of Bella Vista Drive.

Name of Public Agency Approving Project:

County of Santa Barbara

Name of Person or Agency Carrying Out Project:

Brian Felix, Robert Largura, Wayne Siemens

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15303(a)

Reasons to support exemption findings: The project may be found exempt from environmental review pursuant to Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303(a) exempts construction and location of limited numbers of new, small facilities or structures including one single-family residence. The proposed project includes a proposal for construction of a single-family residence and associated accessory structures. Therefore, the project is consistent with this exemption from CEQA and no further environmental review is required.

Lead Agency Contact Person: Nicole Mashore

Phone #: (805) 884-8068

LAND USE PERMIT

Case No.: 07LUP-00000-00336 Planner: Nicole Mashore Initials____
Project Name: Largura new SFD, Guest house, Pool, Grading, Landscaping
Project Address: 2480 Bella Vista Drive
A.P.N.: 007-040-022
Zone District: RMZ-40



Planning & Development (P&D) grants final approval and intends to issue this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

FINAL APPROVAL DATE: October 8, 2007

APPEAL PERIOD BEGINS: October 7, 2007

APPEAL PERIOD ENDS: October 18, 2007

DATE OF PERMIT ISSUANCE: (if no appeal filed)

NOTE: This final approval may be appealed to the Montecito Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing and submitted with the appropriate appeal fees to P&D at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 W. Foster Road, Santa Maria, CA, 93455, within (10) calendar days following the **Final Approval Date** identified above. (Secs. 35.102 & 35.492) If you have questions regarding this project please contact the planner Nicole Mashore at nmashore@co.santa-barbara.ca.us or (805) 884-8068.

PROJECT DESCRIPTION SUMMARY: SEE ATTACHED

PROJECT SPECIFIC CONDITIONS: SEE ATTACHED

ASSOCIATED CASE NUMBERS: 07BAR-00000-00129, 06LUP-00000-00349, 06APL-00000-00023, 06BAR-00000-00090, 05ZEV-00000-00196, 03LUP-00000-00631

PERMIT COMPLIANCE CASE: Yes (Planner: Collect Fee and use Permit Compliance Stamp green stamp) No
Permit Compliance Case (PMC) #: _____

BOARD OF ARCHITECTURAL REVIEW (BAR): Yes BAR Case #: 07BAR-00000-00129 No

TERMS OF PERMIT ISSUANCE:

1. Mailing and Posting Notice. Mailed notice of the subject Land Use Permit application shall be provided to neighboring property owners as required by ordinance. The applicant shall provide proof of mailing and posting of the required notice by filing an affidavit of noticing with the Planning and Development Department no later than 10 days following an action by the Director to approve the permit. A weather-proofed copy of the notice shall be posted by the Applicant in one conspicuous place along the perimeter of the subject property. The notice shall remain posted continuously until at least 10 calendar days following approval of the permit. (Sections 35.106.030 & 35.496.030)

2. Work Prohibited Prior to Permit Issuance. No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit). **WARNING! THIS IS NOT A BUILDING/GRADING PERMIT.**

3. Date of Permit Issuance. This Permit shall be deemed effective and issued on the **Date of Permit Issuance** as identified above, provided:

- a. All terms and conditions including the requirement to post notice must be met and this Notice/Permit has been signed,
- b. The **Affidavit of Posting Notice** was returned to P&D prior to the expiration of the Appeals Period. Failure to submit the affidavit by such date shall render the approval null and void, and
- c. No appeal has been filed.

4. Time Limit. Failure to obtain a required construction/demolition or grading permit and to lawfully commence development within two years of permit issuance, shall render this Land Use Permit null and void. A Land Use Permit that follows an approved Final Development Plan (FDP) shall be rendered null and void on the date the FDP expires even if the FDP expiration date is within two years of the Land Use Permit issuance, unless substantial physical construction has been completed.

NOTE: This Notice of Final Approval/Intent to Issue a Land Use Permit serves as the Approval and the Land Use Permit once the permit is deemed effective and issued. Issuance of a permit for this project does not allow construction or use outside of the project description, or terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

_____ / _____
Print Name

Signature

Date

Planning & Development Issuance by:

_____ / _____
Planner

Date

ATTACHMENT A CONDITIONS OF APPROVAL

1. **Project Description:** This Land Use Permit is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of Planning and Development for conformity with this approval. Deviations from the project description, conditions of approval, or project plans dated October 5, 2007 may require a modification to 07LUP-00000-00336 and further environmental review.

The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system. Approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and associated fire clearance requirements. Fire clearance shall be consistent with P&D approved Fire Clearance and Landscape Plans (sheet L-1), Biological Assessment dated September 21, 2007 and P&D approved Habitat Restoration Plans. The project includes habitat restoration as outlined in the Landscape Plan (sheet L-1), Biological Assessment, dated September 21, 2007 and restoration conditions contained herein. The parcel would be served by the Montecito Water District, the Montecito Sanitary District and the Santa Barbara County Fire Department. Access would continue to be provided off of Bella Vista Drive.

The grading, development, use, and maintenance of the property, the size, shape arrangement, and location of structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the conditions of approval hereto.

2. **Print & Illustrate Conditions on Plans.** All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible. **Timing:** Conditions shall be printed and illustrated on plans prior to issuance of the Land Use Permit.

3. **Compliance Fee.** The applicant shall ensure that the project complies with all approved plans and all project conditions. To accomplish this, the applicant agrees to:

- a. Contact P&D staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
- b. Contact P&D staff at **least two weeks** prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.

- c. Pay a deposit fee of **\$1500.00 prior to issuance** of Land Use Permits as authorized under ordinance and to cover costs of monitoring as described above. This may include additional costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g., non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
- d. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit, or approved plans dated October 5, 2007 an immediate **STOP WORK ORDER** may be issued.

4. **Habitat Restoration Plan.** The applicant shall hire a County-approved botanist, biologist, or restoration ecologist to prepare a Habitat Restoration Plan for approval by P&D. The plan shall be designed to compensate for the loss and/or degradation of approximately 60,508 sq. ft. (1.38 acres) of native vegetation (chaparral, coastal sage scrub, and native grassland habitat) from grading, construction, and fire clearance by replacing lost or degraded habitat on site at a 3:1 ratio for a total restored and/or enhanced acreage of 4.14 acres. The applicant shall implement the approved Habitat Restoration Plan. **Plan Requirements:** The Restoration Plan shall include, but not be limited to, the following:

- a. **Goals of the Restoration.** The goal of the plan shall be to restore, protect, and enhance the habitat quality of the remaining chaparral and other plant communities on site. A minimum of 4.14 acres shall be restored and/or enhanced and managed to reduce the on site amount of and prevent the spread of invasive weedy species to adjacent properties.
- b. **Restoration Site Selection and Demarcation.** Restoration shall occur in locations that are ecologically appropriate and are contiguous to preserved or undisturbed habitat if possible, and shall avoid other sensitive wildlife to the maximum extent feasible. The rationale for site selection shall be included, taking into account soils, slope, aspect, and any other necessary physical attributes. (If areas have been identified, the identified areas shall be used.) All proposed restoration and enhancement areas shall be mapped and shown on a site plan and/or diagram contained within the Restoration Plan, and shall be clearly delineated in the field with stakes, signage, and/or chain link fencing until established.
- c. **Site Preparation Methods.** Any proposed site preparation methods shall be detailed. Areas for hydroseeding, tilling, drill-seeding, and planting shall be flagged, and reviewed and approved by P&D staff prior to actual implementation. If restoration is occurring within riparian ESH areas, any channel or flow modifications shall be identified.
- d. **Identification and Collection of Native Plant Materials, Seeds and Cuttings.** Collection of native grass seed and cuttings shall occur over a range of onsite and nearby local microenvironments using established methods. The plan shall include measures to incorporate low-growing native chaparral plants and native grasses into the landscaping and vegetation management zones.

- e. Planting Methods, Layout Plan, and Plant and Habitat Protection Techniques.** The plan shall specify the quantities and amounts of any plug and container plants, diagram their placement on site, and indicate on plans any protection measures to be implemented for native grasses. Individual trees, particular shrubs, sensitive plants such as Plummer's Baccharis and scrub oak, and native grasslands within 25 feet of construction or earth disturbance which are not required to be removed to carry out the project shall be protected throughout all grading and construction activities by chain-link fencing supported every 10 feet or other similar fencing acceptable to P&D. Fencing shall be installed prior to the pre-construction meeting. The Plan shall contain specifications for such fencing, including type and location. Special status plants on CNPS lists 1-3 shall be avoided or trimmed, but not removed.
- f. Irrigation Plans.** Any new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
- g. Exotic Species Removal and Management Methods.** Cape ivy, thistles, and mustards shall be removed from within 30 feet of the proposed driveway and from within 200 feet of buildings every six weeks for a minimum of three years following construction by a landscape company and under the supervision of the restoration plan manager. Management of exotic species in restoration and enhancement areas shall be based on the least toxic approach; however, limited herbicide application may be allowed if carefully timed and placed and applied by a licensed applicator. Specific removal methods must be identified in the plan. Personnel implementing the weed removal shall demonstrate that they can distinguish between native plants and weeds.
- h. Specific Enhancement techniques and methods and areas.** If enhancement measures (e.g., cape ivy removal) are proposed for certain areas, these measures shall be detailed in the plan and the locations for their implementation shall be delineated.
- i. Specific fuel management restrictions and prohibitions.**
- Within fuel management Zone 1 (30 feet from structures), the following fuel management activities will occur: All vegetation will be removed and replaced with landscaping, low-growing, native perennials will be incorporated into the landscaping.
 - Within fuel management Zone 2 (100 feet from structures), the following fuel management activities will occur: Tall vegetation shall be pruned up or down to remove dead branches. The prunings may be chipped and respread as mulch; Thinning will be minimized and shall occur only as needed to comply with Fire Department requirements; Prune back stump-sprouting species such as laurel-sumac, green-bark ceanothus, chamise, and keep them coppiced; Remove scattered dead, cut wood less than 2-inches in diameter; Spread larger cut wood to avoid

creating piles of fuel; Native grasses that lie within Zone 2 shall not be removed, although the tall species may be cut low; Use native perennial grasses (needlegrass, melic) to fill in and stabilize areas of exposed soil following thinning; Use chipped materials as mulch, particularly on sunny slopes; Cape ivy, an invasive vine common in the understory, shall be removed in this zone; Thinning will include 20% to 30% among low-growing shrubs, Vegetation management access will occur via a narrow on-contour path of no greater than 4-5 feet wide as shown on landscape plan sheet L-1.

- No vegetation removal shall occur on the adjacent National Forest Property.
 - No native vegetation removal will occur beyond the Zone 2 (100 feet from structures) treatment area unless required by a change in Montecito Fire District regulations.
 - Any changes made to the proposed landscape and fuel management plan, approved October 5, 2007, shall be approved by P&D prior to implementation. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit, or approved plans dated October 5, 2007 an immediate **STOP WORK ORDER** may be issued.
- j. Supervision by a County-Qualified Biologist or Restoration Practitioner.** The restoration shall be done under the supervision of the County-approved botanist/biologist.
- k. Success Criteria, Monitoring and Maintenance Methods.** Success criteria acceptable to P&D for each restoration component and which would result in the long-term establishment of chaparral with a native grassland understory with similar density (number of plants per unit area), species composition, and percent cover as the area of habitat which was destroyed or otherwise impacted shall be included in the plan. The restoration area shall be monitored and maintained for a period of at least 3 years after installation, and plantings shall be replaced and/or the plan shall be altered if criteria are not met.
- l. Special requirements for On-site Construction Monitoring.** A County-qualified botanist or biologist shall be present onsite during all ground disturbance activities which are near or have the potential to disturb sensitive plant or animal species and/or chaparral containing native grasslands (i.e., clearing for the new water tank site, fuel management, and during weed removal). The biological monitor shall submit a report to P&D on the results of grading and restoration activities. A pre-construction meeting with construction personnel shall be part of this effort, and a follow-up report to P&D shall be prepared.
- m. Cost estimate.** A cost estimate for implementing the restoration plan shall be prepared by a county-approved and qualified restoration specialist and included in the plan. The cost of restoration is to be borne by the applicant.
- n. Installation and Performance Securities.** A performance, maintenance, and replacement security shall be posted with the County prior to issuance of a Land Use Permit for Grading

on the affected parcel. The amount of the required security shall be recommended by the botanist/biologist or native landscaper after a survey of the area to be affected has occurred. Two performance securities shall be provided by the applicant prior to land use clearance, one equal to the value of installation of all items and one equal to the value of maintenance and/or replacement of the items for three years of maintenance of the items. The amounts shall be agreed to by P&D. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property.

- o. Schedule for Implementation.** The specific timeframe for restoration and all subcomponents listed above shall be specified in the plan.

Timing: The Restoration Plan shall be received and approved prior to issuance of the Land Use Permit. P&D may elect to conduct outside peer review by a restoration specialist if warranted. The installation security shall be received prior to issuance of a Land Use Permit and will be released upon satisfactory installation of plant materials, cuttings, and seeds as detailed in the plan. The maintenance security shall be received prior to issuance of a Land Use Permit and will be released two years after the installation, if plants and irrigation have been established and maintained. Restoration plantings shall be in place prior to occupancy.

Monitoring: Monitoring will consist of construction and post-construction phases. P&D shall site inspect and review grading, construction, installation of plantings, and implementation of the restoration for compliance with the overall plan prior to release of the performance security. The applicant shall be responsible for quarterly inspections for three years and for annual inspections up to five years and/or as described in the approved Plan.

Montecito Board of Architectural Review (MBAR). Final MBAR approval is required prior to permit issuance. Exterior elevations, colors, materials and landscaping must conform to that approved by the MBAR as part of 07BAR-00000-00129. **MONITORING:** P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

Building Materials and Colors. Natural building materials, including roof tiles and stucco finishes, and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. **Plan Requirement:** MBAR shall review and approval all building materials and colors. Materials shall be denoted on project plans. **Timing:** Materials shall be denoted on project plans prior to Land Use Permit issuance and structures shall be painted prior to occupancy clearance.

MONITORING: P&D's Permit Compliance and Building inspectors shall inspect prior to occupancy clearance.

Retaining Wall Materials and Colors. Understories and retaining walls shall be in tones compatible with surrounding terrain (earthtones and non-reflective paints). **Plan Requirement:** MBAR shall review and

approval all retaining wall and understory materials and colors. Materials shall be denoted on project plans.

Timing: Plans shall be submitted and MBAR approval received prior to issuance of Land Use Permits.

MONITORING: P&D's Permit Compliance and Building Inspectors shall check plans and ensure installation in accordance with approved plans prior to occupancy clearance.

8. Sensitive Habitat and Tree Protection. No tree removal or damage is authorized by this permit. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

MONITORING: P&D's Permit Compliance and Building inspectors shall spot check to ensure compliance on-site.

9. Tree Protection. All grading, trenching, ground disturbance, construction activities, and structural development shall occur outside of the dripline area plus five feet of all onsite oak trees and shall adhere to the following requirements:

- a. Prior to site preparation or construction, all onsite oaks shall be fenced at or outside of the dripline area plus five feet. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities without exception. **Timing:** Prior to permit issuance, fencing outside of the critical root zone shall be shown on plans. Prior to site preparation and construction, all onsite oaks shall be fenced outside of the critical root zone.
- b. Construction equipment staging and storage areas shall be located outside of the tree protection areas. No fill soil, rocks, or construction materials shall be stored or placed within the protected areas. **Timing:** Prior to permit issuance, construction equipment and staging areas shall be shown on plans.
- c. All ground disturbance and trenching within the critical root zone of any tree shall be done by hand.
- d. To help ensure the long term survival of existing onsite oaks, no permanent irrigation systems are permitted within the critical root zone of oak trees. Any landscaping in the critical root zones of oak trees must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

10. **Construction Staging Area.** Construction materials, debris, disposal bins and heavy equipment shall be stored in a location acceptable to P&D at the construction site. **Plan Requirements:** All equipment and materials shall be stored at the construction staging area approved by P&D. The construction staging area shall be clearly shown on plans. **Timing:** The location of the construction staging area shall be reviewed and approved by P&D prior to issuance of the Land Use Permit.

MONITORING: P&D's Permit Compliance shall conduct site inspections and respond to complaints as needed.

11. **Construction Hours.** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

12. **Construction Materials Disposal.** Construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During construction, separate bins for recycling of construction materials shall be provided onsite. The developer shall clear the project site of all excess construction debris.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

13. **Construction Washout Area.** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site, and shall not be conducted within the critical root zones of oak trees on the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The washout area shall be designated on all plans prior to issuance of Land Use Permits. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

14. **Temporary Erosion and Sediment Control.** Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:

- a. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.

- b. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- c. Best available erosion and sediment control measures shall be implemented during construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales.
- d. Graded slopes shall be temporarily seeded with non-invasive or naturalized annual grasses if landscaping is delayed past the onset of the rainy season.
- e. Prior to the compliance pre-construction meeting the applicant shall post signs in three (3) conspicuous places on-site indicating the name and contact number of the individual responsible for installation and maintenance of erosion control measures. At least one (1) notice shall be visible from the nearest public street. Signs shall remain posted throughout all grading and construction activities.

Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to issuance of Land Use Permits. **Timing:** Erosion and sediment control measures shall be in place throughout development of the site until all disturbed areas are permanently stabilized.

MONITORING: P&D's Permit Compliance, Grading, and Building inspectors shall spot check to ensure compliance on-site.

- 15. **Notice to Property Owner.** A notice to property owners shall be recorded prior to permit issuance to ensure that the guest house will be used only for its permitted use.
- 16. **Lighting.** Any exterior lighting shall be of low-intensity, low-glare design, and shall be designed to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.
- 17. **Archaeological and Historic Resources.** In the event that any significant historic, prehistoric, or archaeological resources are encountered during grading and construction, work shall be stopped immediately or redirected until a P&D qualified specialist may retained by the applicant to evaluate the significance of the find.
- 18. **Project Changes.** Any changes to the project shall be reviewed and approved by P&D for determination of consistency with applicable County policy and may require application for a new Land Use Permit.
- 19. **Permit Acceptance.** The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
- 20. **Permit Issuance.** The use and/or construction of the building or structure, authorized by this approval cannot commence until the Land Use Permit has been issued. Prior to the issuance of the Land Use Permit,

all of the project conditions that are required to be satisfied prior to issuance of the Land Use Permit must be satisfied.

21. **Permit Processing Fees.** Prior to issuance of the Land Use Permit, the applicant shall pay all applicable P&D permit processing fees in full.
22. **Indemnity and Separation Clauses.** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this Land Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
23. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.
24. **Time Extension.** If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
25. **Impact Mitigation Fees.** Prior to final building permit inspection, all development impact mitigation fees shall be paid in accordance with the ordinances and resolutions in effect when paid.



PLANNING & DEVELOPMENT APPEAL FORM

SITE ADDRESS: 2480 Bella Vista Drive, Santa Barbara, CA

ASSESSOR PARCEL NUMBER: 007-040-022

PARCEL SIZE (acres/sq.ft.): Gross 8.41 acres Net _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: RES ZONING: RMZ

Are there previous permits/applications? no yes numbers: _____
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. **Appellant:** Dave and Kay Peterson Phone: 969.9272 FAX: _____

Mailing Address: 985 Romero Canyon, Santa Barbara, CA E-mail: _____
Street City State Zip

2. **Owner:** Largura/Fenix/Siemens Phone: _____ FAX: _____

Mailing Address: PO Box 50101, Santa Barbara, CA 93150 E-mail: _____
Street City State Zip

3. **Agent:** _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

4. **Attorney:** _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

COUNTY USE ONLY

07APL-00000-00035

LARGURA NEW SFD/GSTHSE:APPEAL BY

2480 BELLA VISTA DR

SANTA BARBARA 007-040-022

Companion Case Number: _____

Submittal Date: 10/18/07

Receipt Number: _____

Accepted for Processing _____

Comp. Plan Designation _____

Case N
Superv
Applic
Project
Zoning

COUNTY OF SANTA BARBARA APPEAL TO THE :

BOARD OF SUPERVISORS

PLANNING COMMISSION: COUNTY MONTECITO

RE: Project Title 2480 Bella Vista Drive

Case No. 07LUP-00000-00336

Date of Action October 8, 2007

I hereby appeal the approval approval w/conditions denial of the:

Board of Architectural Review – Which Board? _____

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? _____

Planning & Development Director decision

Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

We are the owners of property in the immediate vicinity of the project and have participated in the review of the project before the MBAR and Montecito Planning Commission.

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

The Land Use Permit was approved in error. The project does not comply with applicable provisions of the Montecito Land Use Development Code and is inconsistent with the County Comprehensive Plan. As such, the required findings for approval of a LUP were improperly made.

The project as approved is not in compliance with the purpose and intent of the Resource Management Zone District to protect lands that are unsuited for intensive development by allowing only limited development. The development of 6,660 square feet of habitable

residence, plus an 800 square foot guesthouse, plus 1,900 square feet of loggia and pergola, an infinity pool and accessory building does not constitute "limited development" especially when taken together with the driveway grading that has occurred.

The project as approved is not consistent with applicable Comprehensive Plan policies, specifically: 1) Hillside and Watershed Protection Policy #1 which calls for minimization of cut and fill operations; 2) Hillside and Watershed Protection Policy #2 which requires that development be designed to fit the site conditions and that natural features, landforms, and native vegetation be preserved to the maximum extent feasible; and 3) Visual Resources Policy #2 which requires the height, scale and design of structures be compatible with the character of the surrounding natural environment and that structures be sited so as not to intrude into the skyline as seen from public viewing places. There are also inconsistencies with Montecito Community Plan policies and development standards that address minimization of grading and visual resources (Goal VIS-M-1 and related policies).

The approved project is not in compliance with Montecito Land Use Development Code Section 35.428.070, requiring that all development in the Montecito Hillside Overlay Zone comply with the development standards in Section IV.C of the Montecito Architectural Guidelines and Development Standards. The project does not comply with the standards described in Paragraphs 7 and 12 of the Architectural Guidelines.

We believe that an appropriately scaled residence located off of the hilltop and back onto the saddle of the proposed development area would better comply with the provisions of the County's Comprehensive Plan and applicable zoning ordinance provisions. Such development could likely be conducted with less alteration of the natural environment and terrain and would not be as prominent as viewed from public viewing areas – specifically the Romero Canyon Trail.

Specific conditions imposed which I wish to appeal are (if applicable):

- a. _____
- b. _____
- c. _____
- d. _____

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print name and sign – Firm

Date

Print name and sign - Preparer of this form

Date

DAVID AND KATHLEEN PETERSON

10/17/07

Print name and sign - Appellant

[Handwritten signature]

Date

10/17/07

Print name and sign - Agent

Date

Print name and sign - Landowner

Date



PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: 2480 Bella Vista Drive, Santa Barbara, CA

ASSESSOR PARCEL NUMBER: 007-040-022

PARCEL SIZE (acres/sq.ft.): Gross 8.41 acres Net

COMPREHENSIVE/COASTAL PLAN DESIGNATION: RES ZONING: RMZ

Are there previous permits/applications? no yes numbers: (include permit# & lot # if tract)

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Mailing Address: PO Box 50101, Santa Barbara, CA 93150 E-mail:
Street City State Zip

3. Agent: Phone: FAX:

Mailing Address: E-mail:
Street City State Zip

4. Attorney: Phone: FAX:

Mailing Address: E-mail:
Street City State Zip

COUNTY USE ONLY

Case Number
Supervisor
Applicable Z
Project Plan
Zoning Designation

07APL-00000-00031

LARGURA NEW SFD/GSTHSE:APPEAL BY
2480 BELLA VISTA DR

SANTA BARBARA 007-040-022

Comparison Case Number:
Submittal Date: 10/4/07
Receipt Number:
Accepted for Processing
Comp. Plan Designation

COUNTY OF SANTA BARBARA APPEAL TO THE :

BOARD OF SUPERVISORS

PLANNING COMMISSION: COUNTY MONTECITO

RE: Project Title 2480 Bella Vista Drive

Case No. 07BAR-00000-00129

Date of Action September 24, 2007

I hereby appeal the approval approval w/conditions denial of the:

Board of Architectural Review – Which Board? MBAR

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? _____

Planning & Development Director decision

Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

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- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

The decision of the MBAR to grant preliminary approval of the project was an error of discretion and is not supported by the evidence presented by the applicant. The MBAR inappropriately made findings #6 and #10 (MLUDC 35.472.060.F). The project is not appropriately sited or designed relative to the environmental qualities of this hillside location and site topography. Adequate consideration of public views has not been taken. The project is not consistent with the requirements of the Montecito Architectural Guidelines and Development Standards specifically applicable to the Hillside Overlay District and this

property. The inconsistencies include: grading in excess of 1,500 cubic yards; siting of the structure on a prominent hilltop; lack of adequate setback from the top of the slope; failure to balance cut and fill; failure to create a building site that emerges from the hillside and failure of the structure and related improvements to blend into the natural terrain and preserve the character and profile of the slope and its native vegetation.

We reserve the right to raise issues once a copy of the MBAR findings is made available. This appeal does not address issues related to the land use permit for the development of this property. We reserve the right to raise issues associated with the land use permit at a future date.

Specific conditions imposed which I wish to appeal are (if applicable):

- a. _____
- b. _____
- c. _____
- d. _____

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print name and sign – Firm Date

Print name and sign - Preparer of this form Date

Print name and sign - Appellants Date

DAVID L. PETERSON KATHLEEN PETERSON 10/1/07
Print name and sign - Agent Date

Print name and sign - Landowner Date

Montecito Board of Architectural Review Minutes

June 4, 2007

10. 07BAR-00000-00129 Largura Single Family Dwelling and Guesthouse 2480 Bella Vista Drive
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **conceptual review of a new two-story residence of approximately 5,700 square feet with basement of approximately 1,500 square feet, garage of approximately 680 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 6 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,300 cubic yards of cut and approximately 800 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District.

Item not heard due to lack of a quorum.

June 18, 2007

13. 07BAR-00000-00129 Largura Single Family Dwelling and Guesthouse 2480 Bella Vista Drive
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **conceptual review of a new two-story residence of approximately 5,700 square feet with basement of approximately 1,500 square feet, garage of approximately 680 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 6 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,300 cubic yards of cut and approximately 800 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07) (Bob Easton, Brian Felix, Josh Monroy, Robert Lagura appeared)

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

Comments from MBAR as a whole:

- **MBAR was expecting to see more changes to the project; a smaller project.**
- **Put up story poles and inform MBAR secretary when they are ready. Poles should be bright orange so they are easy to see.**
- **It seems to be the apparent mass of the building that is causing concern. In order to reduce the apparent mass of the project or its visibility, the following design options can be explored, individually or in various combinations:**
 - **Change the architectural style, could be more organic.**
 - **If keeping the same style, then make it appear smaller.**
 - **Lower roof heights.**
 - **Eliminate second story.**
 - **Choose colors for roof, house that blend into natural environment, use a natural or darker shade of sandstone.**
 - **Reduce square footage.**
 - **Push the house far back on site and redesign fire access. This option indicates restudy of the entire site design.**

Comments from each member:

- **Zilles** – Has heard all the arguments and believes they are here to have an open discussion so that the community does not end up having to live with what is the applicant's responsibility. Believes there is still an ongoing discussion on how the guidelines apply. Does not want to see this end up as a community disaster with folks asking who approved this as they do on Coast Village Road. A 5,700 square foot house is a lot to ask of this site. Still waiting for houses built 20 years ago to be landscaped out but they are not. People want to keep their views. It's the whole community.
- **Michaelson** – The project has a good architect who has been much more creative in the past than on this project. Mr. Jaffe's letter indicates he doesn't really live in this neighborhood. Thought the very first iteration of this project was one-story (with basement) at first, with applicant's stated request that he only wanted one story, and now it's two story.
- **Nulty** – There's a large roof area over dining/living area that could be reduced. What about a roof well, flattened in middle, also provides location for equipment. Why not go to one story on this site? Could more easily support a smaller, one-story project. Does not see much change as result of changes in grading, not much decrease in height of second story despite the reworking of grading. It is the apparent mass that he responds to (how the house appears rather than square footage of house) as well as the amount of public comment that is concerned about the apparent mass. The access road is in, there is no fixing it now.
- **Ketzel** – Sees very little change from before. Does not think pushing the house back seven feet has really changed the profile.
- **Spann** – Likes the overall design changes that have been proposed, different from what they brought to MBAR before, but does not think the project has gone far enough.

