

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Planning Commission

FROM: Anne Almy, Supervising Planner, Development Review-South
Planning and Development Department

DATE: August 23, 2011

RE: Van Vilet Addition, Case No. 11CDH-00000-00008
1717 Fernald Point Lane, APN: 007-380-021

In response to the comment letter from Mullen and Henzel, dated August 19, 2011, staff recommends that findings 2.2.4 and 2.2.5 and condition number 3 (Special-Construction Parking Plan) of the staff report dated August 5, 2011 be amended as indicated below. Additional items from the comment letter will be addressed as a part of staff's presentation.

Staff recommends that finding 2.2.4 be amended as follows:

2.2.4 The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.

The proposed project would be in compliance with this finding and with Coastal Act Policy 30251, which states, "The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas." The subject property does not abut the sandy beach because there is another parcel (1711 Fernald Point Lane) located between the subject parcel and the beach. Therefore, the project would not have the potential to block views along the beach. Currently, there are no significant public views to the beach from Fernald Point Lane through the subject property or adjacent properties as a result of dense vegetation and natural topography. This condition would remain unchanged and therefore the project would not result in the obstruction of public views from any public road or public recreation area to the coast. The project would not result in significant obstruction of views from the beach to the mountains. The proposed second story addition would be less than 22 feet in height and would have no potential to breach the skyline of the mountains beyond. Due to the existing topography of the site, distance from the public beach to the proposed addition (approximately 518 feet) and existing vegetation, any portion of the second story addition visible from the beach would be minimal and of insignificant impact. The proposed project is located on an existing developed and relatively flat lot and would not result in the alteration of natural landforms or topography. As discussed above, the development will not significantly obstruct public

views from any public road or from a public recreation area to, and along the coast. Therefore this finding can be made.

Staff recommends that finding 2.2.5 be amended as follows:

2.2.5 The development is compatible with the established physical scale of the area.

The surrounding neighborhood is comprised of both one and two story residences. Most residences are minimally visible from Fernald Point Lane due to existing dense vegetation, walls and entry gates. The proposed project would include a moderate expansion of the residence including a 422 square foot second floor residential addition and 422-159 square feet of first floor additions. These additions would be minimally visible from Fernald Point Lane, consistent with surrounding properties. The proposed entry gates, wall and dense screening vegetation would be typical of residences in the Fernald Point Lane area. Following the proposed additions, the residence would be 23% over the recommended Floor Area Ratio. However, analysis of the surrounding neighborhood indicates that the neighborhood as whole is approximately 55% over the recommended Floor Area Ratio. Therefore, the square footage of the residence following the proposed additions would be compatible with the surrounding neighborhood. The proposed architectural style of the residence would be compatible with the existing residence and with the eclectic beach cottage style of the surrounding area. The project was reviewed by the Montecito Board of Architectural Review (MBAR), who found that the proposed increase in height due to the second story addition was “fairly modest.” The MBAR also indicated that they were “comfortable with mass, scale and height” of the structure. Therefore, the proposed development will be compatible with the established physical scale of the area, and this finding can be made.

Staff recommends that condition no 3 (Special-Construction Parking Plan) be amended as follows:

3. Special-Construction Parking Plan. Prior to Coastal Development Permit issuance the applicant shall prepare a Construction Parking Plan.

PLAN REQUIREMENTS: The Construction Parking Plan shall include a construction timeline that indicates each phase of work to completed, the location or construction parking during each phase of construction, the number of vehicles required for each construction phase and the estimated timeframe for each phase of construction. The timeline shall be accompanied by a site plan that graphically illustrates the location of each parking area. Construction parking shall occur on-site to the maximum extent feasible. If construction parking cannot be accommodated during any phase of construction, the parking plan shall note the location of the proposed offsite parking. Offsite parking locations shall be reviewed and approved by P&D staff. Offsite parking shall not impede the flow of traffic along Fernald Point Lane and shall not impede access to the site or through the site to the neighboring property at 1711 Fernald Point Lane. Traffic flaggers may be required if determined necessary by P&D staff upon review of the Parking Plan.

TIMING: The Construction Parking Plan shall be reviewed and approved prior to Coastal Development Permit issuance. Construction personnel shall comply with the requirements of the Parking Plan throughout all phases of construction.

MONITORING: P&D planner shall review and approve the Construction Parking Plan prior to permit issuance. Building inspectors shall spot check and respond to complaints.