PUBLIC COMMENT:

- **John & Kate Gura (letter)** – Concerned with location of the house on the ridgeline. Would like to see it pushed back.
- **Bevin Cherot (letter)** – Concerned with the size and scope of the house on a small pad. Would loom over Bella Vista Dr. Should be pushed back.
- **Thomas McCarthy Jr. (letter)** – Should push it into the saddle. Would like to see the 800 square foot guesthouse be the main house on this lot.
- **Kathy Freston (letter)** – Concerned with the size.
- **Robert Nakasone (letter)** – Supports the proposed house.
- **Michael Jaffe (letter)** – Supports the proposed house.
- **David Goldman** – The *Montecito Guidelines* want the least impacts possible. Believes that this site needs that. Have you seen the road? The applicant is not concerned with impacts so we can expect more of the same.
- **David Peterson** – The size of the house does not matter if it is pushed back. But these same developers have an adjacent lot that will push the envelope even more. It is not like they didn't know the difficulties with this site. They are seasoned and they are pushing the development out, not back.
- **Kay Peterson** (showed picture of site from 11 years ago) – When she bought her house 11 years ago she loved the view. It is really the mountain views that make this place special and is extremely disappointing to see what is happening to the hills. The subject site has a small pad. It is so visible from Bella Vista, from the trail and from below. The house doesn't need a green roof or to be a bunker. But the price of the parcel recognized that you couldn't get much on it, which is why she didn't buy it herself. The *Guidelines* are very

clear about development in the hills. The fact that others got to build before with the old regulations is not at issue.

- **William Gould** – Lives in a Bob Easton house. There's already been thousands of cubic yards of grading. Believes these guys can set a model for the community.
- **Anne Gould** – Has three acres around her house and lots of trees. But if her house was up on this lot it would be an eyesore. The project should be tasteful and address drainage (down driveway and into Romero Creek).
- **Bill Palladini (MA)** – Asked why 22,000 square feet of vegetation is being removed. Whether it's vegetation clearance or control of flooding down Romero Creek, all of these are reasons why there is a Resource Management Zone, and the intent is for limited development. So, the question is whether this intensive development is the appropriate kind of development for RMZ.
- **Roger Kritz** – You cannot mitigate one disaster with another. It is a two home project ultimately. The *Guidelines* are clear. Build it within the *Guidelines*.
- **Dick Thielscher** – Staff had it right originally with approval of only an 800 square foot house, tucked into the saddle, not 5,000 square feet. The comments about other homes do not have merit as they were approved prior to the Montecito Community Plan approval and the *Guidelines* approval. A small home can be built in there and still have views. But this project is out of keeping with the Community Plan and *Guidelines*.
- **Tony Harbour (MA)** – It is incumbent on the architect for high quality architecture. Such a prominent site really calls for high quality architecture. Not sure we have it for this site.

July 2, 2007

1.	07BAR-00000-00129	Largura Single Family Dwelling and Guesthouse	2480 Bella Vista Drive
	07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)		Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **further conceptual review of a new residence of approximately 4,290 square feet with basement of approximately 2,285 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 3,290 cubic yards of cut and approximately 830 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07 and 6/18/07) (Bob Easton, Laurel Brady, Brian Felix appeared)

Project received further conceptual review only. No action taken. The following comments were made:

Comments from MBAR as a whole:

- **Color of house should be darker than that proposed today.**
- **Provide story poles; they are effective for the process. Poles to be in place by July 15th and to remain in place until at least the July 30th meeting. MBAR will then discuss whether to leave them up longer.**
- **Poles to be placed at all the corners of the house with two poles for the ridge of the tower. Two poles for the guesthouse at the south elevation.**
- **Mark with tape the perimeter of the site retaining wall that creates the flat yard.**

Comments by each member present:

- Nulty – There have been positive improvements to the project, about 30% of the volume has been removed and in particular on the leading edge (south and west elevations), which is what he would look for. And the motor court/fire department turnaround has been redesigned to greatly reduce the retaining wall on the east side. Entry provides a nice arrival. Will need to keep lights out of the tower element terrace to avoid night lighting issues and further study exterior lighting to minimize. Landscape planting size should be chosen carefully and indicate how long it will be to reach full screening (is it 5 or 10 years?). Show what the landscape will look like when installed. Sometimes two buildings seen from a distance can almost appear as one – to avoid the house and guesthouse from appearing as one, will need strong greenery between the two on the east and west. Two well-placed tall trees on west side could accomplish this.
- Edwards – The house is a big improvement but still has some concerns regarding grading and house placement on site, story poles very important.
- Zilles – Sees a lot of improvement and attempts to change the project. But still would like to see a change from lowland type of estates to smaller, more environmentally friendly houses in the hills. Would like to see something more organic, more responsive to the environment, smaller. This project disrupts all of community's views, not just the adjacent neighbors. Many in community do not like to see the existing large houses up in the hills. Design should have more curves that grow out of the natural terrain, and fewer sharp, straight lines.
- Spann – Is still undecided about the project. Believes the *Guidelines* do not go far enough in addressing development in the hillsides but that this project would not set a precedent. Likes the intent of the overall design but not sure it has gone far enough. No consensus yet on the MBAR, if other members present today there could have been more negative comments.

PUBLIC COMMENT:

- **Don Hughes** (also submitted comment letter) – Site is prominent in his view to the west. Watched the construction of the driveway, then was glad to see that intensive landscaping and irrigation was installed. Wants to see a compromise reached to build a house so that the fine driveway does not lead to nowhere. Believes this development in a form that can be agreed upon by its more immediate neighbors will enhance local property values.
- **David Peterson** – Previous story poles were only up for a few days and most neighbors did not have a chance to see them. Would like to see poles for the re-design. It has gotten smaller, which is good for him and his other neighbors as it's a highly visible site from Bella Vista and the trail. Poles should be up for some length of time.
- **Kay Peterson** – Is not opposed to building a house on this site, rather the house should be in compliance with the *Guidelines*. The design today has made great progress but does not yet comply with the *Guidelines*. The road was approved because there was an approval for a small house as the main house, that the applicant now proposes as a guesthouse. This permitted but unbuilt house should not drive the project but seems to be driving it. Maybe this site should not have a guesthouse. Submits a letter with 18 names of nearby property owners who request story poles and that they be left up for at least a month.
- **Dick Thielscher** – Story poles were up a year ago but project has changed and not many people saw the poles as they were up only a few days. Poles should be up for 60 days so people can see them – some may be on vacation and not have an opportunity to see for a while. MPC may want to see them too in the eventually. This project could really set a precedent for the hills of Montecito. Believes a 2,000 square foot house with 1,600 square foot basement and no guesthouse could reasonably be put on this site.
- **Jon Gura** – Seconds what has been said by everyone. Wants to see story poles, see the house on site of the current guesthouse, or it should be the house.
- **David Goldman** – Asked how far the house has been pulled back since the beginning.

- Tony Harbour (Montecito Association) – Believes story poles should be installed.

July 30, 2007

2.	Largura Single Family Dwelling and Guesthouse	2480 Bella Vista Drive
	07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)	Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **further conceptual review of a new residence of approximately 4,252 square feet with basement of approximately 1,854 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 22,000 square feet of vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07, 6/18/07, and 7/02/07) (Bob Easton, Laurel Brady, Brian Felix, Bendy White appeared)

Project received further conceptual review only. No action taken. Applicant may return for preliminary. The following comments were made:

MBAR COMMENTS:

- From MBAR as a whole – Prefer to see it further back [north] on the site but not so that the retaining wall on east comes back to the project, and a little less height.
- Michaelson – Viewing site from Bella Vista, especially from the 2300 block is more important than on the site itself. Many walkers and bike riders in this area. Wonders why the house is not pushed back to guesthouse location. Still seems too far out on the promontory.
- Zilles – Appalled by the development all around up there. Sees many errors and weaknesses in the Montecito Community Plan and the *Guidelines*. Resource Management (RMZ) is about the environment first, and then fit in the house. MBAR worked with Westmont to work with the land and the design was a major improvement: it went from blocky to working with the environment. This house design does not work with the environment, and photovoltaic cells (which have been mentioned before) would just add a lot of reflective glass. Not sure what to decide because of the 10-15 houses up in the area that do not fit RMZ and this project would just be more of that. The houses up there now do not respect the environment and it is not just colors and materials but overall design and architecture – and that is not happening on this project either. Responding to question from Bendy White – the architecture should blend into the natural landscape so that one would not really notice that a house was there at all. There's no really good example in this area. The *Guideline's* recommended floor area does not address actual buildable area (e.g. you could have a 20 acre lot with only ½ to one acre of buildable area).
- Edwards – There is just too much house and the project intrudes into views from all around.
- Nulty – What is the plate height? Has a different opinion today. Cannot believe what he saw from the site visit – there are much bigger and more visible houses. That this house would be one story essentially, with a lot of landscaping, on a legal lot, the best recommendation is to make it lower in height and a little smaller.

- **Spann – Shocked to look around and see what BAR has been doing, similar to Zilles and Nulty. Likes parts of this project, but some parts are too big.**

PUBLIC COMMENT:

- **Russell Trenholme** – Only recently aware of the project. Uses Bella Vista Road and Romero Trail. Nothing affects the views of the National Forest lands along Bella Vista as much as this site. Hikers and bicyclists use these roads/trails and their view also affected. The way the story poles look currently, does not look promising.
- **Thomas Figge (letter)** – To date the site is an eyesore with all of the vegetation removed. Project in direct conflict with the *Montecito Architectural Guidelines*.
- **David Goldman (email)** – Very exposed site. It is not the size but the visibility of the site. Grading not to exceed 1,500 cubic yards. Floor area is out of scale. House should be moved off of ridge, further back.
- **Kelly Freston (letter)** – Extremely concerned about size and scope of house placement.
- **Pamela Regan** – Does a lot of hiking around here. House should be further back on ridge.
- **Jon Gura** – House should be pushed back to where the guesthouse is, what was the original house permit. Most change seems to be in basement reduction and not anywhere else.
- **Bevin Cherot** – Push back house – no views.
- **Dave Peterson** – As you travel Bella Vista you look up and see story poles. House won't be hidden on west side because of the pool, will not be able to landscape to screen there. It is possible to build to 16 feet high instead of 19 feet. Gura's house is only 2,700 square feet and Bevin's is 3,500 square feet. Would be great if house could be smaller, between 2,500 and 3,000 sq. ft. Project would be a home run if smaller as building pad is small.
- **Kay Peterson** – The house is still too big for the building pad area. Things that call for limited development should be considered. Many neighbors think it is too big. Should be moved back.
- **Anthony Harbor (Montecito Association)** – If building could be moved back and eliminate the guesthouse, then project could be much better. It's a problem as it looks over Bella Vista.
- **Bill Palladini (Montecito Association)** – Shocked about some of the nearby houses, much more visible. As a community they need to assess what is meant by Resource Management. Damage has been done, driveway is awful. Otherwise, we will have this all over the hills. This type of development damages watersheds, riparian areas. What is allowable size?

September 24, 2007

	Largura Single Family	
7.	07BAR-00000-00129	2480 Bella Vista Drive
	Dwelling and Guesthouse	
	07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)	Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **preliminary approval of a new residence of approximately 3,985 square feet with basement of approximately 1,854 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 27,000 square feet of vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07, 6/18/07, 7/02/07, and 7/30/07) (Bob Easton, Laurel Brady, Bendy White, Brian Felix appeared)

ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis recused) to grant preliminary approval of 07BAR-00000-00129. Applicant may return for final.

CONDITIONS:

- Restudy NW arbor.
- Provide lighting plan.
- Use non-reflective roofing materials

MBAR COMMENTS:

- See MBAR project findings checklist:
 - Findings 1-5 and 7-8 OK.
 - Finding 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)*) - Prefers layout that does not encourage cars to park in front of the project
 - Finding 9 (*Signs including their lighting are well designed and will be appropriate in size and location*) - Needs lighting plan.
 - Finding 10 (*The proposed development will be consistent with the Montecito Architectural Guidelines and Development Standards*) - Restudy NW arbor-consider vines on wall instead. Cut outriggers, use non-reflective roofing material.

PUBLIC COMMENT:

- **Kate Gura** - Infinity pool will be too visible.
- **David Goldman** - Applicant has done a good job of toning it down. Questioned the grading quantities. Bob Easton answered that boulders removed from soil will be cut on site and reused to the extent possible for veneer.
- **Jon Gura**: House should be set back to guesthouse location.
- **Kay Peterson** - Referenced comments from past letters. Many of the public are unavailable today. Design has come a long way. Story poles give a less positive view than the model. Set the house back to the guesthouse location. Project is still too tall. Infinity pool should not be hanging off the hillside. House is too big for the pad.
- **David Peterson** - Agrees with wife's comments. Trellises help. Project looks overwhelming from the Bella Vista trail. Can't screen out view of the infinity pool.
- **Don Hughes** - Supports the project.
- **Anthony Harbour (Montecito Association)** - Project still doesn't comply with the Hillside Guidelines. A 300 square foot reduction is not "smaller." Project is on top of, not built into the site.
- **Kathy Freston (letter)** - Concerned about size and scope of proposed development in small building area, and placement of the house far out on the ridge line.

MONTECITO BOARD OF ARCHITECTURAL REVIEW
PROJECT FINDINGS

Date 9/24/07
Project Name 07BAR-00000-00129
Case Number _____
Address _____
LARGURA NEW SFD/GSTHSE
2480 BELLA VISTA DR
SANTA BARBARA 007-040-022

A Design Review application shall be approved or conditionally approved only if the Montecito Board of Architectural Review first makes all of the following findings from the Montecito Land Use Development Code (Subsection 35.472.060.F) and the Coastal Zoning Ordinance (Article II Section 35-184.6 and 35-213):

- 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.

- 2. Electrical and mechanical equipment will be well integrated into the total design concept.
CONCERN OVER PHOTOVOLTAIK - FLAT, NON-PROPORTION, NOT ON SLOPE OF ROOF.

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

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

- 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.

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).

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.

Biological Report requests

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.

9. Signs including their lighting are well designed and will be appropriate in size and location.

*Lighting not yet reviewed. Subject consulted sources
Merrillan in ~~AAA~~ CONCEPT/DESIGN.*

10. The proposed development will be consistent with the Montecito Architectural Guidelines and Development Standards.

These additional findings are applicable to projects located within the Coastal Zone:

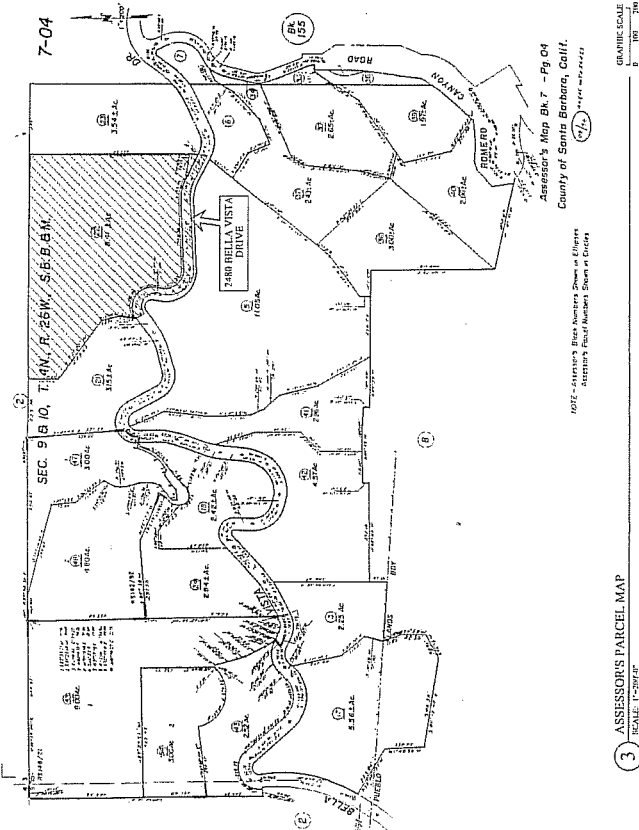
11. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the

MA

landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

12. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

NR

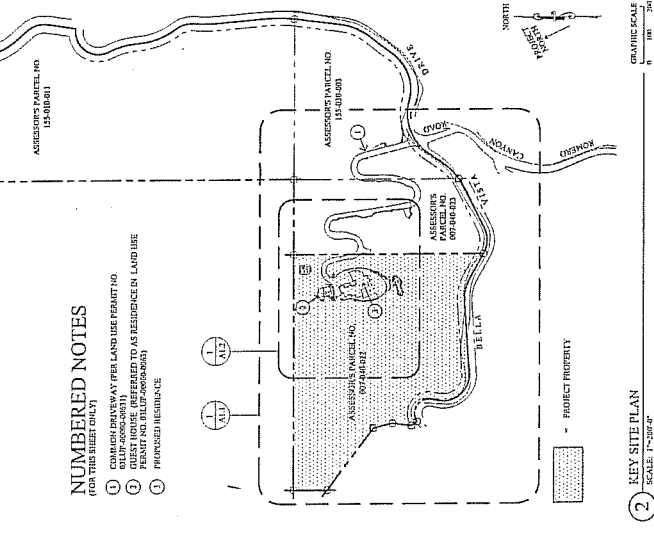
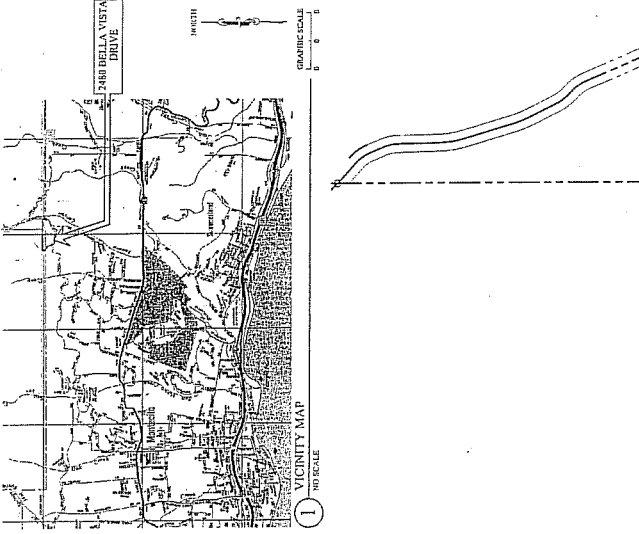


GENERAL:
 BELANDS MAN OF "SARDINE" (W/LAS) AND "OUR WORLD REPAIR" (1/2 REE MISS/RT) TILES
 EXTERIOR WALLS: PAINT: (C) (R) (C) (T) (N)
 STONE VENER: SANTA BARBARA SANDSTONE (QUARRIED FROM SITE)
 ROOFS AND WOODS: VOLBE & FORBE "WETIC"
 CEILING WOOD: STAIR: (C) (S) "WAIN"
 WRIGHT IRON: PAIR: (C) (S) "DUNK BLUE SLAT"

PROJECT DATA
GENERAL:
 PROJECT DESCRIPTION: NEW RESIDENCE, REMOVAL OF EXISTING FOUNDATION AND EQUIPMENT, FIRE SAFETY, FIRE GENERATOR, AND ASSOCIATED SITE WORK.
 SITE ADDRESS: 2480 BELLA VISTA DRIVE, SANTA BARBARA, CA 93108
 OWNER: ROBERT LARGURA, 158 GREENBERRY ROAD, SANTA BARBARA, CA 93108
 ZONE: RMZ-4B
 A.P.N.: 097540 022
 CONSTRUCTION TYPE: V-H
 PARCEL SIZE: GROSS: 4.41 ACRES, NET: 0.47 ACRES

RELATED PERMITS:
 LAND USE PERMIT NO. 01157-000000061
 (See Permit for additional permit information)

SHEET INDEX
 A-00 STATISTICS TABLE FOR MONTECITO PROJECTS, SHEET INDEX, VICINITY MAP, KEY SITE PLAN, ASSESSOR'S PARCEL MAP
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 L-1 FILL/MOUND/SITE PLAN
 L-2 FILL/MOUND/SITE PLAN
 C-1 FLOOR GRADING AND DRAINAGE PLAN
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 C-3 TEMPORARY EROSION CONTROL PLAN
 C-4 SLOPE ANALYSIS (BY DATELAND SURVEYING)
 C-5 EXISTING SURVEY



4. Statistics Table for Montecito Projects to be printed on the plans

1. The Date: 10/1/07 (Sheet: A-00) (Sheet: 1 of 1)
 2. Project Title: Proposed New Residence for ROBERT LARGURA
 3. Project Address: 2480 Bella Vista Dr. Santa Barbara, CA 93108
 4. Assessor's Parcel Map: A0.0

STATISTICS TABLE (IN SQUARE FEET) (PER THE SB COUNTY LAND USE DEVELOPMENT CODE (L.U.D.C.))

RESIDENCE - FIRST FLOOR	GROSS AREA	NET AREA
RESIDENCE - BASEMENT	1,331	1,018
GUEST HOUSE	797	774

STATISTICS TABLE (IN SQUARE FEET)

RESIDENCE - FIRST FLOOR

Category	Area
Approved	1,331
Disallowed	0
Total	1,331

RESIDENCE - BASEMENT

Category	Area
Approved	1,018
Disallowed	0
Total	1,018

GUEST HOUSE

Category	Area
Approved	797
Disallowed	0
Total	797

STATISTICS TABLE (IN SQUARE FEET)

RESIDENCE - FIRST FLOOR

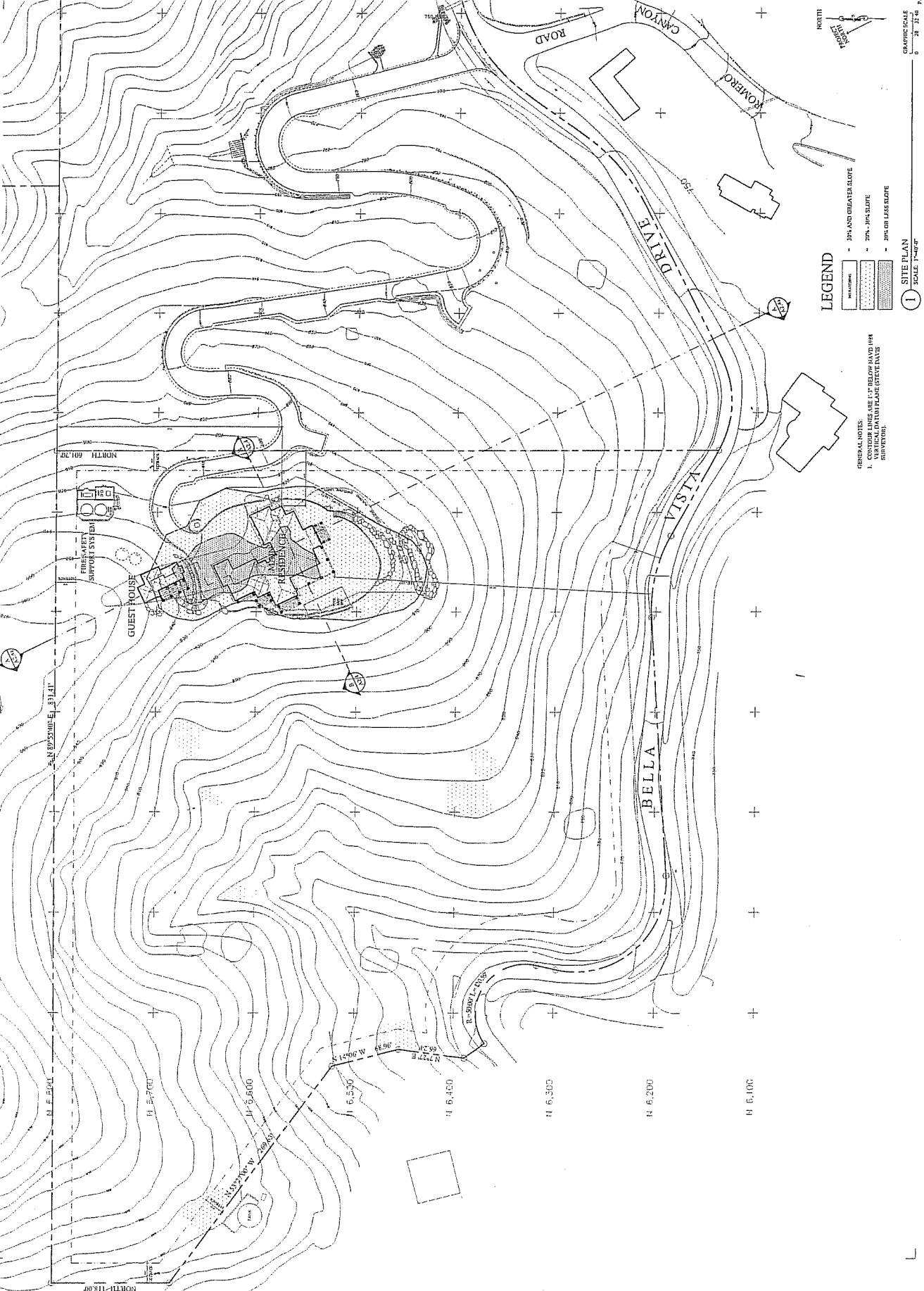
Category	Area
Approved	1,331
Disallowed	0
Total	1,331

RESIDENCE - BASEMENT

Category	Area
Approved	1,018
Disallowed	0
Total	1,018

GUEST HOUSE

Category	Area
Approved	797
Disallowed	0
Total	797



LEGEND
 1% AND GREATER SLOPE
 2% SLOPE
 3% SLOPE
 4% SLOPE
 5% SLOPE

1 SITE PLAN
 SCALE: 1"=40'

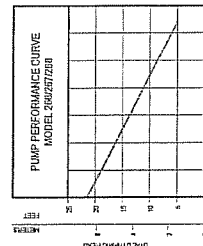
GENERAL NOTES:
 1. CONTOUR LINES ARE 1'-0" BELOW HAVO PER
 VERTICAL CURVATURE PLANE STATE DATA
 SURVEYING.

SEPTIC SYSTEM NOTES

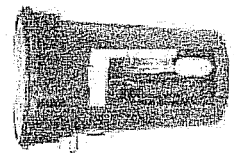
- REFER TO EACH MATERIAL DAY WELL ABSORPTION TESTS
 LAB NO.: 1844-2, DATED JULY 8, 2005 (UPDATE OF ABOVE)
 LAB NO.: 1828-2, DATED JULY 30, 2005 (DWS-1 AND DWS-4)
 LAB NO.: 1828-2, DATED JULY 30, 2005 (UPDATE OF ABOVE)
 SUMMARY OF ABSORPTION RATES IS BELOW:
 DWS-1 3297 GALLONS
 DWS-2 597 GALLONS
 DWS-3 2148 GALLONS
 DWS-4 1276 GALLONS
- SYSTEM DESIGN:
 BEDROCK CONTACT - 14' (GARAGE HOUSE - 14' CREST HOUSE)
 REQUIRED SEPTIC TANK SIZE - 1850 GALLON (MINIMUM)
 FERTILIZATION REQUIRED EA. 4 HRS - 1 REQUIRED TANK SIZE
- LEGEND:
 SEPTIC TANK AND MODEL (TRAFFIC RATED)
 DRAINAGE VALVE
 DISTRIBUTION BOX (TRAFFIC RATED)
 POT WELL (TRAFFIC RATED)
 SEPTIC SYSTEM (PUMP/GRAVITY FLOW)
 DISCHARGE LINE (PUMPED)
 UTILITIES (PVC, ELECTRICAL, GAS, COMMUNICATIONS LINES)
 DOMESTIC WATER SYSTEM LINE (ARCHITECT'S)
 WATER DISTRICT SERVICE (UTILITY)

LEGEND

- GRAVITY FEED FROM EXISTING MAIN TO TANK AND PUMP STATION (SEE S2)
- HOW USE (SEE S1)
- GRAVITY FEED FROM DISTRIBUTION BOX TO SEPTIC TANK, CEE (SEE S3)
- TANK AND PUMP STATION SHALL BE PROVIDED WITH AMBIBLE AND VISUAL ALARM, ASSEMBLY AND ALARM LOCATION TO BE DETERMINED BY THE ENVIRONMENTAL HEALTH SERVICES DIVISION TO BE CONSTRUCTED.

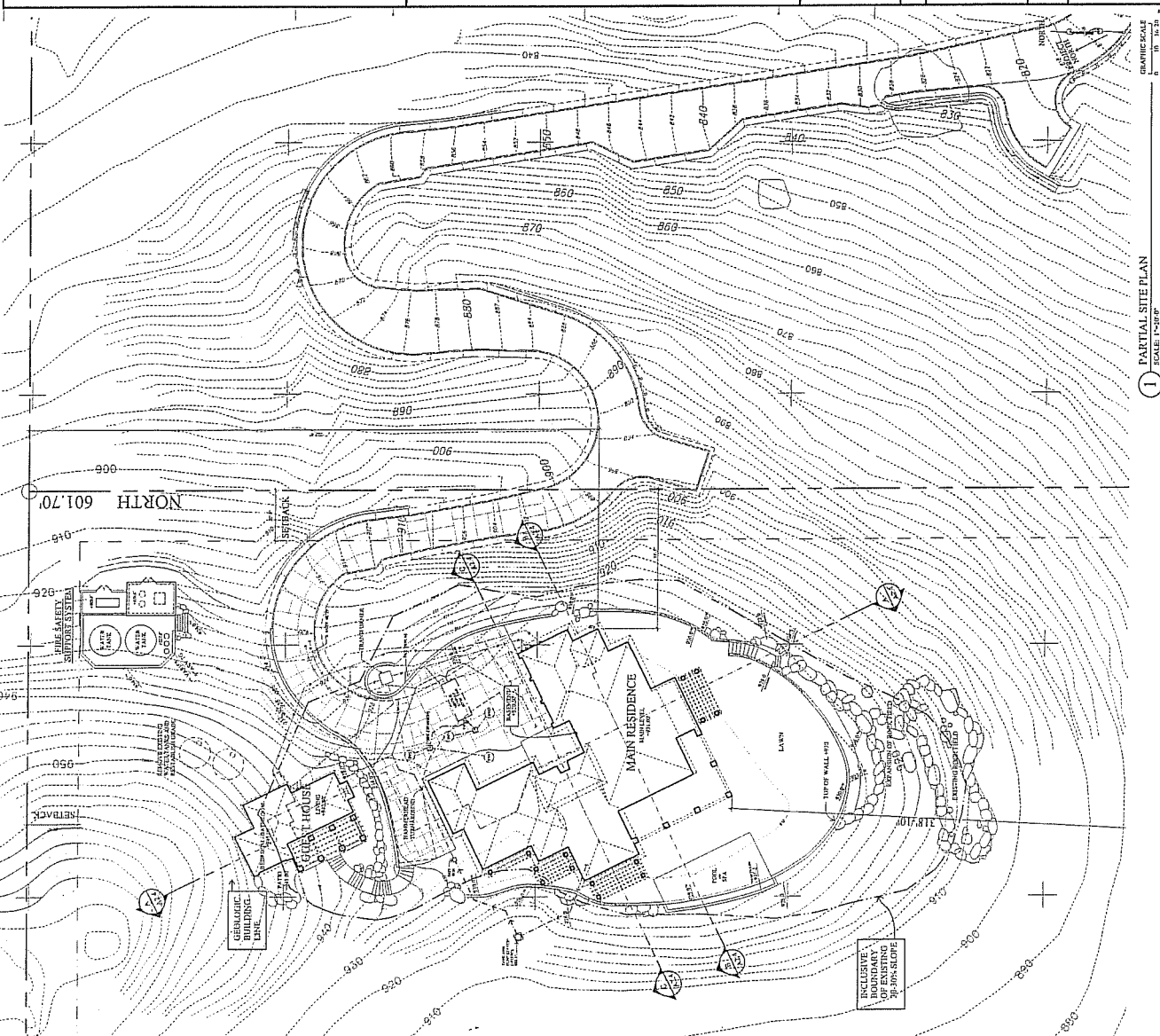
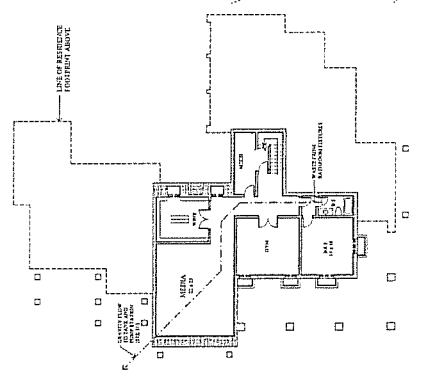


4 CURVE INFORMATION
 NO SCALE



3 TANK AND PUMP STATION
 NO SCALE

2 BASEMENT SEWAGE SYSTEM PLAN
 SCALE: 1/8"=1'-0"



1 PARTIAL SITE PLAN
 SCALE: 1"=20'-0"

BOB EASTON AIA ARCHITECT
 1485 EAST VALLEY ROAD
 MENINGO, CA 93108
 805.929.5051
 FAX 805.968.1392

Proposed New Residence for:
 ROBERT LARGURA
 2480 Bellin Vista Dr.
 Santa Barbara, CA 93108

SHEET TITLE: PARTIAL SITE PLAN
 DATE: 10/11/07
 REVISIONS:
 JOB NUMBER:
 STREET NUMBER:
A1.2

ZOEGLER PUMP CO. 710 SUFFOLK SEWAGE SYSTEM
 DISCHARGE (EXT. UNDER LUNARATION), RIGHT WATER
 ALONG

BOB EASTON AIA ARCHITECT

1455 EAST VALLEY ROAD
 MENLO PARK, CA 94025
 TEL 650 321 1001
 FAX 650 321 2272

Proposed New Residence for:
 ROBERT LARGURA
 2480 Delta Vista Dr.
 Santa Barbara, CA 93108

SHEET NO. 1
 FIRST FLOOR PLAN

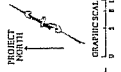
DATE: 1/14/07

REVISIONS

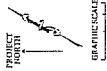
JOB NUMBER

SHEET NUMBER

A2.1

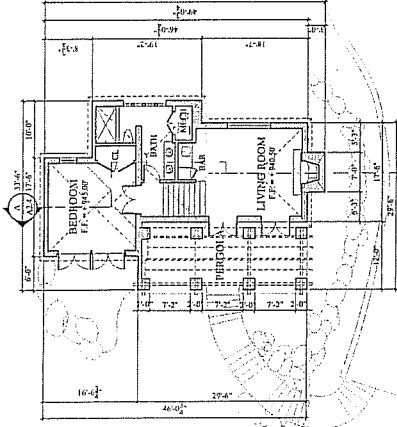


NOTE: THE GUEST HOUSE HAS
 BEEN EXCLUDED FROM THE
 LAND USE PERMIT FOR THIS
 SINGLE FAMILY DWELLING UNIT
 WORK PREVIOUSLY CALLED A
 GUEST HOUSE. THE GUEST HOUSE
 IS TO BE CONSIDERED AS A
 SEPARATE UNIT. PREVIOUSLY APPROVED
 PERMITS ARE TO BE REAPPROVED
 TO A PERMITS.

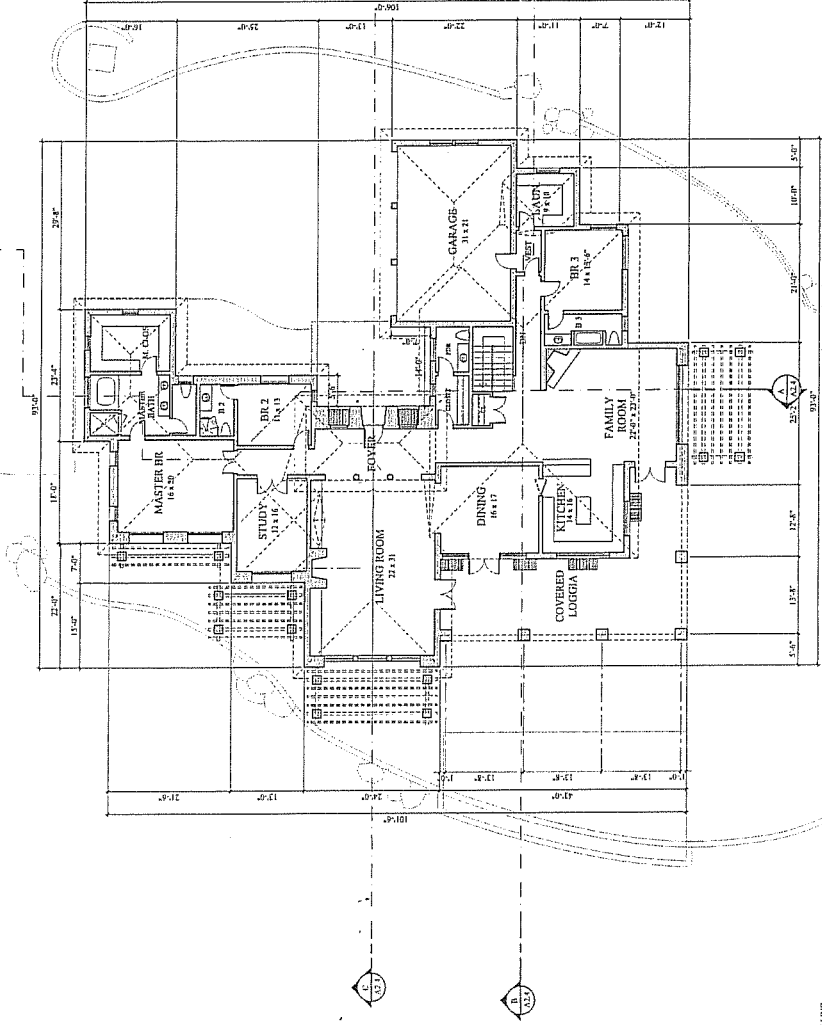


FLOOR PLAN

② GUEST HOUSE
 SCALE: 1/8"=1'-0"



① SINGLE FAMILY DWELLING
 SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

① SCALE: 1/8"=1'-0"

BOB EASTON AIA ARCHITECT
 1466 EAST VALLEY ROAD
 MONTECITO, CA 9108
 909 969 5951
 FAX 909 969 3392

Proposed New Residence for:
ROBERT LARGURA
 2480 Bella Vista Dr.
 Santa Barbara, CA 93108

SHEET TITLE
ROOF PLAN

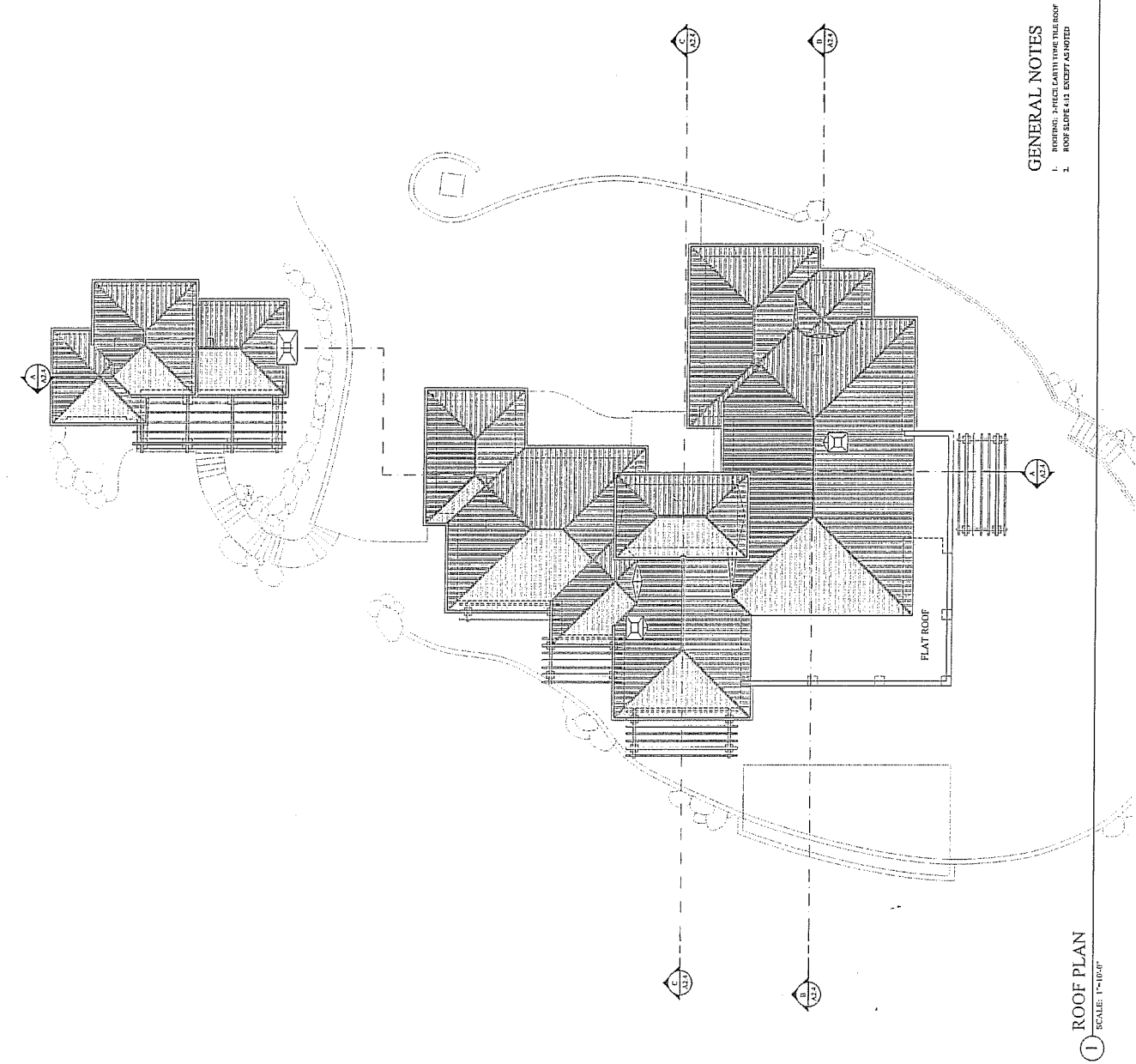
DATE: 10/1/02
 REVISIONS

JOB NUMBER
 SHEET NUMBER

A2.2

GENERAL NOTES
 1. FINISHES: 3-PHASE GAMBEL TILE ROOF
 2. ROOF SLOPE AS NOTED

GRAPHIC SCALE
 0 1 2 3 4 5 6 7 8



1 ROOF PLAN
 SCALE: 1/8"=1'-0"

BOB EASTON AIA ARCHITECT
 1486 EAST WALKER ROAD
 MONTEREYO, CA 93108
 825 929 5951
 FAX: 825 960 3272

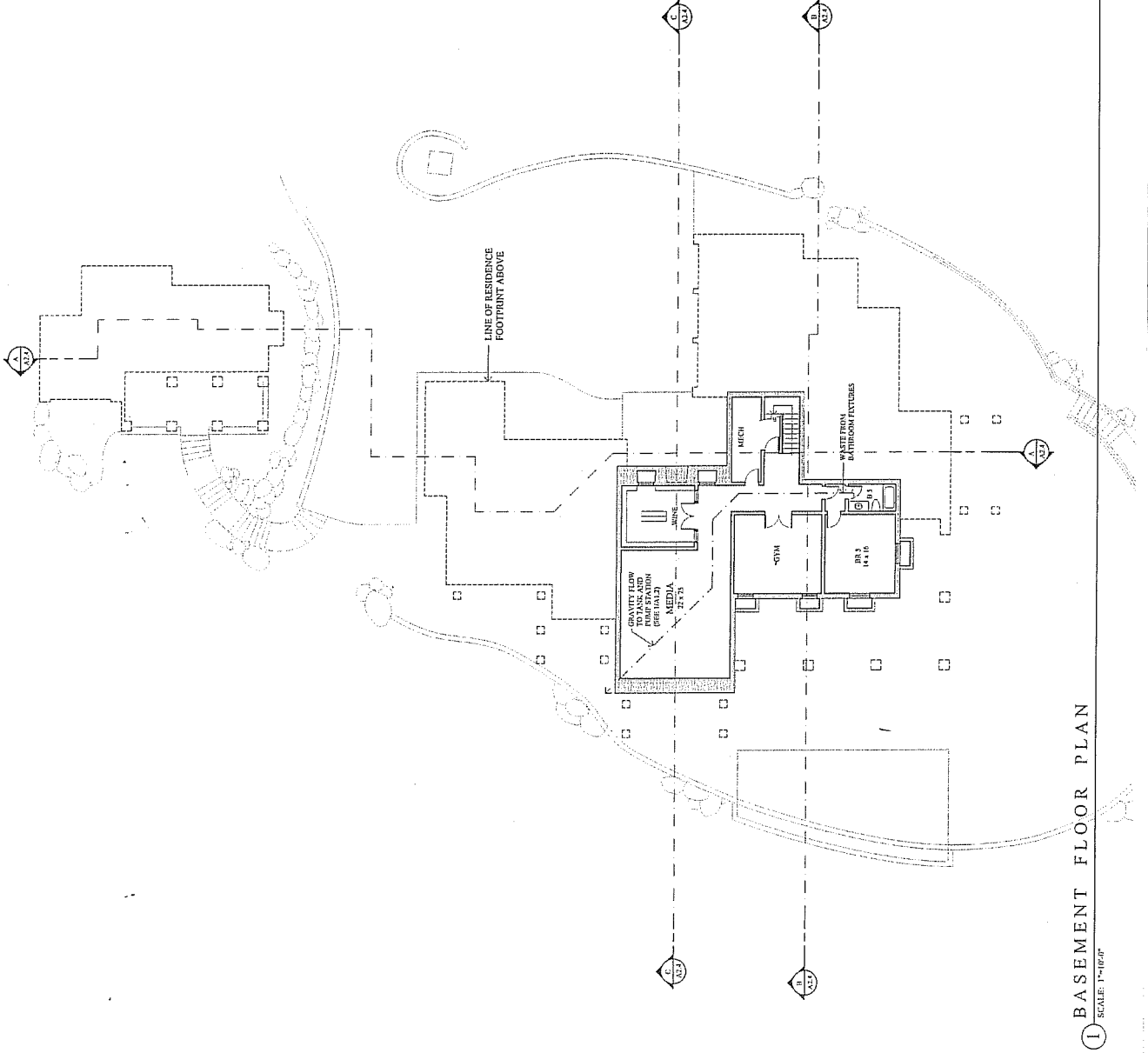
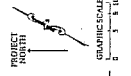
Proposed New Residence for
 ROBERT LANGRUA
 2480 Della Vista Dr.
 Santa Barbara, CA 93108

SHEET TITLE
 BASEMENT PLAN

DATE: 02/11/07
 REVISIONS

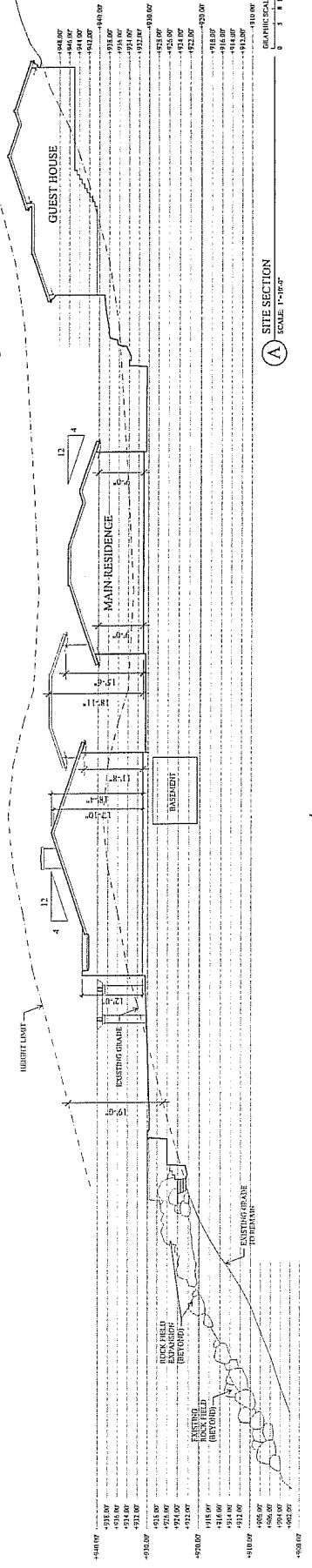
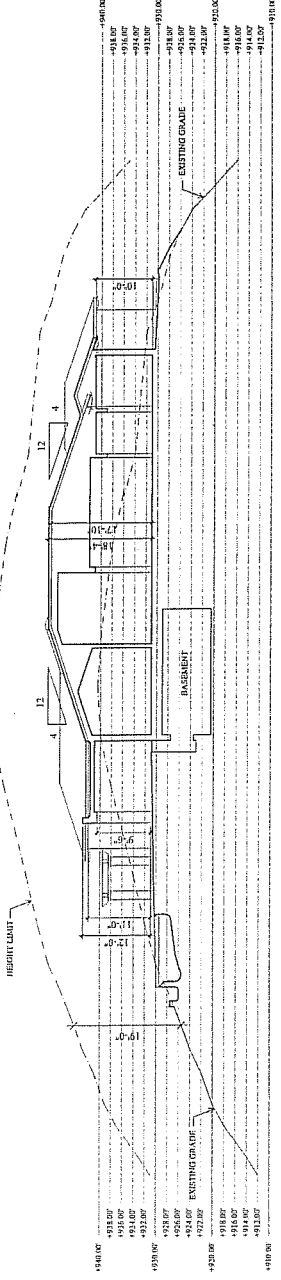
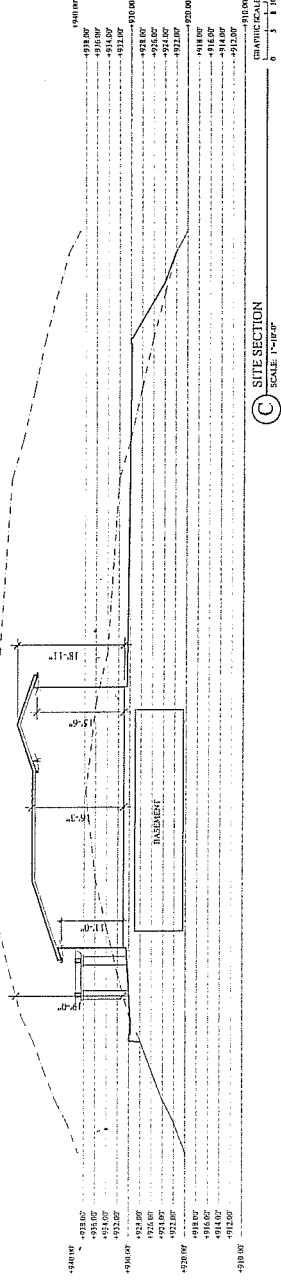
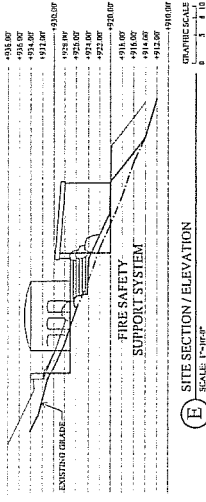
FOOT NUMBER

SHEET NUMBER
 A2.3



1 BASEMENT FLOOR PLAN
 SCALE: 1"=10'-0"

SHEET TITLE SITE SECTIONS
DATE: 12/1/07
REVISIONS
JOB NUMBER
SHEET NUMBER



BOB EASTON AIA ARCHITECT
 1485 EAST VALLEY ROAD
 MOUNTAIN VIEW, CA 91016
 951.566.0551
 FAX 951.566.1292

Proposed New Residence for:
 ROBERT LARGURA
 2430 Redia Vista Dr
 Santa Barbara, CA 93108

SHEET TITLE
 SITE SECTION

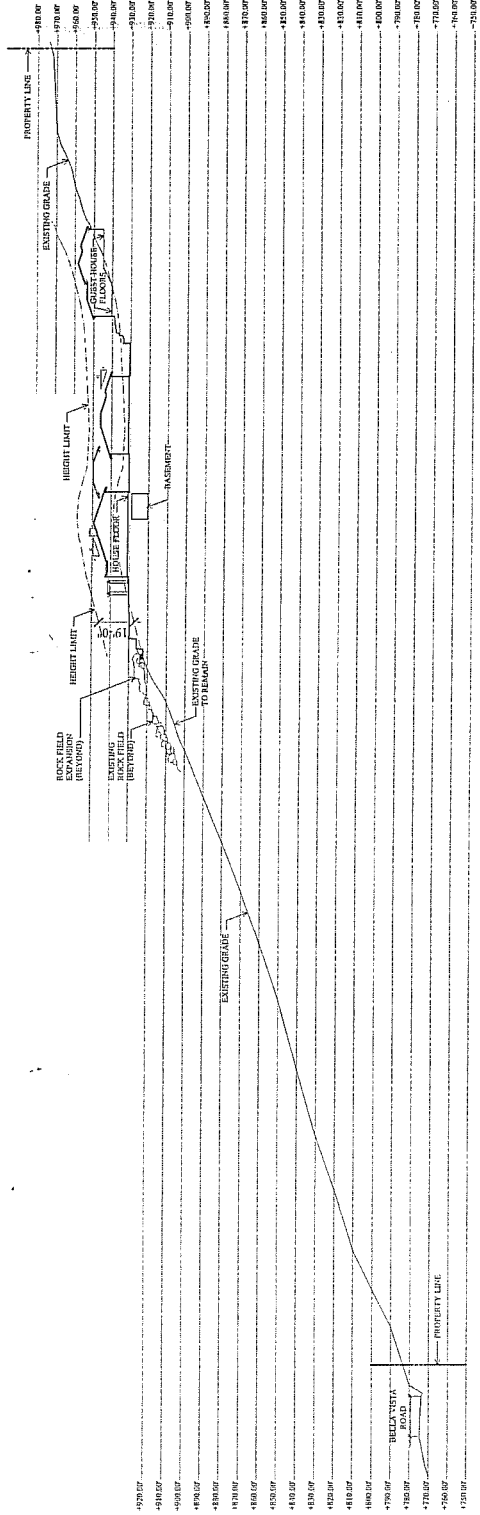
DATE: 12/1/07

REVISIONS

JOB NUMBER

SHEET NUMBER

A2.4a



NOTE: FOOT FITCH IS 1/4" (ALL ROOMS)

(A) SITE SECTION
 SCALE: 1"=20'

GRAPHIC SCALE
 0 20 40

Bob Easton AIA ARCHITECT
 1488 EAST VALLEY ROAD
 HUNTINGTON, CA 91108
 951 969 5811
 FAX 951 969 2373

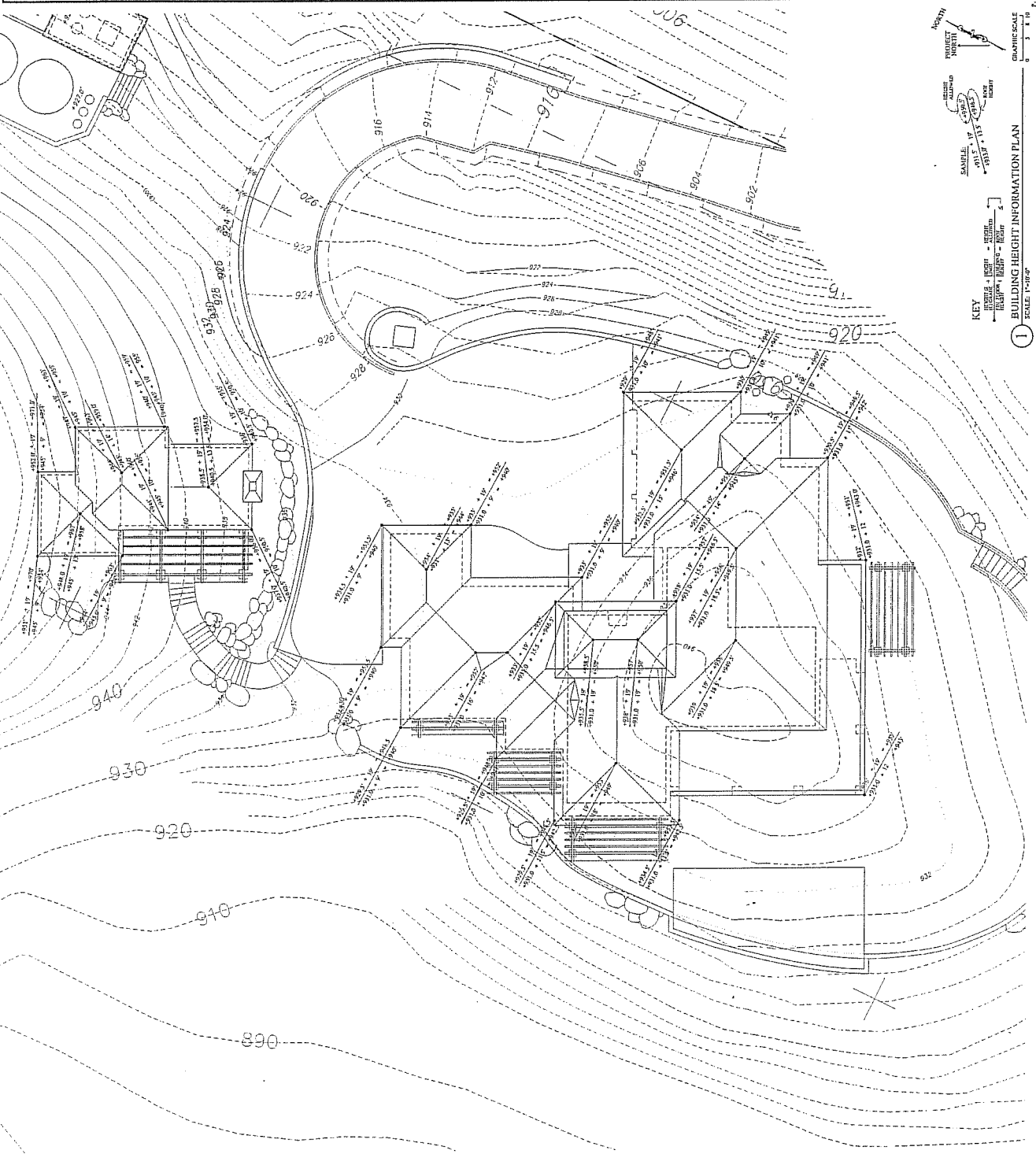
Proposed New Residence for:
ROBERT LANGRUA
 2480 Bella Vista Dr
 Santa Barbara, CA 93108

SHEET TITLE
BUILDING HEIGHT INFORMATION PLAN

DATE: 11/21/2017
 REVISIONS

JOB NUMBER

SHEET NUMBER
A2.5



KEY
 - FINISH - HEIGHT - ELEVATION
 - EXISTING - FINISH - ELEVATION
 - PROPOSED - FINISH - ELEVATION
 - PROPOSED - EXISTING - ELEVATION

PROJECT NUMBER
 SAMPLE: 11/21/2017
 11/21/2017 - 11/21/2017

GRAPHIC SCALE
 0 1 2 3 4 5

1 BUILDING HEIGHT INFORMATION PLAN
 SCALE: 1/8" = 1'-0"

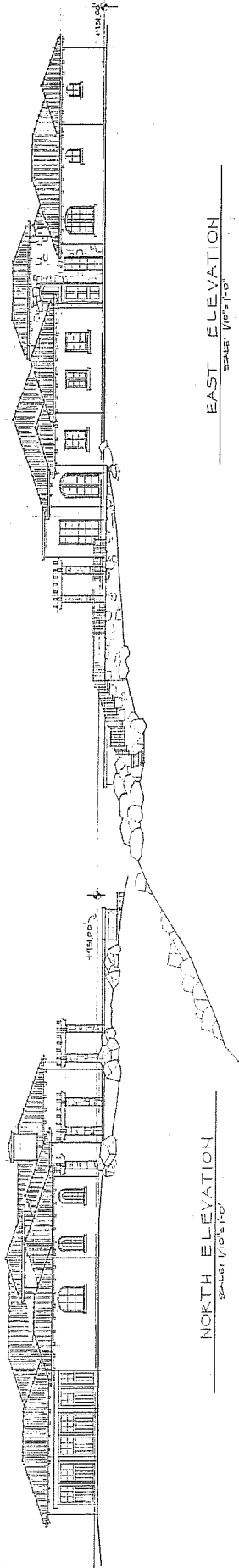
BOB EASTON AIA ARCHITECT
148 EAST WILEY ROAD
ARCHITECTS, CA 93108
405 924 5241
FAX 505 508 2292

Proposed New Residence for
ROBERT LARGURA
2480 Bahia Vista Dr
Santa Barbara, CA 93108

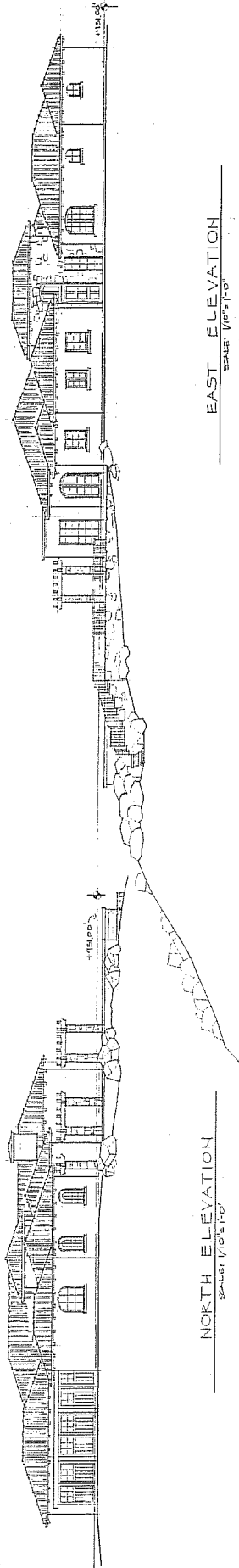
SHEET TITLE
EXTERIOR ELEVATIONS

DATE 10 / 11 / 07

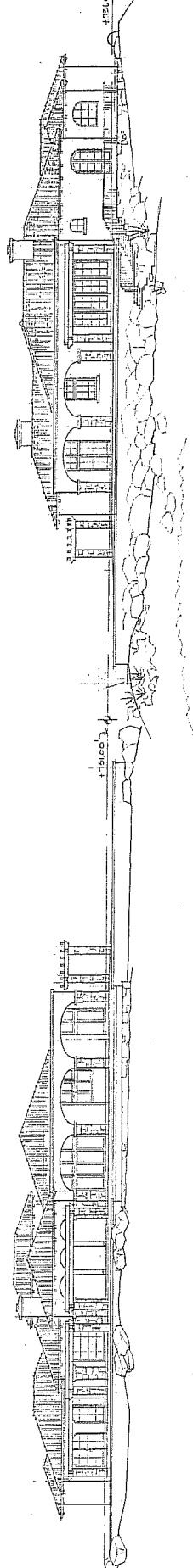
JOB NUMBER
SHEET NUMBER
A3.1



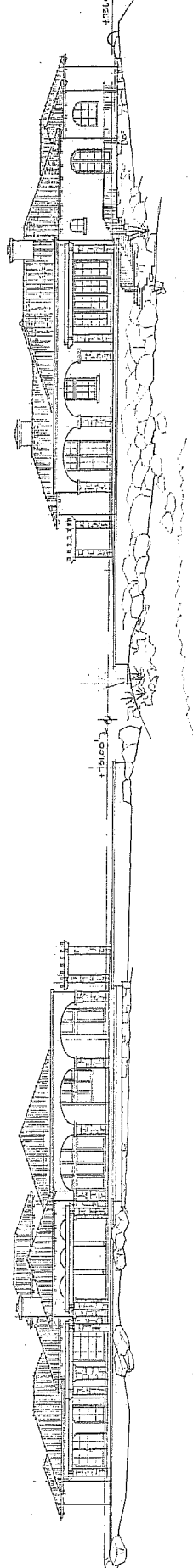
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BOB EASTON AIA ARCHITECT

148 EAST VALLEY ROAD
MORRISTOWN, CA 93108
405 956 5051
FAX 405 956 3392

Proposed New Residence for
ROBERT LANGRISH
2480 Bella Vista Dr.
Santa Barbara, CA 93108

SHEET TITLE
PROPOSED
RESIDENCE
ELEVATIONS

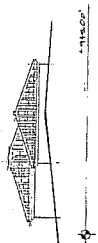
DATE: 10/1/07

REVISIONS

JOB NUMBER

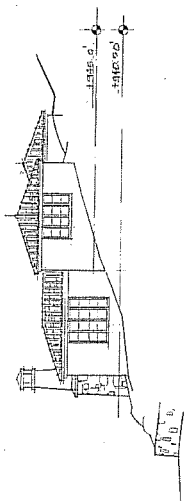
SHEET NUMBER

A3.2



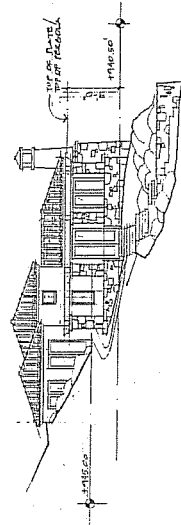
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



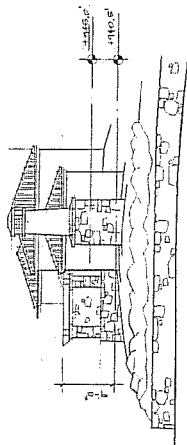
EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

BOB EASTON AIA ARCHITECT

1486 EAST VALLEY ROAD
 ALHAMBRA, CA 91808
 P 626 959 5511
 F 626 959 3972

Proposed New Residence for
 ROBERT LANGRUA
 2480 Bella Vista Dr.
 Santa Barbara, CA 93108

SHEET TITLE
 GRADING AND DRAINAGE PLAN

DATE: 10/1/77

REVISIONS

JOB NUMBER

SHEET NUMBER

C-1



CUT AND FILL

CUT	CY	1308
FILL	CY	83
RETAINING WALLS	CY	316
EROSION CONTROL PLAN	CY	14
EXPORT	CY	129

LEGEND

- TW - TOP OF WALL
- AW - AREA FROM
- BC - 100'
- FILL

GENERAL NOTES:

- CONTOUR LINES ARE 1' BELOW NAVD 88
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES

SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES

SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES

SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES

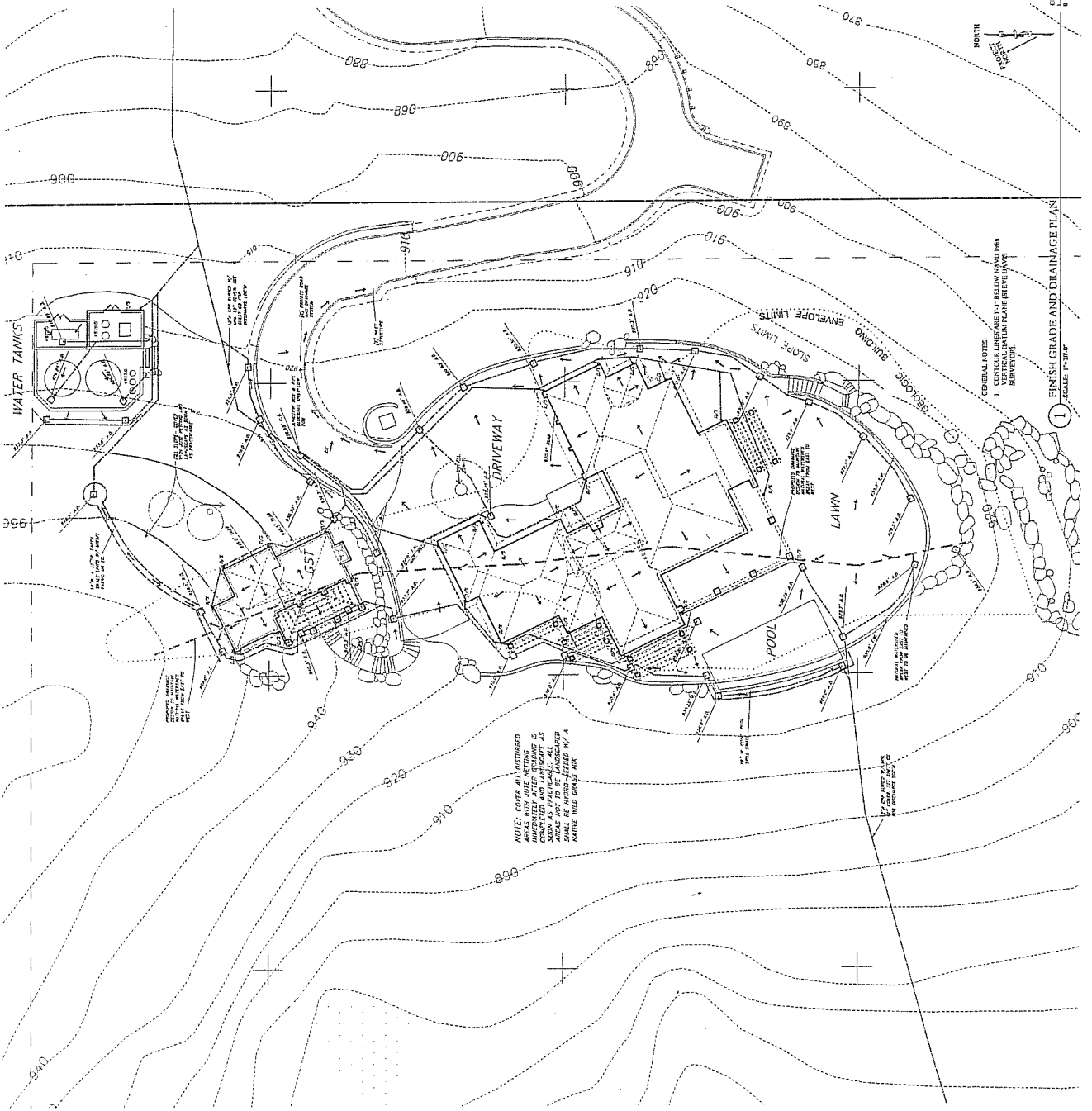
SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES

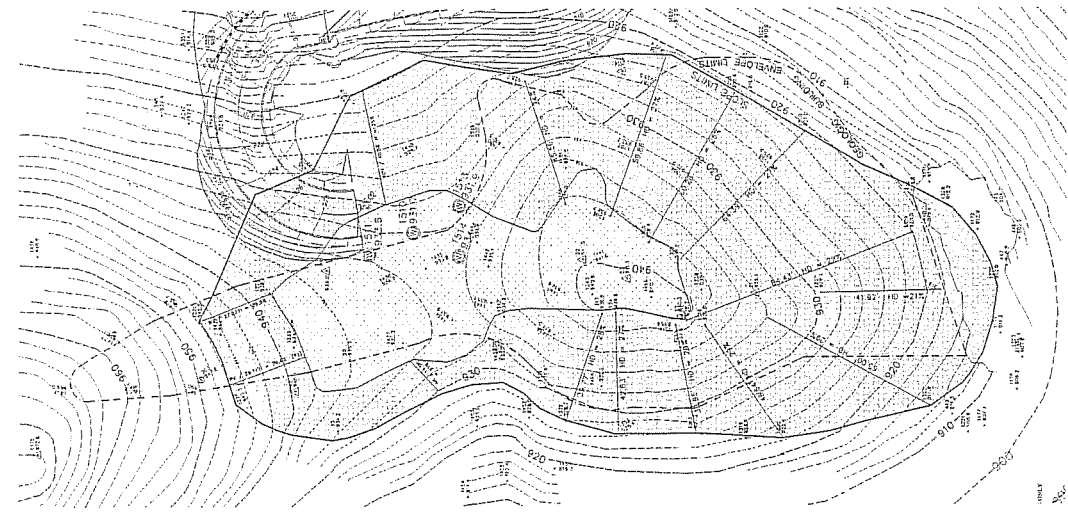
**CONCEPTUAL
 ROUGH GRADING PLAN**

SCALE: 1"=30'

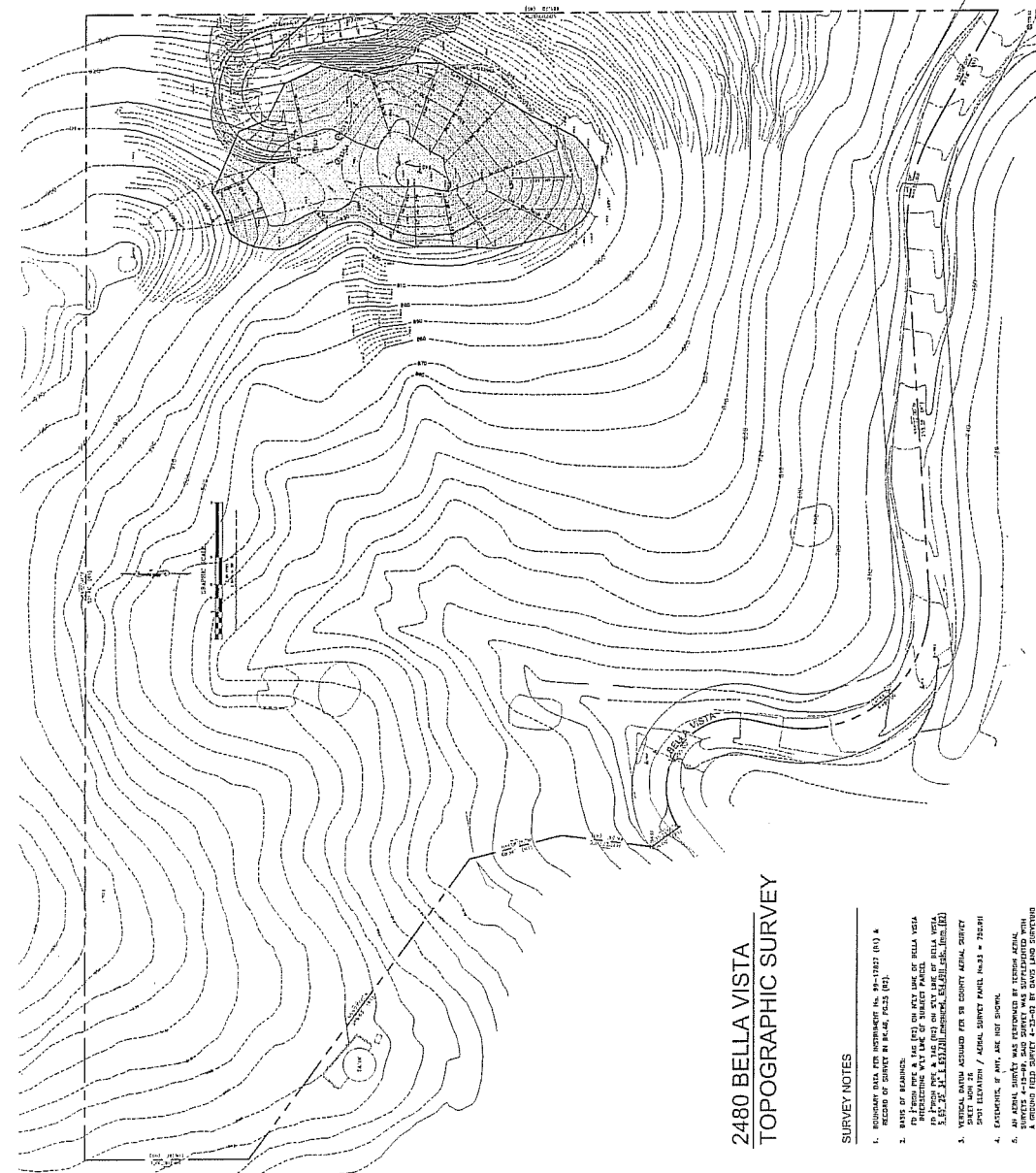
GRAPHIC SCALE
 0 10 20 30

NORTH





1 SLOPE ANALYSIS (BY DAVIS LAND SURVEYING)
SCALE: 1"=20'



2 SLOPE ANALYSIS (BY DAVIS LAND SURVEYING)
SCALE: 1"=20'

2480 BELLA VISTA TOPOGRAPHIC SURVEY

SURVEY NOTES

1. BOUNDARY DATA FROM INSTRUMENT NO. 94-17887 (R) & RECORD OF SURVEY IN PLATS 1625 (R).
2. BASIS OF BOUNDARY DATA IS THE EXISTING SURVEY OF BELLA VISTA SUBDIVISION AND THE PLAT OF TRACTS 1625 (R) & 1626 (R) OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON PLAT 1625 (R) & 1626 (R).
3. VERTICAL DATA OBTAINED FROM THE COUNTY AERIAL SURVEY SHEET 2014. SPOT ELEVATIONS / ADJUSTED SURVEY POINTS: 215.001.
4. ELEVATIONS, IF ANY, ARE NOT SHOWN.
5. AN AERIAL SURVEY WAS PERFORMED BY REDSON AERIAL SURVEYING, INC. ON 08/14/2014. A PHOTO AERIAL SURVEY 4-12-14 BY DAVID LAND SURVEYING CONDUCTED BY STEVE EVANS, DAVIS LAND SURVEYING.
6. GEODESIC TRIANGULATION POINTS WERE OBTAINED BY ADAM SANDERS & ASSOCIATES (11/20/09).
7. SPOT ELEVATION DATA PROVIDED BY REDSON AERIAL SURVEYING.
8. SPOTS WERE CALCULATED FROM HIGHEST ELEVATION SPOT.
9. PARCEL DATA IS BASED ON THE PLAT OF TRACTS 1625 (R) & 1626 (R).

TERMINAL AERIAL SURVEYING, INC.
1000 W. 10TH STREET
SAN ANTONIO, TX 78207
PH: 214-343-1111
WWW.TERMINALASURVEYING.COM
STATE LICENSE NO. 1120
CIVIL ENGINEER
DAVID LAND SURVEYING, INC.
1000 W. 10TH STREET
SAN ANTONIO, TX 78207
PH: 214-343-1111
WWW.DAVISLANDSURVEYING.COM
STATE LICENSE NO. 1120
CIVIL ENGINEER

LEGEND
 [Symbol] BOUNDARY
 [Symbol] PROPOSED DRIVE
 [Symbol] PROPOSED DRIVE LAYOUT
 [Symbol] SPOT ELEVATION
 [Symbol] ADJUSTED SURVEY POINT

GENERAL NOTES:
 1. ELEVATIONS ARE IN FEET BELOW NAVD 1988
 2. VERTICAL DATA FROM REDSON AERIAL SURVEYING

BOB EASTON AIA ARCHITECT
 1465 EAST VALLEY ROAD
 ANIMESITY, CA 92108
 855 959 5951
 FAX 855 959 2392

Proposed New Residence for:
 ROBERT LARGURA
 2480 Bella Vista Dr
 Sanle Barham, CA 92108

SHEET TITLE
 SLOPE ANALYSIS
 (BY DAVIS LAND SURVEYING)

DATE: 10/1/2014
 REVISIONS

JOB NUMBER

SHEET NUMBER

C-4

BOB EASTON AIA ARCHITECT

1428 EAST VALLEY ROAD
MORRISTOWN, CA 93188
JOB NO. 969 5051
FAX NO. 969 5192

Proposed New Residence for:
ROBERT LANGRISH
2480 Bella Vista Dr.
Santa Barbara, CA 93108

SHEET TITLE
EXISTING SURVEY

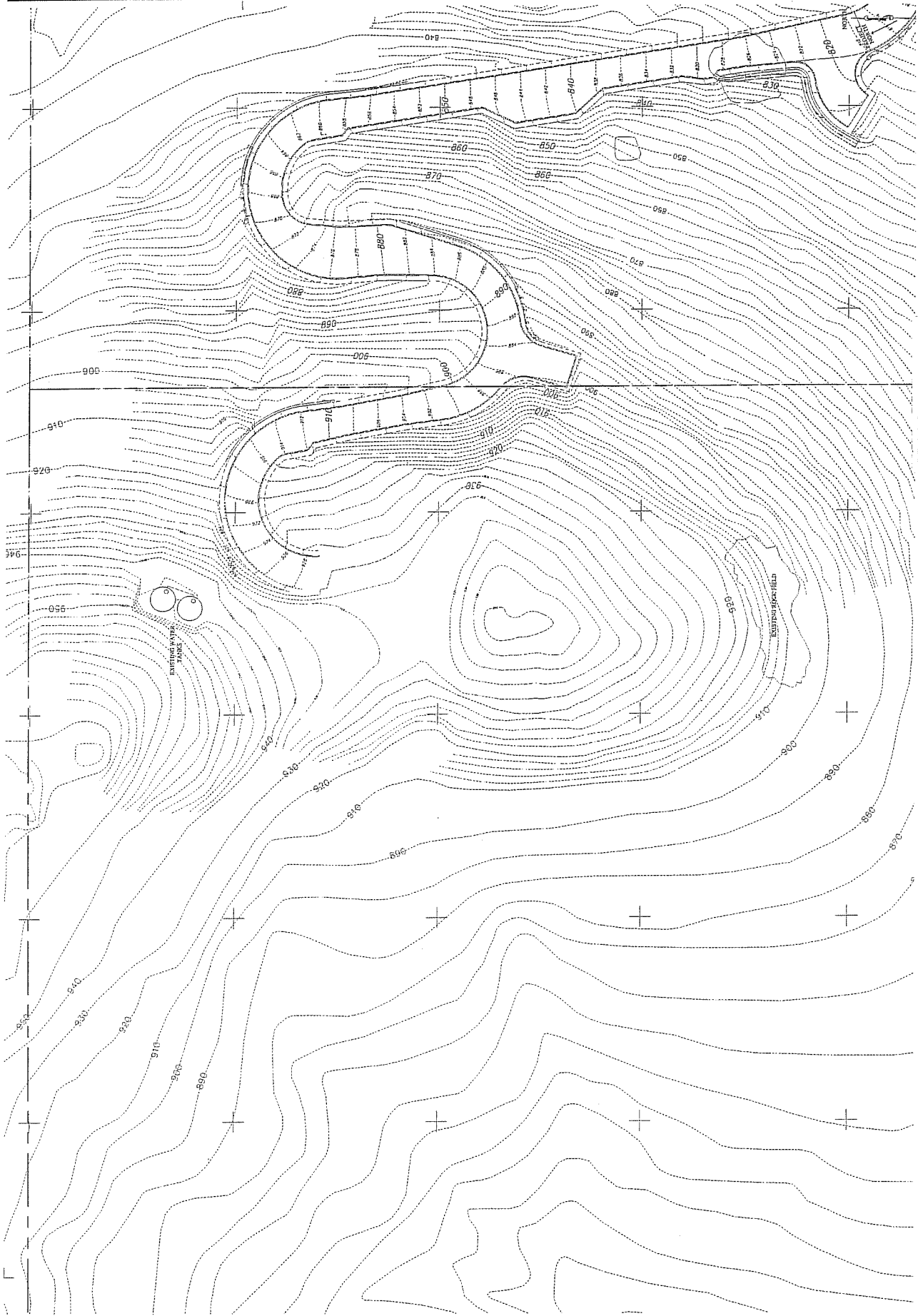
DATE: 12/1/97

REVISIONS

JOB NUMBER

SHEET NUMBER

C-5

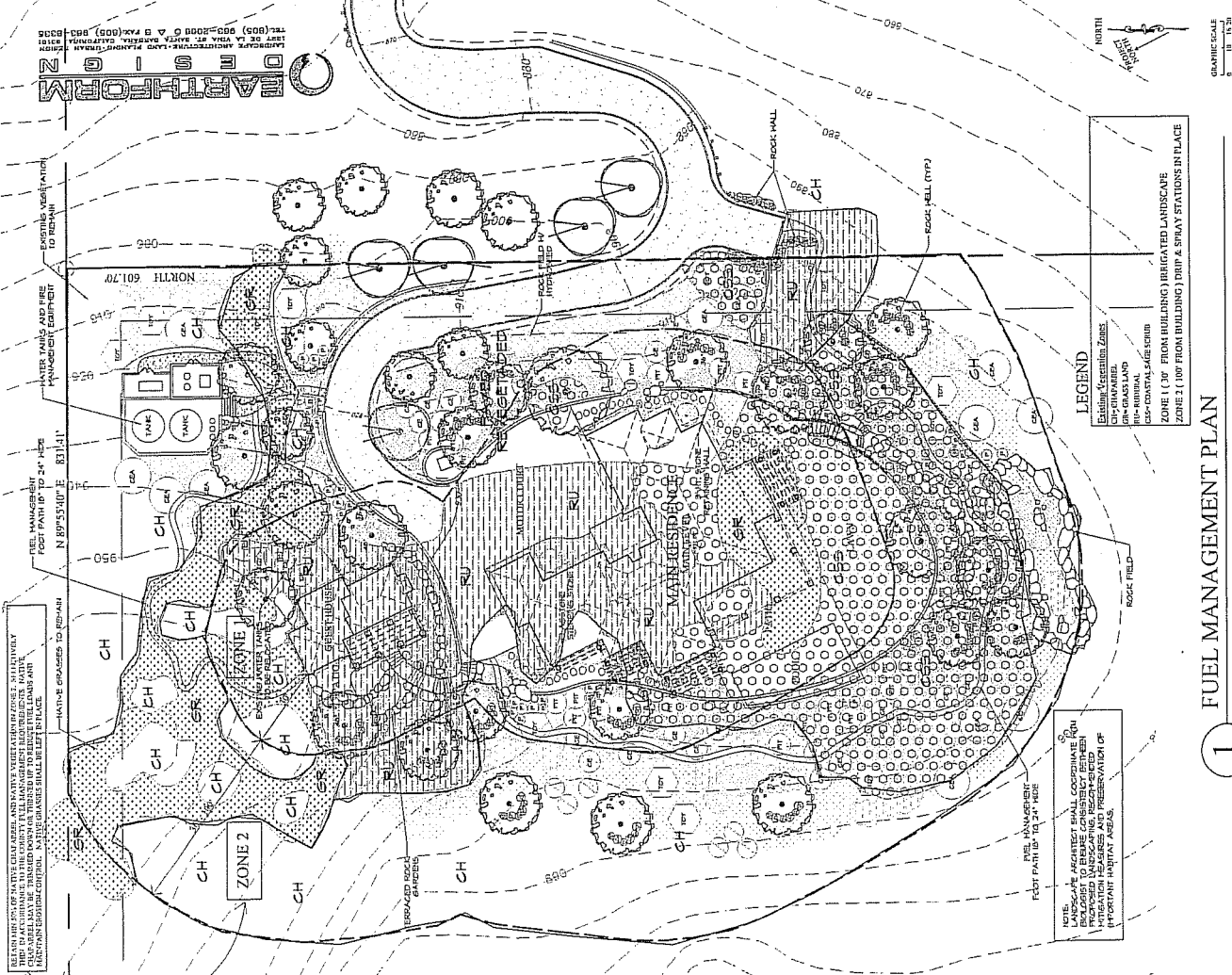


GENERAL NOTES:
1. CONTOUR LINES ARE 1' BEHIND IN 100' DRH
2. EXISTING ROCK FIELD
3. EXISTING WATER STRUCTURE
4. EXISTING DRIVEWAY
5. EXISTING UTILITY LINES
6. EXISTING FENCE
7. EXISTING CONCRETE
8. EXISTING ASPHALT
9. EXISTING GRAVEL
10. EXISTING SAND
11. EXISTING GRADE
12. EXISTING VEGETATION
13. EXISTING TREES
14. EXISTING SHRUBS
15. EXISTING HERBS
16. EXISTING MOSS
17. EXISTING LICHENS
18. EXISTING FUNGI
19. EXISTING BIRDS
20. EXISTING MAMMALS
21. EXISTING AMPHIBIANS
22. EXISTING REPTILES
23. EXISTING INSECTS
24. EXISTING PLANTS
25. EXISTING ANIMALS
26. EXISTING MICROBES
27. EXISTING VIRUSES
28. EXISTING BACTERIA
29. EXISTING FUNGI
30. EXISTING ALGAE
31. EXISTING PROTISTS
32. EXISTING NEUTROPHILES
33. EXISTING ACIDOPHILES
34. EXISTING ALKALIPHILES
35. EXISTING HALOPHILES
36. EXISTING PSYLOPHORES
37. EXISTING MYXOZOOVANS
38. EXISTING SLIMES
39. EXISTING GELATINOUS FILLS
40. EXISTING SPONGES
41. EXISTING CRYPTOPHYTES
42. EXISTING CHLOROPLASTS
43. EXISTING MITOCHONDRIA
44. EXISTING PLASTIDS
45. EXISTING LIPIDS
46. EXISTING CARBOHYDRATES
47. EXISTING PROTEINS
48. EXISTING NUCLEIC ACIDS
49. EXISTING PHOSPHOLIPIDS
50. EXISTING GLYCOPROTEINS
51. EXISTING LIPID POLYMERIZATION
52. EXISTING POLYMERIZATION
53. EXISTING POLYMERIZATION
54. EXISTING POLYMERIZATION
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84. EXISTING POLYMERIZATION
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93. EXISTING POLYMERIZATION
94. EXISTING POLYMERIZATION
95. EXISTING POLYMERIZATION
96. EXISTING POLYMERIZATION
97. EXISTING POLYMERIZATION
98. EXISTING POLYMERIZATION
99. EXISTING POLYMERIZATION
100. EXISTING POLYMERIZATION

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100

1 EXISTING SURVEY
SCALE: 1"=200'

1 EXISTING SURVEY
SCALE: 1"=200'



FUEL MANAGEMENT PLAN
 DATE: 7/10/07
 JOB: 07-001-001

Objectives: The primary objective of this plan is to reduce the risk of wildfire by removing dead and dying vegetation, thinning dense stands, and creating defensible space around structures. The plan also aims to improve the health and vitality of the site's vegetation and to preserve and enhance the site's natural resources.

Site Description: The site is located in a fire-prone area and contains a variety of vegetation types, including California Hardwood (CH), Sagebrush (SP), and Riparian (SR). The site also contains several structures, including a main residence and a garage.

Vegetation Management Objectives:

- Remove dead and dying vegetation, including snags and limbs.
- Thin dense stands of vegetation to reduce fuel loads.
- Create defensible space around structures by removing dead and dying vegetation and creating fire-resistant zones.
- Preserve and enhance the site's natural resources, including riparian areas and native vegetation.

Management Activities:

- Site assessment and mapping.
- Removal of dead and dying vegetation.
- Thinning of dense stands.
- Creation of defensible space around structures.
- Preservation and enhancement of natural resources.

Implementation Schedule: The management activities will be implemented over a period of 12 months, starting in the fall of 2007.

Notes:

- All work shall be completed by the end of the calendar year.
- The plan is subject to change based on site conditions and availability of resources.
- The plan is intended to provide a general guide for management activities and is not intended to be a contract.

Biological Mitigation - conditioned version
 (per to Biological Resource Assessment report Sept. 11, 2007 by Katherine Madsen for detailed mitigation measures)

- Native grass plantings shall be planted and maintained until successfully established.
- Native grass seed shall be 100% for building for a minimum of 2 years following construction.
- Remove Grass For Fuel Management Zones 1 and 2.
- Increase diversity of plants by incorporating low-growing native shrubs and grasses in vegetation management zones.
- Remove and construct and vegetation management in Zone 2 shall not be limited between Feb 15 and July 15 to avoid impacts to nesting birds.
- Replace construction and maintenance personnel to avoid disturbing all wildlife practices and to relocate earth-buried beaver dams into nearby protected habitat.
- Install native grass seed at a 1:1 least and with same plant.
- Install grasses in fuel management zone 2 should not be removed.
- A canopy of native grasses or shrubs shall be established in vegetation management zones.
- Any native tree that is damaged or dead shall be removed or replaced with a native tree of similar size and species.
- Plantings shall be done in blocks of planting and construction work to avoid disturbance. Plantings shall be done within the direction of a cleared driveway or qualified biologist.
- Lines that are inadvertently broken shall be clearly marked with the direction of an unbroken or qualified biologist.
- Concrete pavers or other porous materials shall be used where and where necessary to be required to be used in the construction of the new driveway.
- The replacement of materials shall be stippled to match the canopy of any native tree, or on a large scale.
- No vehicles shall be parked near the canopy of any native tree.
- Any soil or other debris shall be removed immediately.
- All work, including site cleanup, shall be completed within 3 feet from the trunk of any native tree to maintain its canopy.
- Concrete pavers or other porous materials shall be used where and where necessary to be required to be used in the construction of the new driveway.
- Gravel and building shall be stippled to match the canopy of any native tree, or on a large scale.
- Any riparian concrete outside the designated work-off area shall be removed.
- Any tree within 10 feet of a structure shall be stabilized during application of paint and stains.
- Any riparian tree, shrub, or herbaceous plant that is dead or damaged during construction shall be replaced with a native tree, shrub, or herbaceous plant.
- Any riparian tree, shrub, or herbaceous plant that is dead or damaged during construction shall be replaced with a native tree, shrub, or herbaceous plant.
- Any riparian tree, shrub, or herbaceous plant that is dead or damaged during construction shall be replaced with a native tree, shrub, or herbaceous plant.

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Planning Commission

FROM: Nicole Mashore, Planner 884-8068
Planning and Development Department

DATE: January 4, 2008

RE: Peterson Appeal of LUP and BAR Approval for the Largura New Residence,
Guesthouse & Grading Project, Case No's 07APL-00000-00031, 07APL-00000-00035
Hearing Date: January 16, 2008 (continued from December 19, 2007)

On December 19, 2007, the Montecito Planning Commission conducted a hearing on the request of Dave and Kaye Peterson to consider the Montecito Board of Architectural Review and Planning and Development Department (P&D) decision to approve a Land Use Permit for construction of a single-family dwelling, garage, guesthouse, pool, spa, retaining walls and fire safety support system in the RMZ-40 Zone under Section 35.492 of the Montecito Land Use and Development Code. The Montecito Planning Commission took the following action:

1. Conceptually granted the appeals, Case Nos., 07APL-00000-00031 and 07APL-00000-00035, denied the project, Case Nos. 07LUP-00000-00336 and 07BAR-00000-00129.
2. Continued the item to the hearing of January 16, 2008.

Consistent with the Commission's comments at the December 19, 2007 hearing, staff has prepared denial findings for the Commission's consideration.

Enclosure: Attachment A, Findings for Denial

ATTACHMENT-A DENIAL FINDINGS

Section 1.0 Montecito Land Use and Development Code Land Use Permit Findings

A Land Use Permit shall only be issued if the decision-maker can make all applicable findings in Section 35.472.100.E.1 of the Montecito Land Use and Development Code. The first finding for Land Use Permit approval cannot be made for the proposed project:

Finding No. 1. Will conform to the applicable provisions of the Comprehensive Plan including the Montecito Community Plan and this Development Code.

The proposed project does not conform to Comprehensive Plan, the Montecito Community Plan and Montecito Land Use and Development Code requirements due to policy inconsistency with Visual Resources Policy 2, Hillside and Watershed Protection Policy 1 and Hillside and Watershed Protection Policy 2.

The project is inconsistent with Visual Resources Policy 2 because the design of the project is not compatible with the surrounding environment, structures are not subordinate to natural landforms, and, the residence, constructed on a flat pad inconsistent with surrounding sloped terrain, would not be designed to follow natural contours of the landscape.

The project is inconsistent with Hillside and Watershed Protection Policy 1 because plans for development, including flattening of an existing knoll to create larger building pad and retention of fill material with retaining walls to create an artificial lawn area, would not minimize cut and fill. Additionally, the project is inconsistent with Hillside and Watershed Protection Policy 1 because it has been determined that development of the site could be carried out with less alteration of the natural terrain through placement of the residence further from the slope edge, reduction in total proposed square footage, and elimination retained fill.

The project is inconsistent with Hillside and Watershed Protection Policy 2 because development has not been designed to fit the site topography, soils, geology, hydrology, and existing conditions. The residence would not be designed to step with the surrounding sloped topography. The residence and infinity pool, placed on a flat pad requiring a maximum cut of 10 feet from the top of an existing knoll and creation of a lawn with retention of fill material, would not be oriented so that grading and preparation are kept to an absolute minimum. The project, due to removal of an existing knoll and construction of a large building pad requiring removal of native vegetation, would not preserve natural features, landforms, and native vegetation, to the maximum extent feasible.

Section 1.1 Findings for Swimming Pools on Sites Zoned RMZ

A Land Use Permit including a pool in the RMZ-40 Zone shall only be issued if the decision-maker can make all four findings in Section 35.472.100.E.2 of the Montecito Land Use and Development Code. The first and fourth findings for approval cannot be made for the proposed project:

Finding No.1. The project will require only minimal alteration of the topography.

Plans for development, including flattening of an existing knoll to create larger building pad and retention of fill material with retaining walls to create an artificial lawn area, would not minimize alteration of topography.

Finding No. 4. The project will be screened from public view.

The proposed infinity pool, located on the edge of the building pad, without vegetation screening, would not be screened from public view.

Section 2.0 Montecito Board of Architectural Review

BAR application approval shall only be given if the Board of Architectural Review (or *de novo* decision-maker) can make all ten findings in Section I of the Montecito Architectural Guidelines and Development Standards. The sixth, ninth and tenth findings for approval cannot be made for the proposed project:

Finding No.6. Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property 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).

Site layout has not been designed in appropriate relationship to the environmental qualities and topography of the site. The project, due to removal of an existing knoll and construction of a building pad requiring removal of native vegetation, would not preserve environmental qualities of the site. The residence would not be designed to step with the surrounding sloped topography.

Finding No. 9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Grading and development, including flattening of an existing knoll to create larger building pad and retention of fill material with retaining walls to create a lawn area, would not maintain the natural appearance of the hillside. The residence, constructed on a flat pad inconsistent with surrounding sloped terrain, would not be designed to follow natural contours of the landscape.

Finding No.10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area or district, pursuant to Sec. 35-473.

The proposed development would not be consistent with the Montecito Architectural Guidelines and Development Standards. The residence, constructed on a flat pad inconsistent with surrounding sloped terrain, would not be designed to follow natural contours of the landscape. Plans for development, including flattening of an existing knoll to create larger building pad and retention of fill material with retaining walls to create an artificial lawn area, would not minimize cut and fill.

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Planning Commission

FROM: Nicole Mashore, Planner 884-8068
Planning and Development Department

DATE: January 11, 2008

RE: Peterson Appeal of LUP and BAR Approval for the Largura New Residence,
Guesthouse & Grading Project, Case No's 07APL-00000-00031, 07APL-00000-00035
Hearing Date: January 16, 2008 (continued from December 19, 2007)

On December 19, 2007, the Montecito Planning Commission conducted a hearing on the request of Dave and Kaye Peterson to consider the Montecito Board of Architectural Review and Planning and Development Department (P&D) decision to approve a Land Use Permit for construction of a single-family dwelling, garage, guesthouse, pool, spa, retaining walls and fire safety support system in the RMZ-40 Zone under Section 35.492 of the Montecito Land Use and Development Code. The Montecito Planning Commission took the following action:

1. Conceptually granted the appeals, Case Nos., 07APL-00000-00031 and 07APL-00000-00035, and denied the project, Case Nos. 07LUP-00000-00336 and 07BAR-00000-00129 based on the inability to make required findings due to project components such as site alteration, length of retaining walls, inability to screen the infinity pool, retained fill on the south slope and inconsistency with Resources Policy 1, and Hillside and Watershed Protection Policies 1-2.
2. Continued the item to the hearing of January 16, 2008.

Project Changes

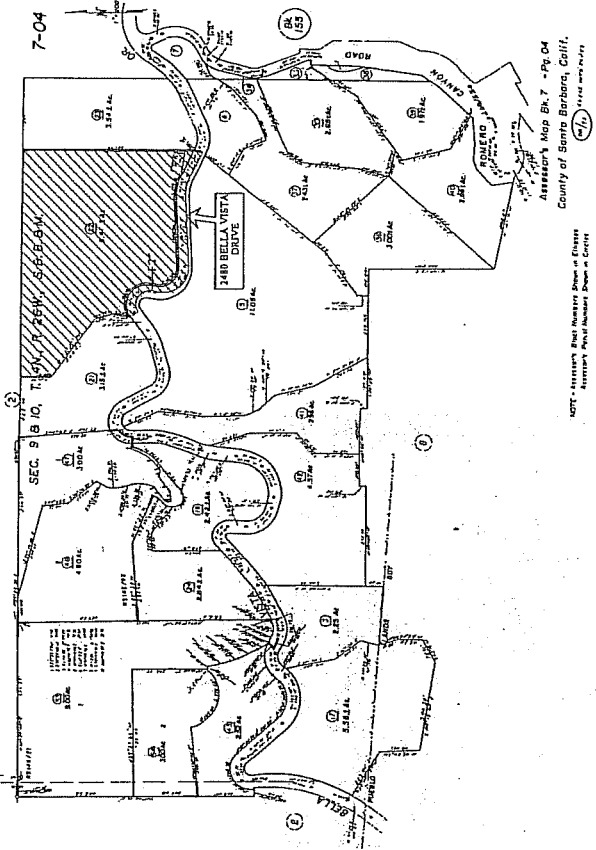
In response to comments from the Commission at the December 19, 2007 meeting, the applicant submitted revised plans on January 7, 2008. Staff has reviewed the revised plans (see attached) and noted the following changes:

- a. On the south facade, replaced the proposed plaster arched arcade loggia with a stone column pergola and wood trellis.
- b. Reduced traditional retaining walls through the use of boulder retaining walls and alterations to proposed fill placement, including a reduction of 15 cubic yards of fill. Retaining walls now consist of 295 feet of boulder walls from 1-4 feet high and 65 feet of traditional retaining walls of no more than 4 feet high.
- c. Lowered the infinity pool pad and reduced infinity trough by 18 inches.
- d. Altered the landscape plan follows:
 - Relocated one 48 inch tree to be adjacent to the infinity pool.

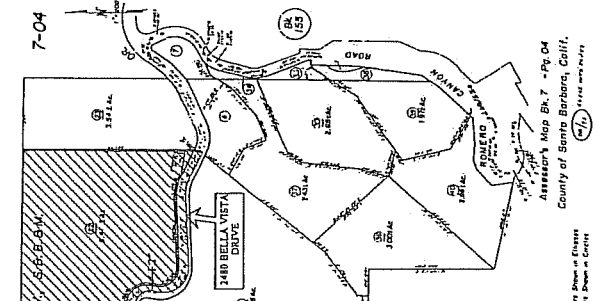
- Removed one 36 inch tree from the southern slope.
- Brought two trees, including one 48 inch tree, in closer proximity to on another on the west slope.

Conclusion

Staff has not yet completed consistency review since pending Montecito Planning Commission review of the recent project changes is necessary. Should the Commission find the revised project consistent with the required findings of approval, staff would return at a future hearing with approval findings.



3. ASSESSOR'S PARCEL MAP
SCALE: 1"=80'



1. VICINITY MAP
SCALE: 1"=80'

COLORS
 ROOFS: RED
 EXTERIOR WALLS: YELLOW
 STONE VENEER: LIGHT GREEN
 POOLS AND POORHOLES: BLUE
 EXPOSED WOOD: BROWN
 SHADE: LIGHT BLUE
 EXPOSED ROOF: DARK BLUE

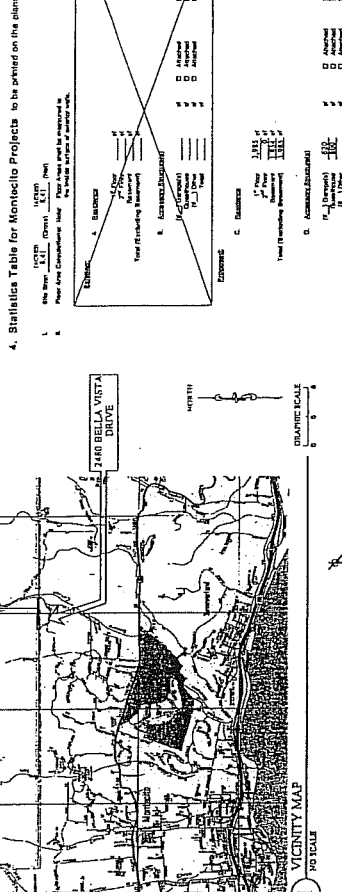
PROJECT DATA
 GENERAL: NEW RESIDENCE, REVISION OF EXISTING PARCEL MAP
 PROJECT DISCUSSION: THE PROPOSED RESIDENCE WILL BE A 2-UNIT RESIDENCE WITH ATTACHED GARAGE.
 SITE ADDRESS: 2480 BELLA VISTA DRIVE, SANTA BARBARA, CA 93108

RELATED PERMITS
 PERMITS: (See Assessor's Parcel Map and Documents)

SHEET INDEX
 A-1: PARTIAL LITER PLAN
 A-2: SITE DETAILS
 A-3: FIRST FLOOR PLAN
 A-4: SECOND FLOOR PLAN
 A-5: ELEVATIONS
 A-6: EXTERIOR ELEVATIONS
 A-7: GUEST HOUSE EXTERIOR ELEVATIONS
 A-8: FUEL MANAGERMENT PLAN
 A-9: ROUGH GRADING AND DRAINAGE PLAN
 A-10: FINISH GRADE AND DRAINAGE PLAN
 A-11: TEMPORARY EROSION CONTROL PLAN
 A-12: EROSION ANALYSIS DATA LOG SURVEY

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0



STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

2. KEY SITE PLAN
SCALE: 1"=80'

NUMBERED NOTES

- 1. CONSTRUCTION SHALL BE PERMITTED TO A RESIDENCE IN LAND USE CATEGORY R (RESIDENTIAL).
- 2. CONSTRUCTION SHALL BE PERMITTED TO A RESIDENCE IN LAND USE CATEGORY R (RESIDENTIAL).
- 3. PROPOSED RESIDENCE.

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

1. VICINITY MAP
SCALE: 1"=80'

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

STATISTICS TABLE FOR THIS SHEET ONLY

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

4. Statistics Table for Montecito Projects to be printed on the sheets
 1. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

2. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

3. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

5. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

6. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

7. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

8. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

9. **STATISTICS TABLE FOR THIS SHEET ONLY**

Category	Existing	Proposed	Net
Residential	1	2	1
Commercial	0	0	0
Industrial	0	0	0
Public	0	0	0
Other	0	0	0

Bob Easton AIA Architect

1445 BART VALLEY ROAD
MORRISTOWN, CA 91044
305 459 3011
FAX 305 459 3071

Proposed New Residence for:
ROBERT LARGURA
2480 Bella Vista Dr.
Santa Barbara, CA 93108

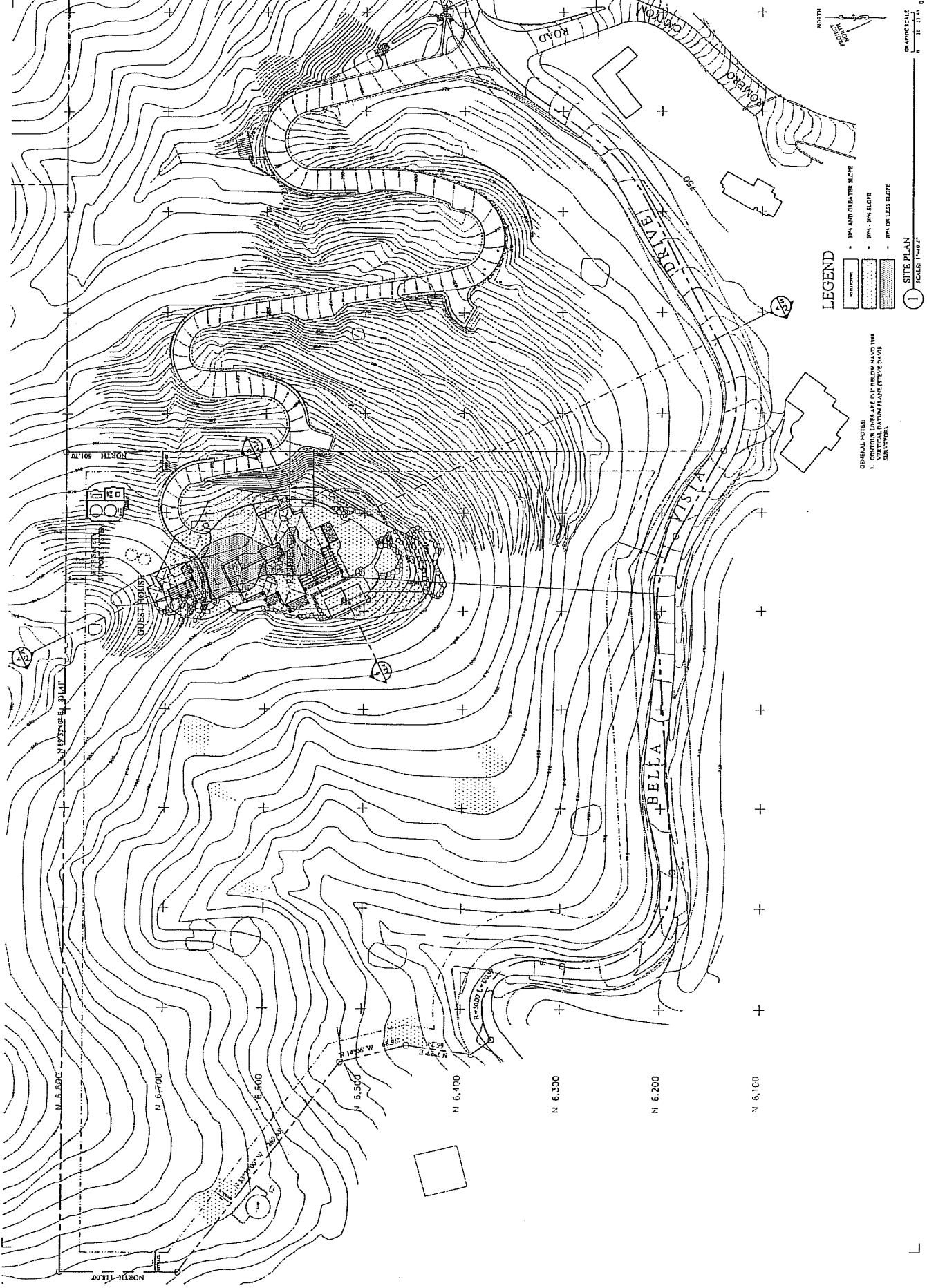
SHEET TITLE
SITE PLAN

DATE: 1/6/05
REVISIONS

JOB NUMBER

SHEET NUMBER

A1.1



LEGEND

- 10% AND GREATER SLOPE
- 5% - 10% SLOPE
- 1% - 5% SLOPE
- 1% OR LESS SLOPE

① SITE PLAN
SCALE: 1"=40'-0"

GENERAL NOTES:

- CONTOUR LINES ARE 1'-0" BELOW AND 10' HIGHER THAN VERTICAL DATUM PLANE (ELEVATION DATA).

GRAPHIC SCALE
1" = 40'-0"

L

BOB EASTON AIA ARCHITECT

1466 EAST VALLEY BLVD
MONTICELLO, CA 95104
405 949 9051
FAX: 405 949 1291

Proposed New Residence for:
ROBERT LANGRUA
2480 Bella Vista Dr.
Santa Barbara, CA 93108

SHEET TITLE
PARTIAL SITE PLAN

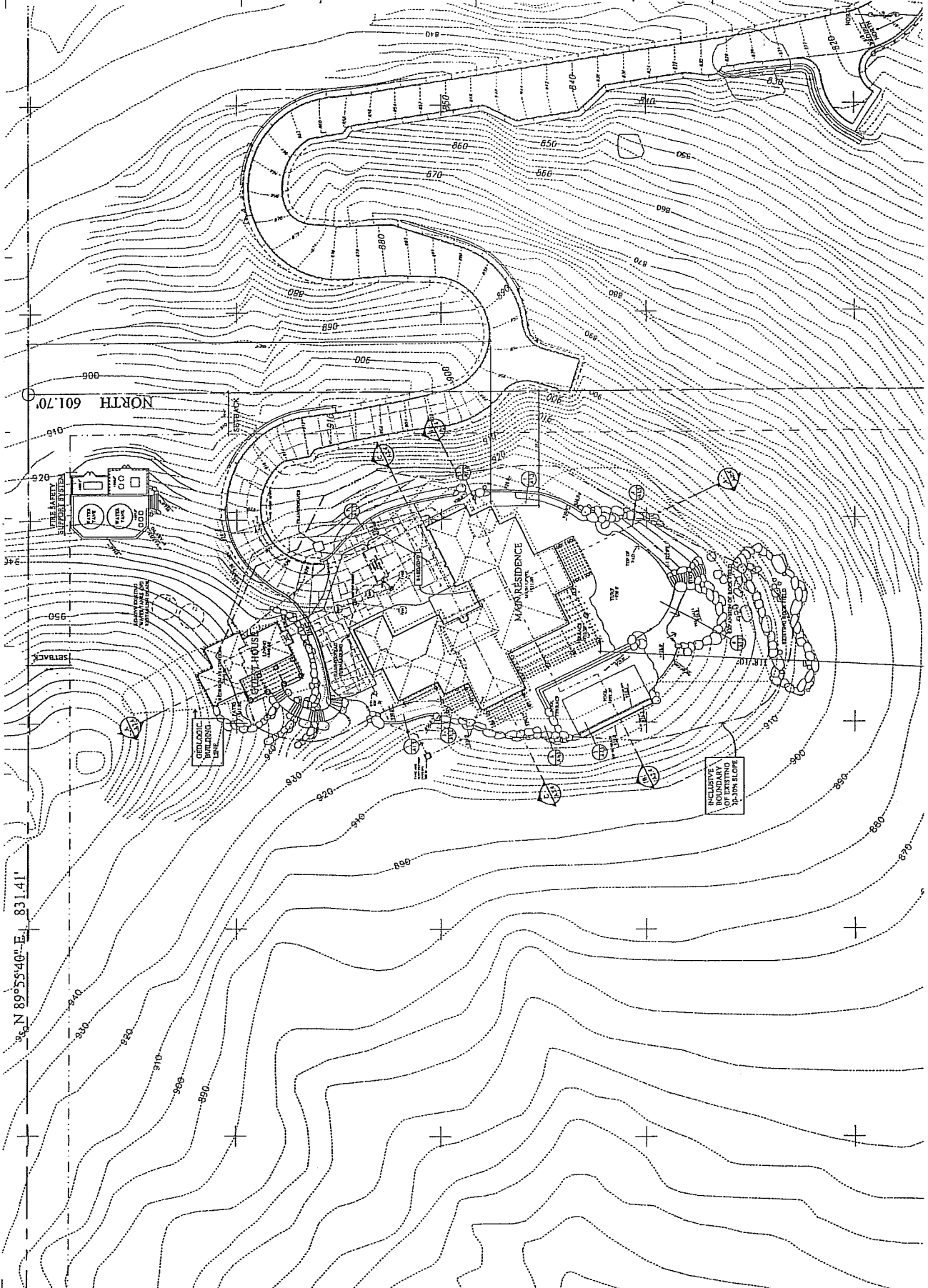
DATE: 1/16/06

REVISIONS

JOB NUMBER

SHEET NUMBER

A1.2



1 PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

N 89°55'40" E 831.41'

NORTH 601.70'

BOB EASTON AIA ARCHITECT

1166 EAST VALLEY ROAD
 HIGHTSTOWN, CA 91108
 605 949 1951
 FAX 605 949 1953

Proposed New Residence for:
 ROBERT LARGUERA
 2180 Bella Vista Dr.
 Santa Barbara, CA 93108

SHEET TITLE
 FIRST FLOOR PLAN

DATE: 1/10/06

REVISIONS

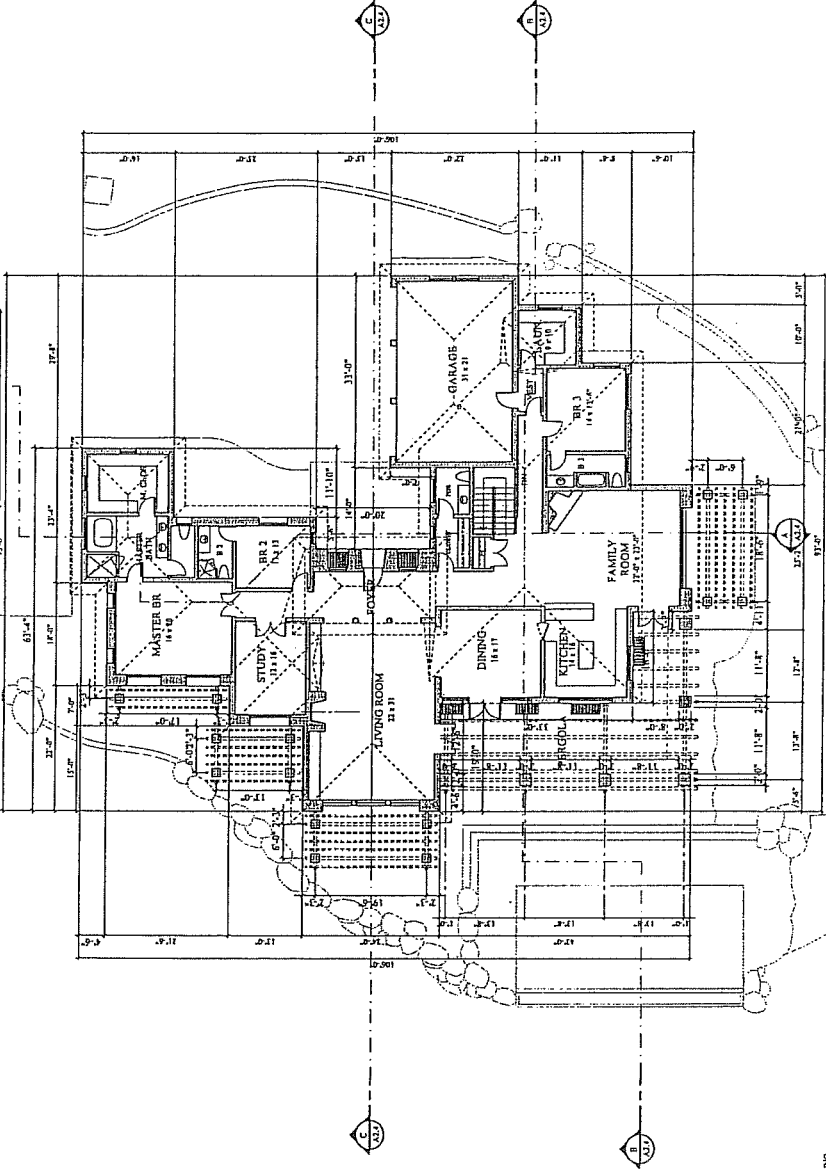
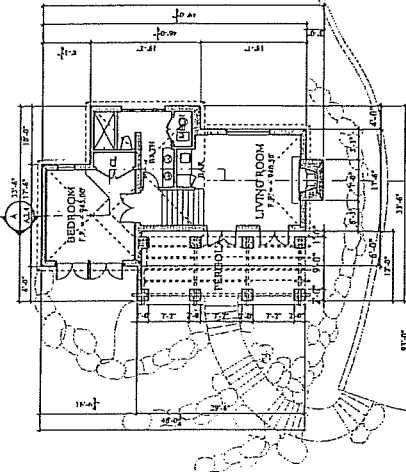
JOB NUMBER

SHEET NUMBER

A2.1

NOTE: THE CLIENT HAS
 OBTAINED THE NECESSARY
 LAND USE PERMIT AND
 WAS PROMOTIVELY CALLED A
 SINGLE FAMILY DWELLING BUT
 A BUREAU OF PERMITS TO
 CONDUCT CONSTRUCTION
 TO A PERMITS
 TO A PERMITS

FLOOR PLAN
 SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



BOB EASTON AIA ARCHITECT

1488 EAST VALLEY ROAD
MONTICELLO, CA 95108
405 959 1051
FAX: 405 959 2192

Proposed New Residence for
ROBERT LAROURA
2480 Bella Vista Dr.
Santa Barbara, CA 93108

SHEET TITLE
ROOF PLAN

DATE: 7/16/09
REVISIONS

RIN NUMBER

SHEET NUMBER

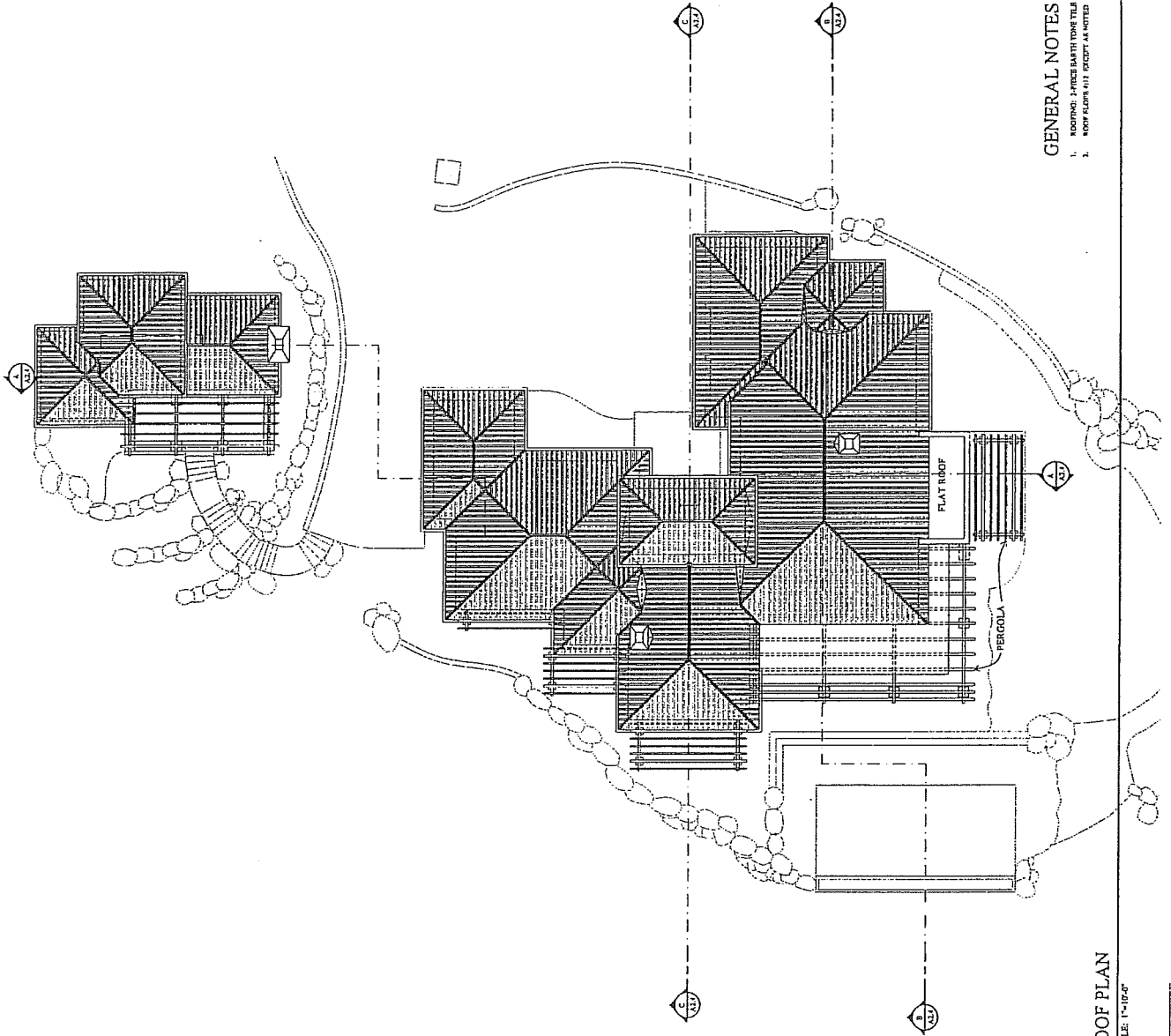
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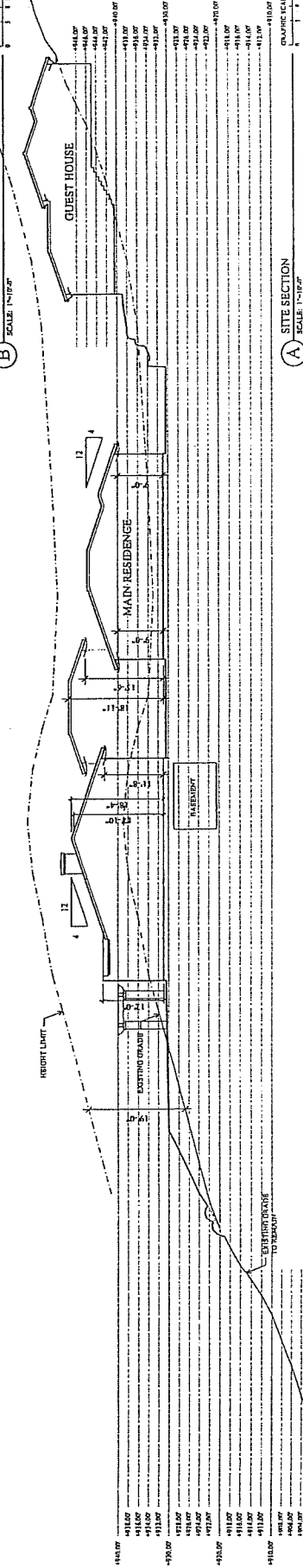
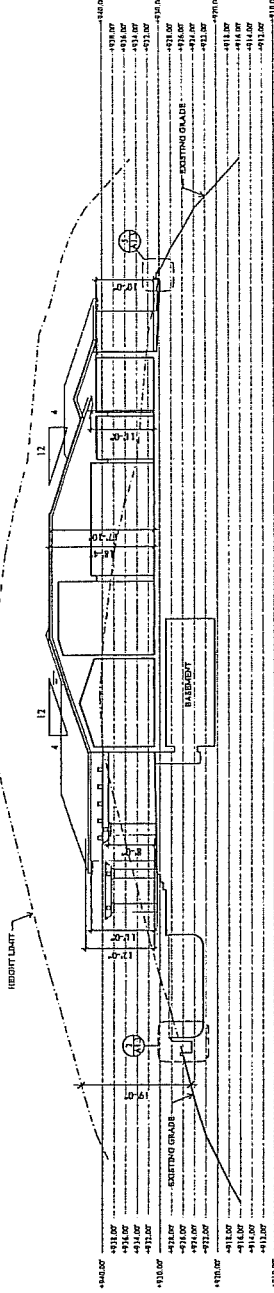
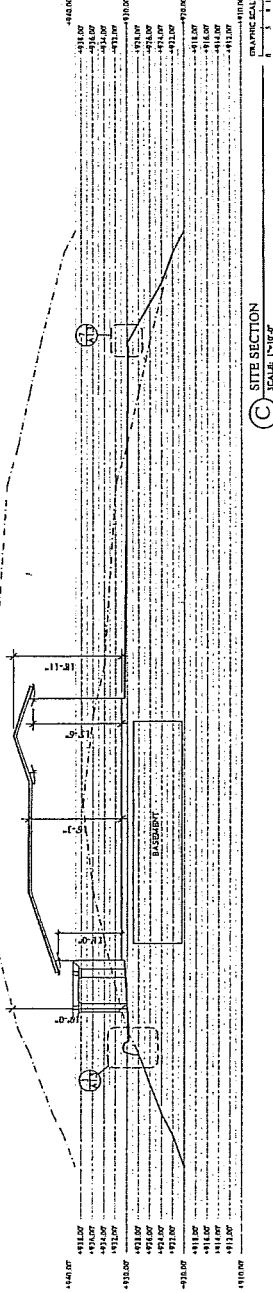
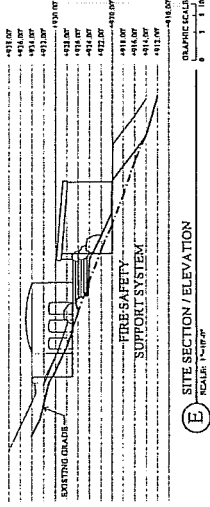
GENERAL NOTES

1. ROOFING: 3-PHASE BARRINGTON TILE ROOF
2. ROOF FLOOR FINISH: POLYURETHANE

① ROOF PLAN
SCALE: 1"=10'-0"

GRAPHIC SCALE
0 1 2 3 4 5





BOB EASTON AIA ARCHITECT

1466 EAST VALLEY ROAD
MCHICAGO, CA 91108
951 999 5251
FAX 951 909 1393

Proposed New Residence for
ROBERT LARGURA
2480 Bella Vista Dr.
Santa Barbara, CA 93108

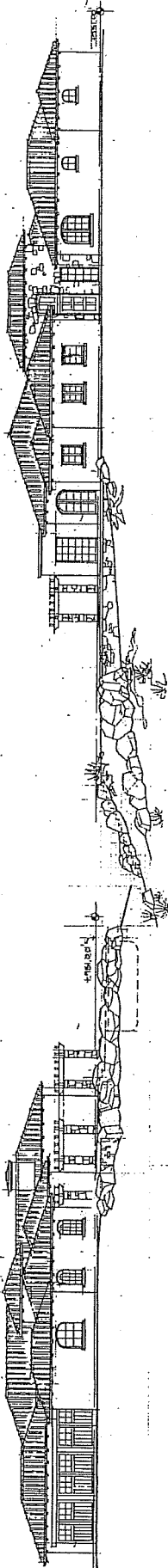
SHEET TITLE
EXTERIOR ELEVATIONS

DATE: 1/10/06

DWG NUMBER

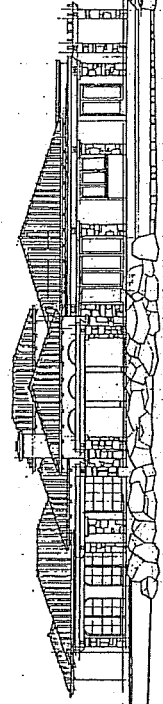
SHEET NUMBER

A3.1

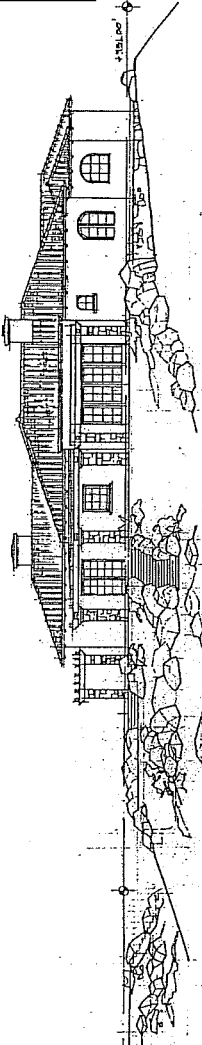


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BOB EASTON AIA ARCHITECT

1465 EAST VALLEY ROAD
MORRISTOWN, CA 91088
405 949 5051
FAX 405 949 1711

Proposed New Residence for
ROBERT LAROURA
2480 Bella Vista Dr.
Santa Barbara, CA 93108

SHEET TITLE
CUBSET HOUSE
EXTERIOR
ELEVATIONS

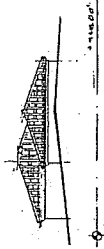
DATE: 1/9/00

REVISIONS

JOB NUMBER

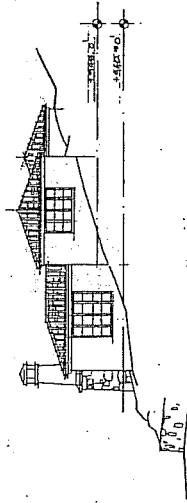
SHEET NUMBER

A3.2



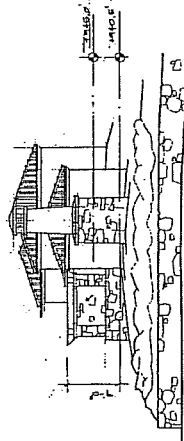
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



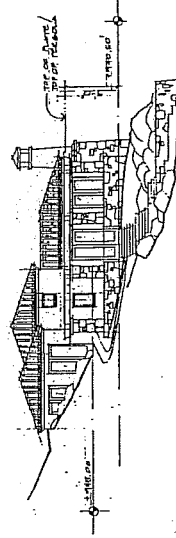
EAST ELEVATION

SCALE: 1/16" = 1'-0"



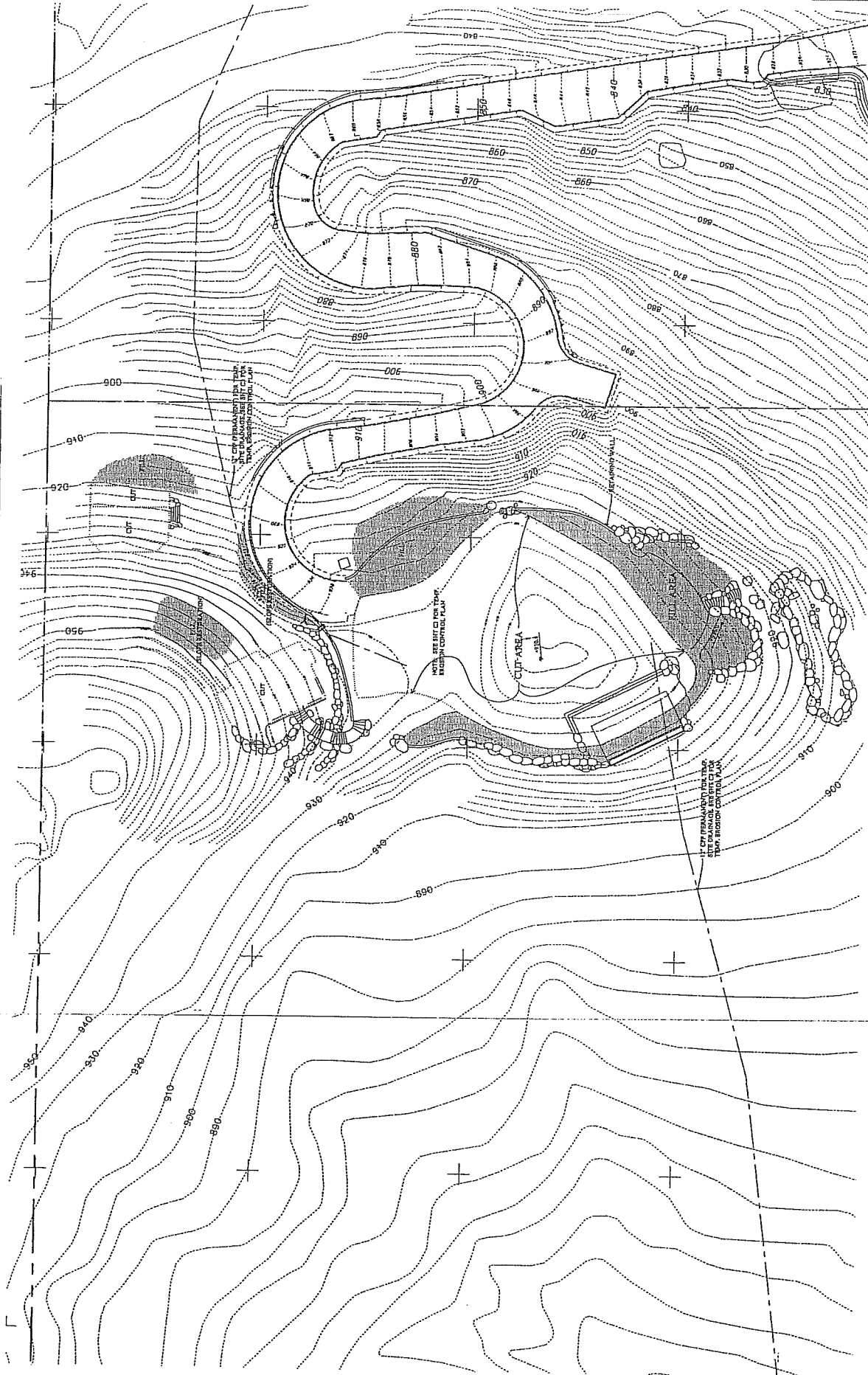
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



LEGEND

- TW = TOP OF WALL
- AD = AREA DRAIN
- RR = RIP RAP
- = FILL

CUT AND FILL

TYPE	THICKNESS	CY	1200	1300	1400	1500
CUT						
FILL						
RETAINING WALL						
FILL						
CUT						
FILL						
EXPORT						

GENERAL NOTES:

1. ALL CUTS AND FILLS SHALL BE BELOW AND TO THE VERTICAL DRAINAGE SWALE.
2. ALL CUTS AND FILLS SHALL BE TO THE HORIZONTAL DRAINAGE SWALE.

CONCEPTUAL ROUGH GRADING PLAN
 SCALE: 1"=10'



Montecito Trails Foundation
POST OFFICE BOX 5481 • SANTA BARBARA, CA 93150

Monday January 14, 2008

Montecito Planning Commission
123 E. Anapamu Street
Santa Barbara, CA 93101

Dear Commission Members:

I have walked the Romero trail and observed Bob Largura's house site. I also have reviewed the plans for his project. In my opinion, this project will NOT be harmful to the view from Romero trail.

I appreciate that the house would be one story in height. Also, the selection of colors and materials would blend the house in with its surroundings. The sycamores, oaks, and olives planted along the driveway are starting to take off. The box-sized trees around the house will be a positive addition.

What you see from Romero trail is one of the best views in the region. That view overlooks homes nearby, and a grand vista stretching from Montecito Valley to the Channel Islands.

In summary, I urge the Montecito Planning Commission to approve Mr. Largura's project.

Thank you very much and if I can be of anymore assistance please feel free to contact me at (805) 568-0883.

Sincerely,

John K Venable
President of Montecito Trails Foundation

JKV/sf

139 Olive Mill Road
Santa Barbara, CA 93108
January 14, 2008

Montecito Planning Commission
Santa Barbara County
101 East Anapamu Street
Santa Barbara, CA 93101

Regarding the Lagura project

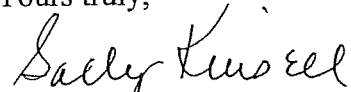
Dear Commissioners:

If the Lagura project is approved and is built as it is proposed today, it will change our community forever. Other hillside lots will be developed in a like manner; our community will no longer have its beautiful backdrop.

Protection of the hillsides to the utmost extent feasible was extremely important to the Montecito GPAC; we spent a considerable amount of time studying the hillsides. The intent of the committee was to avoid obtrusive development and its obvious scarring.

Please respect the intent of the Community Plan and the Architectural Standards and Guidelines and disallow the project as it is currently proposed. Please protect our hillsides for the good of our community.

Yours truly,



Sally Kinsell,
Chairman and co-chairman
Montecito GPAC

RECEIVED

BOB EASTON AIA ARCHITECT

1486 EAST VALLEY ROAD
MONTECITO, CA 93108

805 969 5051
FAX 805 969 3292

... - 7 2008
S.B. COUNTY
PLANNING & DEVELOPMENT
BOK

January 7, 2008

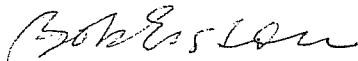
Nicole Mashore
Planning and Development
Building and Safety Division
123 East Anapamu Street
Santa Barbara, CA 93101-2058

Nicole,

I have reviewed the Planning Commissioners comments and I've listed below the changes I have made to the plan we will present to the commissioners on January 16. We have:

1. Reduced the length of the site retaining walls around the building pad. We now have 65 lineal feet of four foot high stone retaining walls, 295 lineal feet of naturalistic sloping boulder retaining walls that vary in height from one to four feet high (originally all the retaining walls were four feet high). This total is 360 lineal feet. In two areas, we have eliminated retaining wall and let the natural slope flow up to the pad. The revised number is smaller because you included 110' linear feet of 6" high curb in the staff report figure of 450 lineal feet.
2. Reduced the amount of fill behind the retaining walls. *by 15 cy*
3. Lowered the pad. The swimming pool is now 18" below the house pad. We have retained the infinity edge, but the overall height of the pool edge and trough is 30", instead of the 48" of the original plan. The lower pad enables shrubbery to mitigate the visibility of the 40 lineal feet of edge.
4. Changed the façade of the house loggia from a plaster arched arcade to a stone columned pergola with timber beams and rafters. This vine covered pergola will soften the visibility of the house from the south and west.

Thanks,



Bob Easton AIA

2480 Bella Vista Visual Bulk

On November 15, 2006, the Montecito Planning Commission heard this matter. At that time, the total square footage of buildings proposed was 10,305 square feet. (See page 5 of Staff Report to MPC dated 11/15/06).

10,305 sq. ft.

-2460 basement

7,845 of visual bulk

On December 19, 2007, one year later the total square footage of buildings proposed is 7,259 plus 1700 square feet of loggia, trellis and arbor totals 8,959 square feet. (See page 5 of Staff Report dated December 19, 2007).

8,959 sq. ft.

-1854 basement

7,105_sq. ft. of visual bulk

7845

-7105

Difference of 740 Square feet of Visual Bulk

2nd Site at 2490 Bella Vista

These applicants filed a notice of Public Hearing on January 8, 2007 for conceptual review of a new residence, attached garage, pool and guest house for a total of 8,379 square feet, without a basement, with cut proposed at 4660 cubic yards on their 2nd site at 2490 Bella Vista. The application was withdrawn before the hearing.

Site Information	
	East: Resource Management, RES-40 West: Resource Management, RES-40
Access	Private driveway off of Bella Vista Drive
Public Services	Water Supply: Montecito Water District (proposed) Sewage: Private septic system (proposed) Fire: Montecito Fire Protection District

5.2 Setting

The subject parcel is located approximately 300 feet west of the intersection of Romero Canyon Road and Bella Vista Drive. The subject parcel is designated as Rural Area in the Comprehensive Plan and the setting includes large expanses of chaparral on steep slopes. The parcel is identified as "mountainous area" with steep slopes under the Comprehensive Plan and is located within the Montecito Hillside Overlay Area. Approximately 80 percent of the subject parcel is covered by steep slopes of 30 percent or greater.

The Montecito Community Plan identifies the habitat located on the hillside area north of Mountain Drive and Bella Vista Road as particularly valuable due to the presence of chaparral, sensitive native flora and riparian resources. Approximately 80 percent of the subject parcel is covered by native chaparral. The adjoining parcel to the north is 279 acres in size, located within the Los Padres National Forest, and is used for resource protection and recreation purposes. Parcels to the east and west of the subject parcel are zoned for resource protection, with the parcel to the east developed with an access road and the parcel to the west developed with a single-family residence. Parcels to the south of the subject parcel are zoned and developed residential. County maps show Board of Supervisors proposed trails along the north and south portions of the property. The Romero Canyon trail is located east of the parcel and public viewing points along the trail look unto the parcel.

5.3 Statistics

Item	Statistics		
	Proposed	Ordinance Standard	
Structures (floor area)	Residence	5,625 SF	No ordinance standard Montecito Architectural Guidelines recommended house net floor area for an 8.0 acre parcel is 6,632 SF
	Basement	2,460 SF	
	Garage (attached)	1,120 SF	
	Guest House	1,100 SF	
	Total Buildings	10,305 SF	
<u>Max. Height of Structures</u>			
Residence	16 ft from existing grade	16 ft from existing grade	
Guest House	16 ft from existing grade	16 ft from existing grade	

parcel are zoned and developed residential. County Parks, Recreation and Trails (PRT) maps show proposed trail designations along the north and south portions of the property. The Romero Canyon trail is located east of the parcel and public viewing points along the trail look unto the parcel.

5.3 Statistics

Item	Statistics		
	Proposed	Ordinance Standard	
Structures (floor area)	Residence	3,985 SF	No ordinance standard Montecito Architectural Guidelines recommended house net floor area for an 8.0 acre parcel is 6,632 SF
	Basement	1,854 SF	
	Garage (attached)	620 SF	
	Guest House	800 SF	
	Total Buildings	7,259 SF	
<u>Max. Height of Structures</u>			
Residence	19 ft from (e) grade with 4:12 pitch	19 ft from (e) grade with 4:12 pitch	
Guest House	19 ft from (e) grade with 4:12 pitch	19 ft from (e) grade with 4:12 pitch	
Building Coverage (footprint)	5,405 SF	None	
Driveway	Approximately 16 ft wide	Minimum Width: 12-feet	
<u>Parking</u>			
Residence	3 covered	2 covered/1 uncovered	
Guest House	1 uncovered	1 space per unit	
Number of Dwelling Units	One	One single-family dwelling unit per legal lot	
Project Density	One single-family dwelling	One single-family dwelling/parcel	
Grading	2,445 CY Cut	Minimize cut and fill	
	1,182 CY Fill	Preserve natural landforms	

5.4 Description

The project is for a Land Use Permit to allow for construction of a new single-family dwelling of 3,985 square feet with attached 620 square foot garage, 1,854 square foot basement, 800 square foot detached guesthouse, pool, spa and retaining walls of no greater than 4 feet in height. The project would include removal of two water tanks to resolve a zoning violation (05ZEV-00000-00196) and construction of a new fire safety support system (water tanks and pump). Approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill is proposed. Native vegetation removal of approximately 60,000 square feet will be required as a result of the proposed development and

Materials

Laboratory

of Santa Barbara, Inc.

35 S. La Patera Ln.
P.O. Box 96
Goleta, CA 93116
Ph: (805) 964-6901

Santa Ynez
Ph: (805) 688-7587

FAX No: (805) 964-6239

GEOTECHNICAL STUDY

Proposed Driveway

Proposed Single Family Residences

2480 and 2490 Bella Vista

County of Santa Barbara

California

FOR

Bob Largura

Wayne Siemens

Brian Felix

135 Cedar Lane

Santa Barbara, CA 93108

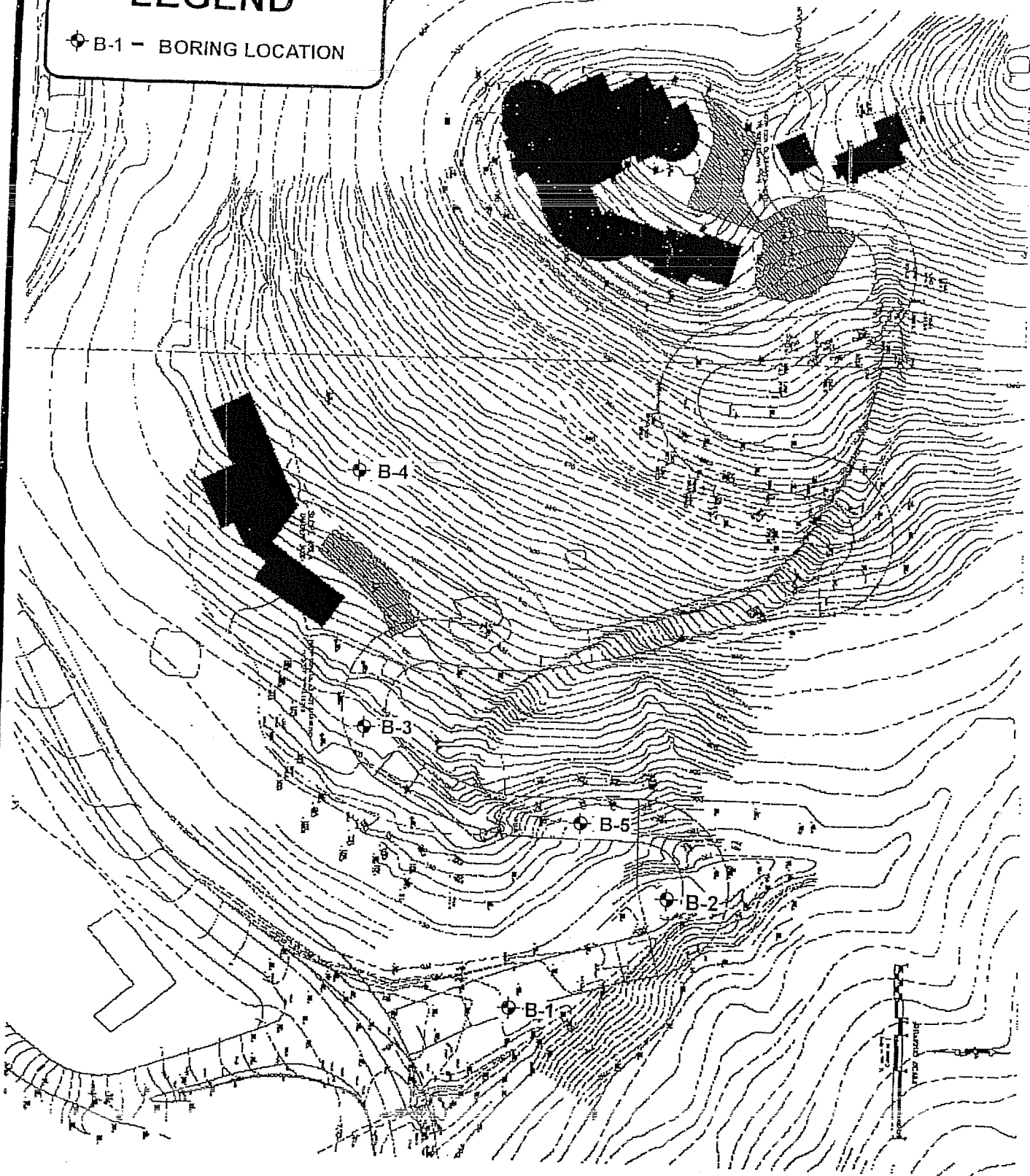
June 18, 1999

Lab No: 38086-2

File No: 99-9925-2

LEGEND

⊕ B-1 - BORING LOCATION



SITE PLAN

2480 and 2490 Bella Vista Drive
Santa Barbara, California

Scale: none

Plate 1

Lab No: 38086-2

File No: 99-9925-2

June 15, 1999

Pacific Materials Laboratory

Mr. Peterson

If this Project continues
I think you should

#1

absolute 100% guarantee that
erosion + Drainage are over
engineered.

#2 Why can't the House be
Painted or treated green or
some color to Blend

#3 Why can't the Driveway
Be Made of "Paving stones"
or commonly called "Pavers"
to match the surrounding
Terra Firma

Fel Buergey ~~969-~~ 969-
1807

wanted to speak - but have to leave.

FILE COPY

RECEIVED

Robert C. Nakasone
999 Romero Canyon Road
Montecito, CA 93108
Phone: (805) 565-6987
e-mail: RCNAK@COX.NET

DEC 19 2007
S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

December 18, 2007

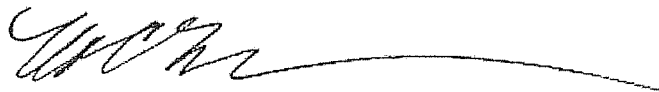
Montecito Planning Commission
123 Anapamu Street
Santa Barbara, CA 93101

Chairman Bierig and Commissioners

I am writing to support Robert Largura in his effort to build a home at 2480 Bella Vista Drive. The new design will be an attractive complement to the neighborhood. The plans have been reviewed multiple times by MBAR, P&D and other agencies. After multiple changes, it was finally approved. The scale of the house meets Montecito's Architectural Guidelines. The increased setbacks and lower retaining walls depicted in the plan will minimize view impacts which neighbors or the public might have.

It's time to move on. I support full approval of this proposal.

Respectfully submitted,



Robert C. Nakasone

Opland, Jessica

FILE COPY

RECEIVED

From: Joan Wells [jhwsb@cox.net]
Sent: Tuesday, December 18, 2007 11:39 AM
To: Phillips Michael; Bierig Bob; Sueburrows@aol.com; claire Gottsdanker; Jack Overall
Cc: Opland, Jessica; Bill Palladini
Subject: Peterson Appeal - MPC Agenda 12.19.07

DEC 18 2007

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Dear Commissioners:

While I have not been involved in the series of hearings leading up to this appeal, I have been asked by numerous Montecito residents to help them understand the intent of the Community Plan, the Architectural Guidelines and the Zoning Ordinance as it relates to Hillside Development.

Commissioners, your stewardship of development in Montecito, especially in the mountainous backdrop of our community, will determine the look of our community for many, many years...perhaps forever. I hope you will use the utmost care in approving any plans under your jurisdiction.

Our governing codes allow you some subjectivity in deciding planning issues, especially in the realm of architectural guidelines and grading. It is helpful to look at the intent of those codes in making a decision. As one who was involved from the beginning our Community Plan, I would call your attention to the following:

- 1. The Zoning Codes states that the intent of the Resource Protection Zone is to "limit development because of extreme fire hazards, minimum services and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential use." [Emphasis added.]
2. The Policies of the Community Plan: Please read the Community Plan Policies printed in the staff report carefully. You need to make a decision as to whether you believe this development adheres to the mandatory (the "shalls") requirements of the Community Plan. These are somewhat subjective findings and you must decide whether staff's interpretation, or the appellant's is more convincing and more in keeping with the intent of the Community Plan. The important issue to remember here is that what you decide in this case will be precedent for development in the entire mountain backdrop of Montecito, all the way to Camino Cielo.
3. Architectural Guidelines: Please remember that these numbers are guidelines. Site constraints may deem a smaller dwelling in conformance with policies of the Community Plan, just as larger homes are sometimes justified. It was not the intent of the Guidelines that every parcel of a certain size should be allowed the maximum square footage authorized. Every parcel should be considered in its setting and neighborhood.

Thank you for considering my input.
Joan Wells

AGENDA ITEMS

ITEM #: 3

MEETING DATE: 12/19/07

RANCHO SAN MIGUEL

2790 Bella Vista Drive
Santa Barbara, CA 93108

Dec. 18, 2007

To whom it may concern:

It is with disbelief that we hear there is a possible appeal on the Bella Vista/Pomura property. We watched the proceedings on TV months ago and thought it amazing that allowing a pool there was a problem! Anyway, as a neighbor, we are in favor of Mr. Felix pursuing his project in present form and getting on with the landseaping. The plans are modest and the roof pitch (our concern) seems fine. The appeal I understand is put forward by the owner who has recently added a very inappropriate roof line - for a climate with snow to slide off - on their addition with no complaint from those of us who walk the road. Please let the ~~real~~ owners, ^{these poor} harassed individuals, exercise their property rights + please use our taxpayer money (quite substantial) for more useful items.

Sincerely,
David Atkinson

December 18, 2007

TO: MONTECITO PLANNING COMMISSION

RE: Peterson Appeal of Land Use Permit Approval of
the
Largura New Residence, Guesthouse and Grading

Hearing Date: December 19, 2007

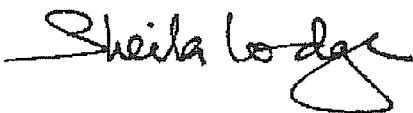
The project before you has been tweaked and massaged to just barely fit into the outer limits of what may be permitted. That does not make it a good project. At 19' feet high and with 7,259 square feet of building, including a guest house bigger than modest homes of not so long ago, it will be a very large presence on a mountainside where development is supposed to blend in.

The very fact that 450' of retaining wall, almost as long as the block this building ~~was~~^{we} are in is on, and as much as 4' high is needed, indicates what over-development is proposed for this site.

The retaining wall, although faced with sandstone, will still read as a scar on the mountain.

The MBAR once said no on this project. You can say no to this development which does not fit in with the intent of the Resource Management Zone. I urge you to do so.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Sheila Lodge". The signature is written in black ink and is positioned above the typed name.

Sheila Lodge

FILE COPY

RECEIVED

DEC 13 2007

HOLLISTER & BRACE

A PROFESSIONAL CORPORATION

S.B. COUNTY
PLANNING & DEVELOPMENT

ATTORNEYS AT LAW

JOHN S. POUCHER
RICHARD C. MONK
STEVEN EVANS KIRBY
BRADFORD F. GINDER
PAUL A. ROBERTS
JOHN G. BUSBY
SUSAN H. MCCOLLUM
ROBERT L. BRACE
MARCUS S. BIRD
PETER L. CANDY
MICHAEL P. DENVER

SANTA BARBARA OFFICE
1126 SANTA BARBARA STREET
P.O. Box 630
SANTA BARBARA, CA 93102

805.963.6711
FAX: 805.965.0329

SANTA YNEZ VALLEY OFFICE
2933 SAN MARCOS AVENUE
SUITE 201
P.O. Box 206
LOS OLIVOS, CA 93441

805.688.6711
FAX: 805.688.3587

December 13, 2007

www.hbsb.com

JOHN B. GALVIN
Of Counsel

Hand Delivered

Honorable Bob Bierig
Chairman
Montecito Planning Commission
123 East Anapamu Street
Santa Barbara, CA 93101

AGENDA ITEMS

ITEM #: 3

MEETING DATE: 12/19/07

**Re: Largura Residence
2480 Bella Vista Drive
07APL-00000-00031, 07 APL 00000-00035
07 LUP-00000-00336**

Dear Chairman Bierig and Honorable Commissioners:

This office represents Robert Largura (the "Applicant") regarding the above-described matter (the "Project"). Pursuant to the Project, our client seeks to construct a residence and guesthouse at 2480 Bella Vista Road in the Montecito area of the County of Santa Barbara. On behalf of our client, we respectfully request that your Board deny the Appellants' appeal and the Montecito Association's support of that appeal.

The Project has gone through nearly two years of intense land use review by County Planning & Development ("P&D") Staff, your Commission, the Montecito Board of Architectural Review ("MBAR") and the Montecito Association's Land Use Committee. In fact, the Project was reviewed by MBAR on six separate occasions. Gratefully, on September 24, 2007, our client received unanimous preliminary approval by the MBAR and on October 27, 2007 was issued a Land Use Permit ("LUP") by P&D.

Honorable Bob Bierig
Chairman
December 13, 2007
Page 2

Following denial by your Commission over a year ago, our client's design team started completely over. They listened attentively to concerns expressed by MBAR, the Montecito Association's Land Use Committee and neighbors. Our client and its representatives met numerous times with County P&D Staff to review the range and hierarchy of issues raised by the various stakeholders. This resulted in a complete change of the Project's layout and a major reduction of its size, bulk and scale. Project changes are summarized as follows:

- Main floor square footage reduced from 5,148 sf to 3,985 sf, a reduction of 1,163 sf.
- Southernmost bedroom removed, thereby effectively moving south facade farther back 21 feet.
- Main roof height reduced from 19'-3" to 18'-4", which is about one foot.
- Guesthouse tucked into hill additional 14 feet and plate height lowered 3.5 feet.
- Pergolas, with vine foliage, added to the south and west to soften the exterior elevations.
- Retaining wall west of master bedroom and study revised to accommodate pergolas. The wall remains less than 4'-0" high.
- Landscape plan revised and redrawn and tree sizes increased.¹

Additionally, green architecture elements were incorporated into the Project design including, without limitation, the following:

- Site grading follows natural contours
- Wall massing varies and incorporates natural bolders
- Trellis and vines
- Overhangs and covered loggia

¹ A summary of the changes made throughout the course of the Project as well as a Project timeline is attached hereto as Exhibit "A" and incorporated herein by reference.

Honorable Bob Bierig
Chairman
December 13, 2007
Page 3

- Deep inset windows
- Flat roof for photo voltaic cells and pool solar
- Organic massing
- Basement rock utilized on site

The Project, as redesigned, is a modest, compatible addition to the Bella Vista neighborhood. County P&D Staff and the MBAR have insisted on a house with minimal visual impact, consistent with the Montecito Land Use & Development Code and the Montecito Architectural Guidelines and Development Standards. The Applicant has responded to both P&D's and MBAR's guidance and has won their respective approvals. All legitimate neighbor issues have been addressed. We therefore respectfully request that your Commission deny the appeal.

In the remainder of this letter we set forth a point-by-point response to the issues raised by the Appellants in their appeal and the Montecito Association in its endorsement of the appeal.

The Project is Consistent With Hillside and Watershed Protection Policies 1 and 2:

Hillside and Watershed Protection Policy #1: "Plans for 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 to the natural terrain.

Hillside and Watershed Protection Policy #2: "All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible."

The Project is sensitively designed for the site. It preserves and protects the Hillside and Watershed to the maximum extent feasible consistent with the above policies while at the same time minimizing visual impacts and allowing the owner the right to develop his property and protect improvements from wildfire. Siting the house on the existing grade, as recommended by Appellants, would place the house higher on the site thereby significantly increasing its visibility.

Honorable Bob Bierig
Chairman
December 13, 2007
Page 4

The Project proposes approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. However, there will be no exposed cut or fill slopes. The depth of cut from the highest point of the existing site is now 10 feet. The site is the most level area of the property. Working with County Staff and Montecito Fire Department, the architect re-oriented the fire engine turnaround to wrap around the east side of the house. The house footprint was pushed northward as far as possible while still allowing the required fire engine hammerhead at the top of the existing approved driveway.

The Appellants propose that the residence be located back on the saddle of the proposed development area. However, Adam Simmons, the Applicants' Consulting Geologist, opined that placement "of the residence within the narrow low lying saddle immediately north of the proposed building envelope is not geologically feasible, due to the presence of a soft, erodeable shale bed crossing the ridge in this area." See Adams Simmons' letter dated April 29, 2007 attached as Exhibit "B" hereto. Thus, the house and retaining walls are sited within the area of the most stable geology.

Further, the Project's retaining walls have been reduced in length by 135 feet, and all wall heights have been reduced to a maximum height of 4 feet. The retaining walls are stepped down and screened with landscaping. The site's natural rock outcroppings are incorporated into the retaining walls, and boulders quarried on site would be used in the retaining walls.

In addition, retaining walls would follow the curve of the contour, further softening their visual impact. They would be screened with trees, existing vegetation, vines and shrubs. As with the entire development, the retaining walls are on slopes less than 30% in grade. The house size (calculated per Montecito Hillside District Guidelines) is now 3,985 square feet, 2,647 square feet (39.9%) less than the Montecito Guidelines FAR maximum (6,632 square feet) for the lot size of 8.41 acres. The house is also in compliance with the County's height requirements and, in fact, much of the height is well under said limits.

Pursuant to the issued Land Use Permit, native vegetation removal will be required as a result of the proposed development and associated fire clearance requirements. Fire clearance shall be consistent with the approved Fire Clearance and Landscape Plan and Biological Assessment dated September 21, 2007. Vegetation groupings, including coastal sage scrub, chaparral and native grassland, shall be preserved to the extent feasible. Native vegetation removed as part of the Project shall be replaced onsite at a 3:1 ratio through implementation of the Landscape Plan and Biological Assessment as well as the extensive restoration conditions of the Land Use Permit.

Accordingly, the County's professional planning staff found that:

"[t]he project conforms to applicable provisions in the Comprehensive Plan, Montecito Community Plan and the Montecito Land Use and Development Code, including the . . . hillside and watershed protection policies. The height, scale and design of the proposed structures are compatible with the character of the surrounding natural environment Grading would include approximately 2,445 cubic yards of cut and 1,182 cubic yards of fill. Consistent with the hillside and watershed protection policies, the proposed grading and retaining walls will help to minimize cut and fill operations and preserve natural land forms. Therefore, this finding can be made." P&D Staff Report, p. A-1, § 1.0, Finding No. 1.

Further, on September 24, 2007, the MBAR made the required findings and granted preliminary approval to the Project. Specifically, the MBAR found that the Project's "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." See P&D Staff Report, pp. A-2-5 & Attachment F-MBAR Findings Worksheet. Further, the MBAR found that the Project: ". . . will be consistent with the Montecito Architectural Guidelines and Development Standards." *Id.* MBAR's finding includes an implied finding of consistency with the following Standards set forth in Paragraphs 7 and 12 of the Montecito Architectural Guidelines and Development Standards:

- ¶ 7: "a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.
- b. The graded slopes relate to the natural contours of the site.
- c. The length and height of retaining walls have been minimized to the maximum extent feasible.
- d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road."
- ¶ 12: "The design of new development shall protect, to the extent feasible, unique or special features of the site, such as landforms, rock outcroppings, mature trees, unique vegetative groupings, drainage courses, hilltops and ridgelines."

Honorable Bob Bierig
Chairman
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Page 6

Based upon the foregoing, the Project is consistent with Hillside and Watershed Protection Policies 1 and 2.

The Project Is Consistent With the Visual Goals and Policy of the Montecito Community Plan

GOAL VIS-M-1: "Protect The Visual Importance Of The Santa Ynez Mountain Range And Ocean Views As Having Both Local And Regional Significance And Protect From Development Which Could Adversely Affect This Quality."

Policy VIS-M-1.1: "Development shall be subordinate to the natural open space characteristics of the mountains."

Policy VIS-M-1.2: "Grading required for access roads and site development shall be limited in scope so as to protect the viewshed."

Policy VIS-M-1.3: "Development of property should minimize impacts to open space views as seen from public roads and viewpoints."

Pursuant to the concerns of your Commission, MBAR and neighbors, the Applicant has reduced the main floor square footage of the single family dwelling from 5,148 square feet to 3,985 square feet, a reduction of 1,163 square feet. This was accomplished by eliminating the bedroom previously proposed at the south end of the structure, thereby pulling the southernmost portion of the house back roughly 21 feet, compared to the project reviewed by the Montecito Planning Commission on January 17, 2007. Further, the Applicant has eliminated the second story element, the tower, and one garage bay. The structure's primary ridge height is now reduced to 950 feet elevation, versus previously proposed 959 feet. Finally, the guesthouse has been lowered 3.5 feet and tucked 13 feet farther into the hillside. To soften the elevations, the Applicant has added vine-covered pergolas on the south and west sides.

Further, in response to MBAR recommendations, the Applicant is using earth-toned colors and materials similar to the residence located north of the Project. The house's scale, colors and materials are extremely muted and would be unobtrusive when compared to structures which have been built in the vicinity around the Project. And, the Applicant has made additional improvements to the Landscape Plan, both to reduce visibility and to be more compatible with native vegetation. Notably, trees surrounding the house have been up-sized, to provide ten 36" box, eight 48" box, and one 60" box specimens of oaks and olives.

Honorable Bob Bierig
Chairman
December 13, 2007
Page 7

Accordingly, your professional planning staff found that:

“The project conforms to applicable provisions in the Comprehensive Plan, Montecito Community Plan and the Montecito Land Use and Development Code, including the visual resources . . . policies. The height, scale and design of the proposed structures are compatible with the character of the surrounding natural environment. The residence will be subordinate in appearance to natural land forms. The residence is sited so as not to intrude into the skyline as seen from public viewing places. The proposed retaining walls will be screened with dense vegetation and trailing vines. Trees and dense vegetation will be planted to screen views (sic) the residence as seen from the Romero Canyon Trail and Bella Vista Drive. The residence will be constructed of non-reflective materials and earth-tone colors compatible with the natural environment . . . Therefore, this finding can be made.” P&D Staff Report, p. A-1, Finding No. 1.”

Further, P&D opined that the Project “will be screened from public view” because “vegetation proposed as part of the landscape plan will screen much of the proposed residence from public view.” *Id.*, p. A-2, Finding No. 4.

And, the MBAR found that the Project’s “. . . layout, orientation and location of structures . . . 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”; “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”; and “The proposed development will be consistent with the Montecito Architectural Guidelines and Development Standards.” See P&D Staff Report, pp. A-2-5 & Attachment F-MBAR Findings Worksheet.

Based upon the foregoing, the Project is consistent with MCP Goal VIS-M-1 and Policies M-1.1, 1.2 and 1.3.

The Project is Consistent With the Montecito Architectural Guidelines and Development Standards

Section IV.C of the Montecito Hillside Guidelines and Development Standards provides as follows:

- ¶ 7: “Grading may exceed 1500 cubic yards if BAR can make all of the following findings:
- a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.
 - b. The graded slopes relate to the natural contours of the site.
 - c. The length and height of retaining walls have been minimized to the maximum extent feasible.
 - d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road.”
- ¶ 12: “The design of new development shall protect, to the extent feasible, unique or special features of the site, such as landforms, rock outcroppings, mature trees, unique vegetative groupings, drainage courses, hilltops and ridgelines.”

The County’s professional planning staff found that:

“The proposed retaining walls would be no greater than 4 feet in height and 440 feet long. At 1182, cubic yards, less than 1500 cubic yards of fill is proposed. The Montecito Architectural Guidelines exempt excavation not apparent from the exterior, such as for pools and basements entirely below grade, from inclusion in grading calculations under the 1500 cubic yard requirement described in paragraph 7 of the Architectural Guidelines. Using this exemption, proposed cut, excluding grading associated with the proposed basement and pool, would at approximately 1550 cubic yards of cut, be just 50 cubic yards over the 1500 cubic yard guideline” P&D Staff Report, p. 10.

Further, the MBAR found that the Project “. . . will be consistent with the Montecito Architectural Guidelines and Development Standards.” MBAR’s aforesaid findings include an implied finding of consistency with the Standards set forth in above-quoted Paragraphs 7 and 12 of Section IV.C of the Montecito Architectural Guidelines and Development Standards.

Based upon the foregoing, the Project is consistent with the Montecito Architectural Guidelines and Development Standards.

Honorable Bob Bierig
Chairman
December 13, 2007
Page 9

The Project is Consistent With Montecito Land Use and Development Code § 35.422.020's Resource Management Zone

The Resource Management Zone (RMZ) is applied to protect lands that are unsuited for intensive development and that have, among other things, “[s]lopes in excess of 40 percent;” or “Areas with outstanding resource values, including environmentally sensitive habitat and/or watersheds.”

The stated intent of the RMZ zone district is as follows:

“. . . to limit development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.”

Notwithstanding the foregoing, the RMZ zone district allows, as an expressly permitted use, a guesthouse and single family dwelling thereon. And, pursuant to a recent Board amendment, swimming pools are now allowed as an expressly permitted use under this zone district.

The Montecito Land Use and Development Code does not define what constitutes “intensive development” within the meaning of the Ordinance. Clearly, however, the development of a single family residence, guesthouse and swimming pool, which are expressly permitted uses under the RMZ zone district, does not constitute “intensive development.” The Project is, in fact, non-intensive, limited residential development. The house is 2,647 square feet under the maximum FAR. Clearly, a house that is 40% less than the size of what is allowable under the Montecito Guidelines FAR is limited development. Further, the house is designed with multiple cascading hipped roofs, creating a structure in visual harmony with the surrounding mountainous land forms. The colors will be muted and in harmony with natural colors of the surrounding environment. And, the Project is limited to slopes under 30 percent.

Your professional planning staff found that:

“The proposed residence, at 3985 square feet, is under the 6632 square foot Montecito Architectural Guidelines recommended house net floor area for an 8.0-acre parcel. The driveway on-site is not included as a part of the current proposal and was previously approved The proposed landscape and site plan has been reviewed and approved by the Montecito Fire District. Vegetation groupings, including coastal sage

scrub, chaparral and, native grassland, would be preserved to the extent feasible. Native vegetation removed as part of the proposed project would be replaced on-site at a 3:1 ratio through the Landscape Plan, Biological Assessment, dated September 21, 2007 and Land Use Permit restoration conditions.” P&D Staff Report, p. 8.

And, the MBAR found that the Project is:

- “in proportion to and in scale with other existing or permitted structures . . . in the area surrounding the property”;
- “There will be a harmonious relationship with existing and proposed adjoining developments”;
- “The layout, orientation and location of structures . . . 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”;
- “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 . . . adequate provisions have been made for the maintenance of all landscaping”;
- “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”;
- The proposed development will be consistent with the Montecito Architectural Guidelines and Development Standards.”² See P&D Staff Report, pp. A-2-5 & Attachment F-MBAR Findings Worksheet.

² As discussed above, MBAR’s aforesaid finding includes an implied finding of consistency with the Standards set forth in Paragraphs 7 and 12 of Section IV.C of the Montecito Architectural Guidelines and Development Standards.

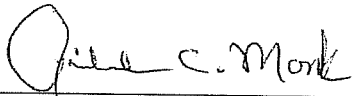
Honorable Bob Bierig
Chairman
December 13, 2007
Page 11

Based upon the foregoing, the Project is consistent with the RMZ zone district.

For all the foregoing reasons, we urge your Commission to deny the appeal.

Respectfully submitted,

HOLLISTER & BRACE

By 
Richard C. Monk
Attorneys for Applicant

RCM/sp
Enclosures

cc: Robert Largura
Wayne Siemens
Brian Felix
Bob Easton, AIA
Harwood A. White, Jr.

TIMELINE / DESIGN CHANGES SUMMARY
December 2, 2007

Subject: Proposed New Residence for:
ROBERT LARGURA
2480 Bella Vista Drive
Santa Barbara, CA 93108

Changes from:
4/5/06 to 11/15/06

1. Scheme completely revised
2. Residence moved back from road 34' (from 262'-6" to 296'-6")
3. Residence finish floor raised 5'-0" to reduce grading (+928' to +933')
4. Pool moved to slopes less than 30%
5. Guest house moved back 2'3"
6. Residence floor area reduce by 854 square feet
7. Basement floor area reduced by 1,486 square feet
8. Reduced rading export by 2,822 cubic yards
9. Deep overhangs used to prevent sunlight reflection on windows

Changes from:
11/15/06 to 1/17/07

1. Residence moved back 2'-3"
2. Added a laundry room
3. Increased floor area by 100 square feet (from 5,084 to 5,184)
4. Trees and vegetation added
5. Natural building materials and colors are used (muted colors)
6. Roof color to blend in (instead of red tile)

Changes from:
1/17/07 to 4/16/07

1. Residence moved back additional 8'-4"
2. Main plate line reduced 2'-0" (form 13'-0" to 11'-0")
3. 4 car garage reduced to 3 car garage (1 bay removed)
4. 2nd floor bedroom eastern wall moved in 5'-0" (reduced 2nd floor square footage by 60 square feet)
5. Reduced Residence to under 5,000 square feet (4,964 square feet)

5/3/07

1. Reduce residence to 4,500 sq. ft.
2. Reduce east/west width of house by 10 ft.
3. Guest House main plate line height reduced 2 ft.
4. Lower building pad 2 ft (additional cut of approximately 950 cubic yards) which allows for the following:
5. Move Residence back approximately 8 ft.
6. East motor court retaining wall reduced in height by 6 ft. by relocating wall to area of less steep slope, and replacing stone retaining wall above grade with pilasters and metal railing. Area of less steep slope allows for additional trees and vegetation to be planted in new location of east motor court retaining wall.
7. 135 ft. of retaining wall eliminated
8. Average retaining wall height reduced to 3 ½ ft.
9. Hammerhead moved west 7 ft. and north 8 ft.
10. Natural looking boulder outcroppings incorporated into landscape design in lieu of retaining wall.
11. The following changes will have to be made to existing conditions to move hammerhead and motor court north and west:
 - a. SCE transformer and utilities relocated 8 ft. north.
 - b. 900 sq. ft. of concrete driveway removed at current location.
12. 400 ft. added to basement (additional cut and export of 200 cubic yards)

7/30/07 MBAR
(changes since 7/2/07 MBAR)

1. Guest house roof massing significantly reduced.
2. Second floor open tower removed, roof massing reconfigured.
3. Grading export reduced from 1,470 cubic yards to 1,263 cubic yards.
4. Basement reduced from 2,285 sf to 1,854 sf.

9/24/07 MBAR
(changes since 7/30/07 MBAR)

1. Main floor square footage reduced from 4,252 to 3,985. (267 sf reduction).
2. Southern-most bedroom removed (effectively moves south façade further back (6' to 16' depending upon where measured)).
3. Main roof height reduced from 19'-3" to 18'-4" (about one foot).
4. Pergolas (with vine foliage) added to the South and West to soften the exterior elevations.
5. Retaining wall west of master bedroom and study revised to accommodate pergolas. Wall remains less than 4'-0" high.
6. Landscape plan revised and redrawn. Tree sizes revised.

Green Architecture Elements:

1. Site grading follows natural contours
2. Wall massing varies and incorporates natural boulders
3. Trellis and vines
4. Overhangs and covered loggia
5. Deep inset windows
6. Flat roof for photo voltaic cells and pool solar
7. Organic massing
8. Basement rock utilized on site

10/1/07 Appeal (signed 10/1/07) by David and Kathleen Peterson to the Montecito Planning Commission re:
Case No. 07BAR-00000-00129
Date of Action: September 24, 2007

10/5/05 Final Approval Date: (07BAR-00000-00336)

10/6/05 Appeal Period Begins: (07BAR-00000-00336)

10/9/07 Montecito Association Meeting to discuss project

10/15/05 Appeal Period Ends: (07BAR-00000-00336)

10/18/07 Appeal 07APL-00000-00035 (signed 10/17/07) by David and Kathleen Peterson to the Montecito Planning Commission re:
Case No. 07BAR-00000-00336
Date of Action: October 8, 2007

11/27/07 Site visit by the Montecito Association's Land Use Committee

12/3/07 Site visit by the Montecito Association's Land Use Committee

April 29, 2007

Mr. Brian Felix
135 Cedar Lane
Santa Barbara, CA 93108

Re: Addendum Letter for Preliminary Geologic Investigation Report
Proposed residence -- undeveloped parcels
2480 Bella Vista Drive
Montecito, California
APN 007-040-22

Dear Mr. Felix:

Pursuant to your request, I have reviewed the existing geologic conditions underlying the subject property. Our office was initially asked to evaluate the proposed building areas to determine the feasibility of developing a single family residence and auxiliary structures on the subject parcel. The above evaluation consisted of an approximate one and one-half day field investigation of the property and surrounding area, evaluation of six geologic inspection trenches and two drywell borings, analyses of several historic aerial photographs, and review of relevant hydrologic, geologic, and soils literature, maps, and cross sections. Based on these findings, it is our conclusion that it is geologically feasible to construct the proposed single family residence within building envelope as shown on the accompanying Topographic Map of the property.

Our review of the on site geology indicates that the Coldwater Formation underlies the subject property. The Eocene age Coldwater Formation is generally composed of weathered to fresh, tan to blue-gray colored, well consolidated sandstones with interbedded gray colored siltstones and shales. Bedding attitudes within the Coldwater Formation in the vicinity of the proposed residence strikes approximately North 60° to 73° East and dip to the northeast at approximately 65° (overturned) to near vertical.

The proposed residence is to be located on the prominent southern tip of the north-south aligned ridge in the northeastern portion of the parcel. The proposed building site was chosen on the basis of the gently sloping topography exhibited on the ridge line, and the presence of resistant sandstone and conglomerate bedrock at this location. Placement of the residence within the narrow, low lying saddle immediately north of the proposed building envelope is not geologically feasible, due to the presence of a soft, erodeable shale bed crossing the ridge in this area. The soft shale bed is prone to erosion, creep, and shallow landslide activity and therefore would not provide adequate support for the proposed residence. The presence of the soft shale bed created the low lying saddle on the north-south ridge due to past erosion and shallow landslide activity, while the prominent knoll on the southern tip of the ridge is present because of the hard, resistant sandstone and conglomerate bedrock. Placement of the proposed residence on geologically stable bedrock is very important to support structures near moderately to steep sloping topography.

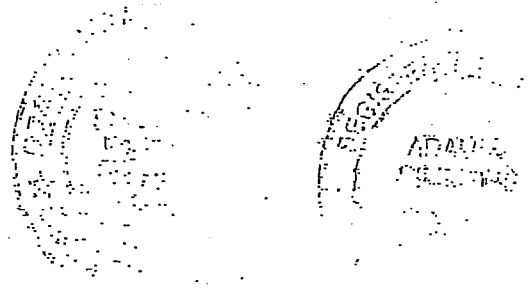
Felix Residential Project - 2480 Bella Vista, S.B., CA
April 29, 2007

I hope the above letter provides the County of Santa Barbara the necessary information regarding the proposed residential project. Please contact my office if there any questions or additional data is required.

Sincerely,



Mr. Adam Simmons
Certified Engineering Geologist & Hydrogeologist
State of California RG #6234 EG #2015 HG #509



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Nicole Mashore, Planner

DATE: September 24, 2007

RE: Case #: 07LUP-00000-00336, 07BAR-00000-00129
Case Name: Largura New SFD and Guesthouse, 2480 Bella Vista Drive
APN #: 007-040-022

Preliminary review indicates that, subject to edits to the biological report and landscape plan, the project complies with the all requirements of the RMZ-40 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

This project may proceed for:

- | | |
|-------------------------------------|-------------------|
| <input checked="" type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

On July 30, 2007, your Board reviewed the proposed project at 2480 Bella Vista Drive. Since the July 30 meeting, the project has been redesigned to reduce total structural square footage by 267 square feet. A retaining wall on the western side of the project has been extended and pergolas have been added to a number of entrances. The following table summarizes changes made to the project:



The voice of our community

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DEC 14 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

December 13, 2007

Montecito Planning Commission
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: Peterson Appeal of the Largura/2480 Bella Vista Land Use Permit
Approval and Design Review Preliminary Approval, MPC Hearing
of December 19, 2007

Dear Commissioners:

The Montecito Association requests that the Montecito Planning Commission grant the Petersons' appeal of the Largura project approvals. This recommendation is based on our conclusion that the project does not comply with specific policies of the Santa Barbara County Comprehensive Plan, the requirements of the Montecito Land Use Development Code and the guidelines of the Montecito Architectural Guidelines and Development Standards.

The project is located in the Rural Area on land designated as Mountainous Area under the County's Land Use Element and is zoned Resource Management. The site is so designated and zoned because of the presence of steep slopes, sensitive resources, fire hazards and service constraints.

After extensive community discussion, a plethora of policies, development standards, ordinance requirements and design guidelines were put in place to protect Montecito hillsides from inappropriate development. The provisions identified below are particularly relevant to the Largura project.

- The Comprehensive Plan and zoning ordinance "encourage the preservation of these areas (zoned Resource Management) for uses including grazing, scientific and educational study, and limited residential uses."
- County Land Use Element Hillside and Watershed Protection Policies require minimization of cut and fill operations and provide for denial of plans that could be carried out with less alteration of the natural terrain. Development shall be designed to fit the site conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Further, natural features, landforms and native vegetation shall be preserved to the maximum extent feasible.
- County Land Use Element Visual Resource Policy #2 states that in designated rural areas "The height, scale, and design of structures shall be compatible with the character of the surrounding natural environment" and that "Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places."

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Brook Rademacher

Office:

1469 E. Valley Road
Santa Barbara, CA 93108

P.O. Box 5278
Santa Barbara, CA 93150
Tel: (805) 969-2026
Fax (805) 969-4043

- Montecito Community Plan Policies further implement protection of these areas:
 - Policy LUG-M-1.2 addresses rural areas and states “Residential uses shall respect the need to protect natural, visual, and aesthetic resources.”
 - Goal GEO-M-1 and implementing policies address preserving the hillsides in the most natural state feasible by protecting watersheds from development which would interfere with watershed function or intensify fire and flood danger, minimizing grading to prevent unsightly scars in the natural topography and prohibiting excessive grading for the sole purpose of creating or enhancing views.
 - Goal VIS-M-1 reads “Protect the visual importance of the Santa Ynez Mountain Range and ocean views as having both local and regional significance and protect from development which could adversely affect this quality.” Related implementing policies require that development be subordinate to the natural open space characteristics of the mountains, that grading be limited in scope to protect the viewshed and that the impacts of development to open space views from public roads and viewpoints be minimized.
- The Montecito Hillside Overlay Zone has the stated intent to “preserve, enhance, and protect the visual and biological importance and natural mountainous setting of areas of Montecito that are steeply sloped and visually prominent” and “Protect the area from erosion, scarring, flood and fire hazard.” This intent is implemented by requiring development to comply with the provisions of the Hillside Development Standards of the Montecito Architectural Guidelines and Development Standards.
- Montecito Ridgeline and Hillside Development Standards establish height limits and other standards for development on steeply sloping lots.
- Montecito Architectural Guidelines and Development Standards provide specific guidelines intended to guide the development of plans for projects located in the Montecito hillside area.

The intent of these requirements is clear. It is to protect the mountainous areas of Montecito from development that alters the natural condition of the mountains beyond the minimum necessary to provide for limited development. The Largura project does not conform to these requirements for these reasons:

- The scale of development is not limited as intended by the land use designation and Resource Management zoning. The project includes 7,259 square feet of structural development, a pool, spa, and retaining walls. Proposed grading would require 2,445 cubic yards of cut and 1,182 cubic yards of fill. One and a half acres of native vegetation would be cleared or modified to accommodate development and reduce fire hazards. All of this is in addition to the extensive grading already conducted for access to the site.

Conclusion: The finding that the project conforms to the Land Use Development Code cannot be made.

- The project is not consistent with Hillside and Ridgeline Protection Policies as well as the related geologic resource goals and policies of the Montecito Community Plan cited above. Structures have not been sited in a manner that keeps grading to an absolute minimum and preserves natural features to the maximum extent feasible. The original project approved by the County demonstrates that development of a residence with less grading is feasible.

Alternatively, a reduced scale project that locates the bulk of development in the saddle of the ridge would further minimize grading and alteration of natural features.

- The project is inconsistent with the language of Visual Resources Policy #2, the related visual resource policies of the Montecito Community Plan and overarching Montecito Community Plan Policy LUG-M-1.2. The scale of development is not compatible with the character of the surrounding natural environment. The project has not been designed to follow the natural contours of the landscape. Instead, the existing knoll would be leveled to accommodate the house. The project has not been sited so as not to intrude into the skyline as seen from public viewing places. In fact, the view of the site from the public Romero Canyon trails would be the most extensive.

Conclusion: The required finding of consistency with the Comprehensive Plan cannot be made.

- The project does not comply with the intent of the Hillside Guidelines and Development Standards of the Montecito Architectural Guidelines and Development Standards to preserve, enhance and protect the visual and biological importance of Montecito hillsides and ridgelines for the reasons described above. The project does not comply with specific standards that require limiting the amount of grading in addition to other specific standards identified in the appeal.

Conclusion: The MBAR erred in making the required findings for preliminary approval.

We ask that you carefully consider these comments and grant the Petersens' appeal. We believe that the location of development on the site should be reconsidered and the scale of development reduced. The action you take will send an important message to others planning to develop on land located within the Resource Management Zone district.

Sincerely,



Bill Palladini, President

FILE COPY

Montecito Planning Commission
123 East Anapamu Street
Santa Barbara
California
93101

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DEC 18 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

SUBJECT: 07APL-00000-00031, 07APL-00000-00035

Peterson Appeal of the Land Use Permit approval of the Largura new residence, guesthouse and grading

December 12, 2007

Dear Commissioners,

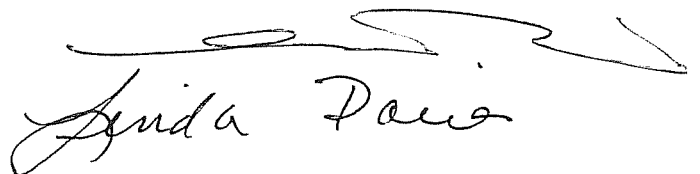
Imagine the Montecito foothills looking like the Hollywood Hills! By not enforcing the Montecito Architectural Guidelines and Development Standards that is what you will be condemning these mountains to look like.

As neighbors of the proposed Largura residence and guesthouse, we respectfully submit our opposition. We would like to request a postponement of this hearing as it is being held at a time when many of us have made prior travel plans for the holidays and will not be in town to attend the meeting and have our say.

Short of that consideration we would like to go on the record as opposing this project and any future projects that fly in the face of the Montecito Architectural Guidelines and Development Standards. This document was achieved after 6 years of study and at least 100 public meetings. The aforementioned project does not conform to these standards. Why would a responsible commission approve projects that would set a horrible precedent? We urge you to first delay consideration and if not delay deny approval of this project!

Respectfully,

Linda and Glyn Davies
2665 Bella Vista
Santa Barbara
CA
93108



AGENDA ITEMS

ITEM #: 3

MEETING DATE 12/19/07

FILE COPY

William Gould
2313 Bella Vista Drive
Santa Barbara, Ca. 93108
805-969-6527

December 11, 2007

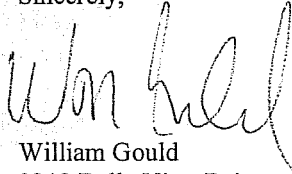
Montecito Planning Commission
123 East Anapamu St.
Santa Barbara, Ca. 93101

Dear Planning Commission

I have attended a number of the Planning Commission Hearings regarding the Largura Project on Bella Vista Drive. It is unfortunate that my schedule prevents me from attending this important hearing to voice my sentiments regarding this and other remaining sensitive hillside projects that are before the commission now and in the future. Enforcement of the Montecito Hillside District Overlay is important to preserve the natural appearance and character of our community. I urge you to reconsider your decision and not allow this type of precedent setting development. It clearly does not and has not conformed to the land use development codes or the hillside district overlay.

It is important that you enforce the Montecito Hillside Districts Overlay rules for this project.

Sincerely,



William Gould
2313 Bella Vista Drive
Montecito, Ca. 93108

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DEC 12 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

[Click here and type slogan]

Russell & Takako Trenholme
2303 Bella Vista Drive
Montecito, CA 93108

December 11, 2007

To the Montecito Planning Commission:

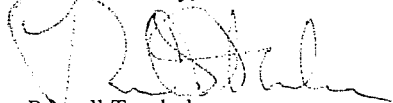
We are writing in support of the appeal filed against the decision by the MBAR to approve construction plans for 2480 Bella Vista Drive. Our house would not have views of the new construction and our opposition to the project is not based on personal concern but on concern for preservation of minimum standards for construction in this area.

The house as proposed would be an unprecedented eyesore, far worse than anything currently existing in the area. The driveway (overtly to accommodate a small home that in fact conforms to Montecito standards) resembles something seen in a West Virginia strip mine. I, and many other bicyclists, have been shocked by its appearance when descending Bella Vista from Ladera. The proposed house does not conform to the Hillside Guidelines in existence at the time of its plans were first submitted, and I understand that the MBAR may have actually changed the Guidelines during the approval process in such a manner as to bring the plans in conformity with new, weaker guidelines. Such, apparently, is response of the MBAR to plans submitted by one of the best-known architects in Santa Barbara. In this case the MBAR has to be saved from itself. Decisions like this approval throw into question the entire architectural review process.

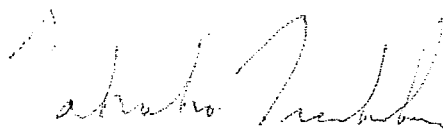
At the meeting of the MBAR I attended a few months ago, one of the board members said, in effect, that he was so appalled by many of the existing homes that he saw no reason for not approving the plans for 2480. He failed to note that the same MBAR (of which he is a long-time member) approved plans for those very homes that he is so appalled by! What has occurred over the years is a process of creep, where one bad decision begets an even worse one. However, 2480 so exceeds all the rest in terms of gross inconformity to the natural surroundings that if approved the MBAR board should simply throw up its hands and dissolve itself. Apparently anything goes if brought in by one of the town's prominent architects.

This is not merely our opinion but that of many others with whom we have spoken. And although you won't hear from the numerous bicyclists, walkers, and hikers who use roads and trails near 2480, you can be assured that they too will be appalled by the blight that will result from this construction.

Yours sincerely,



Russell Trenholme



Takako Trenholme

Copy

815 ROMERO CANYON ROAD
SANTA BARBARA, CALIFORNIA 93108
(805) 969-3612

December 8, 2007

David Villalobos and the
Montecito Planning Commission

Re: 2480 Bella Vista Drive

On this damaged planet,
the least unacceptable site for
a megamansion would be an
empty old parking lot where it
would gentrify the neighborhood.

Planners should treasure and
protect hillsides that can still
support all the beautiful complex-
ities of their millennias-old
natural life.

Respectfully,

Frances Weismiller

September 24, 2007

Mr. Anthony Spann
Chairman, Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

RE: 2480 Bella Vista Drive

Dear Mr. Spann and Members of the Montecito Board of Architectural Review,

I would first like to say that I am very disappointed at not being able to attend this meeting in person, as I am currently in New York, and this issue is very important to myself and my community. I appreciate you letting my voice be heard through this letter and I hope that you take what I have to say into consideration.

As a neighbor of 2480 Bella Vista Drive, I am extremely concerned about the size and scope of this proposed development as this is an extremely small building area despite its 8+ acre site. Previously, I sent a letter to the Board regarding this issue, and as some changes were made to the proposal, the new development would still extend far on the ridge line, which is the main issue I have with this project.

I am very disappointed that I have not been able to view the story poles put up about 2 weeks ago as I am very concerned about the placement of the house so far out on the ridge line. I genuinely hope you will support the objections of myself and my neighbors and advise the developers of this property that they will be required to comply with the Montecito Architectural Guidelines and Development Standards established in 1995 in order to protect this beautiful and natural area. This is a very visible and environmentally sensitive area and I trust in you to protect our neighborhood.

Thank you for your assistance in protecting our cherished community of Montecito.

Sincerely,

Kathy Freston

2300 Bella Vista Drive
Montecito, CA 93108

Mashore, Nicole

From: Dick Thielscher [dicktilsh@cox.net]
Sent: Tuesday, July 03, 2007 4:11 PM
To: Dianne Meester; Ward, Dave; Baker, John; Mashore, Nicole; Harris, Julie; Imhof, Peter
Subject: 2480 Bella Vista/Lagura project

I am confused and I'm hoping that you individually could straighten me out, rather than just one collective email that gets lost in the translation.

The original application was for an 800 sq.ft. house which was approved and allowed the developers to pull a grading permit and put in a driveway. Then the applicants said we want that 800 sq.ft. structure tucked into the saddle area and now we want to call it a guest house and we are asking also for a 5,625 sq.ft. residence near the bluff to the South, a 2,460 SF basement, a 1,120 SF garage, increase the guest house to 1,100 SF plus 2 non-permitted water tanks plus a pool. This was correctly denied by staff because it violated the requirements of the RES 40 District, excessive grading and site alteration on steep slopes, removal of large amounts of biologically significant vegetation, and visual resource impacts to public views. In addition, their application violated the Architectural Guidelines and The Hillside Overlay Guidelines. On the second meeting of the MPC, they denied the appeal.

The applicants have made numerous attempts with tweaking the project to wear down P&D and the MBAR and I can well understand the weariness that has set-in but I don't understand why staff is now OK with the project. The main residence has been reduced to 4,200 SF, the basement is 2,200 SF, the guest house is the same footage as originally approved, 800 SF, the retaining walls have been lowered and the house has been pulled back from 7 ft. from the edge on the South facing bluff but with re-orienting the house toward the Southwest, the house remains similarly close to the edge of the bluff. The pool and 2 water tanks are now approved. To sum it up, this total living area of 7,200 SF plus more than 1,000 SF garage plus pool does not meet the requirement of "Limited Residential Use" in the RES 40 District. It also continues to violate the Architectural Guidelines and The Hillside Overlay Guidelines. I'd like to suggest a compromise: Approve an application for a 2,000 SF first floor(no tower element)with a 16ft. height limit, a 1,500 SF basement, a two car garage and no guest house. The house should be situated where the proposed guest house is; i.e. in the saddle against the hill with the hammerhead in front of the house to the South.

The house would have wonderful views to both the East and West...it just wouldn't make quite as much money. The applicants paid approx. \$550,000 for all three parcels(the limitations in the RES 40 District were reflected accurately in this very low price). A house that I have suggested would sell in excess of \$8,000,000 in today's market. After developers make their profit, the Community gets to look at the mistake forever!

In addition to these developers having two more parcels adjacent to this site they plan to build on, there are other owners of parcels in the RES 40 District watching this case closely. If approved, it will be the first approval of its kind since the establishment of the Community Plan in 1992 and set a terrible precedent for the Foothills of Montecito. One of the most important parts of the Community Plan was to protect the Foothills from future building. The Foothills are the setting that creates the semi-rural character of Montecito. When they are dotted with large houses, Montecito will just look like every other Southern California City and it will be a shame.

I would very much appreciate your taking the time to email me your individual comments. I promise not to forward any of your emails to anyone...I just want to better understand where I have gone astray. Thanks for all your patience on this case...it's being watched very closely, not just neighbors, but both The Montecito Association and other members of the Community. Dick Thielscher

Richard T. Thielscher
Thielscher - Randall Financial Corp.

JONATHAN & KATE GURA
2395 BELLA VISTA DRIVE
SANTA BARBARA, CALIFORNIA 93108

June 18, 2007

County of Santa Barbara
Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

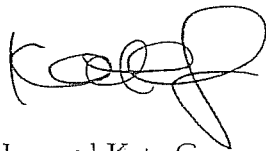
Re: The Largura Development at 2480 Bella Vista Drive

Dear Montecito Board of Architectural Review,

We live at 2395 Bella Vista Drive, directly below the subject property, and are writing to express our concern about the proposed development. We are specifically concerned about the developers' choice to situate the home on the edge of the ridge line. By placing a home at the edge of the ridge line, the developers will dramatically and unnecessarily infringe upon the natural landscape of the mountainside. And it was with this concern in mind that the community put in place the Architectural Guidelines and Development Standards that were adopted in 1995, long before this development was conceived. We believe the developers should adhere to the guidelines and set the house back in the pad's "saddle" – the natural and logical location for a house and the location of their original building permit.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon and Kate Gura". The signature is stylized and somewhat cursive, with the first name "Jon" being more prominent.

Jon and Kate Gura

RECEIVED

JUN 18 2007

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

June 18, 2007

County of Santa Barbara
Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

RE: 2480 Bella Vista Drive

Dear Members of the Montecito Board of Architectural Review,

As a neighbor of 2480 Bella Vista Drive, I am extremely concerned about the size and scope of this proposed development as this is an extremely small building area despite its 8+ acre site.

In this proposed development, the owners are asking that you ignore the Montecito Architectural Guidelines and Development Standards and approve their request to build a house that is 6 times larger than the previous permit they acquired. Also, they have now situated their house far out on the ridgeline, which is specifically prohibited by the Guidelines.

I genuinely hope you will support the objections of myself and my neighbors and advise the developers of this property that they will be required to comply with the Guidelines established in 1995 in order to protect this beautiful and natural area.

Thank you for your assistance in protecting our cherished community of Montecito.

Sincerely,

Kathy Freston

2300 Bella Vista Drive
Montecito, CA 93108

RECEIVED

JUN 18 2007

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

June 18, 2007

To: The Montecito Board of Architectural Review

Gentlepersons:

I have reviewed the Larqura application for residential development on Bella Vista and support his plans completely. They are scaled to the large lot, well within allowable square footage, have accommodated concerns about public view, mitigated retaining wall height and made a number of other adjustments too accommodate planner's concerns.

Thanks for your consideration,

Michael Jaffe
1125 GARDEN LANE
SANTA BARBARA, CA

M. Jaffe

Thomas P. McCarthy, Jr.
2645 Bella Vista Drive
Montecito, CA 93108

June 16, 2007

County of Santa Barbara
Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

To: Members of the Montecito Board of Architectural Review

I am a long time resident of Montecito and my property directly faces the proposed project at 2480 Bella Vista Drive. Please put me on record as totally opposed to the project as presented.

A few years ago, a permit was granted to these same owners to build an 800 square foot home and 400 square foot carport with a road to access it. In my opinion, the resulting destruction perpetrated on that beautiful mountain from the way the road was constructed is appalling. That permit had the home tucked back into the "saddle" of the mountain as required by the Montecito Guidelines. Now that the road has been completed, with the resulting scarring of the mountain, the same owners are asking that you ignore the Guidelines and approve their request to build a house that is 5 times larger than the one they asked for that allowed them to obtain the permit to construct the road. In addition, they have now situated the house far out on the ridgeline which is specifically prohibited by the Guidelines.

I sincerely hope you will support the neighboring resident's objections and advise the developers of this property that they will be required to comply with the Guidelines established in 1995 in order to protect this unique area.

Thank you for your service in protecting the beauty of our community.

Sincerely,


Thomas P. McCarthy, Jr.

RECEIVED

JUN 18 2007

ADULTS ONLY
PLANNING & DEVELOPMENT
101 S. GOV. STREET

Bevin Cherot
2475 Bella Vista Drive
Montecito, CA 93108

June 16, 2007

County of Santa Barbara
Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

Re: 2480 Bella Vista

Dear Members of the Montecito Board of Architectural Review,

As the closest neighbor to the proposed development at 2480 Bella Vista, I am especially concerned about the size and scope of the development as this is an extremely small pad even though it is an 8 acre site.

It looks as though the house will appear to loom over Bella Vista Drive because it is so large in square footage and height and positioned too close to the ridge line which is just above the street.

I urge you to require that the applicant follow the rules as set forth in the Montecito Architectural Guidelines and Development Standards and in particular, the Hillside Guidelines, so we can protect this environmentally sensitive and beautiful area for future generations.

Thank you for your consideration.

Sincerely,



Bevin Cherot

RECEIVED

JUN 18 2007

SANTA BARBARA COUNTY
PUBLIC DEVELOPMENT
HEARING SUPPORT

Robert C. Nakasone
999 Romero Canyon Road
Montecito, CA 93108
Phone: (805) 565-6987
e-mail: RCNAK@COX.NET

June 13, 2007


Planning and Development
Montecito Board of Architectural Review
Attention: Hearing Support
123 Anapamu Street
Santa Barbara, CA 93101

To whom it may concern:

I am writing to support Robert Largura in his effort to build a home at 2480 Bella Vista Drive. The new design will be an attractive complement to the neighborhood. The scale of the house meets Montecito's Architectural Guidelines. The increased setbacks and lower retaining walls depicted in the plan will minimize view impacts which neighbors or the public might have.

I support full approval of this proposal.

Respectfully submitted,


Robert C. Nakasone

