

SANTA BARBARA COUNTY BOARD OF SUPERVISORS

Klink Appeal of Grassini SFD Additions

09APL-00000-00002

January 19, 2010

Vicinity



Klink Appeal of Grassini SFD Additions



Project Description

- Additions to existing 6,272 sq. ft. SFD
 - 238 sq. ft. to first floor
 - 1,295 sq. ft. to second floor
 - 110 sq. ft. to basement
 - 374 sq. ft. new covered porch
- Resulting Net SFD floor area = 7,805 sq. ft.
- Convert 86 sq. ft. crawlspace to new wine cellar
- New landscape and relocate existing spa



Montecito Planning Commission

June 18, 2008:

Conceptually denied

Directed staff to return with revised findings

Continue to the hearing of August 20, 2008

August 20, 2008:

Rescheduled to December 17, 2008

December 17, 2008:

Revised project received MPC Approval

BUILDING HEIGHTS

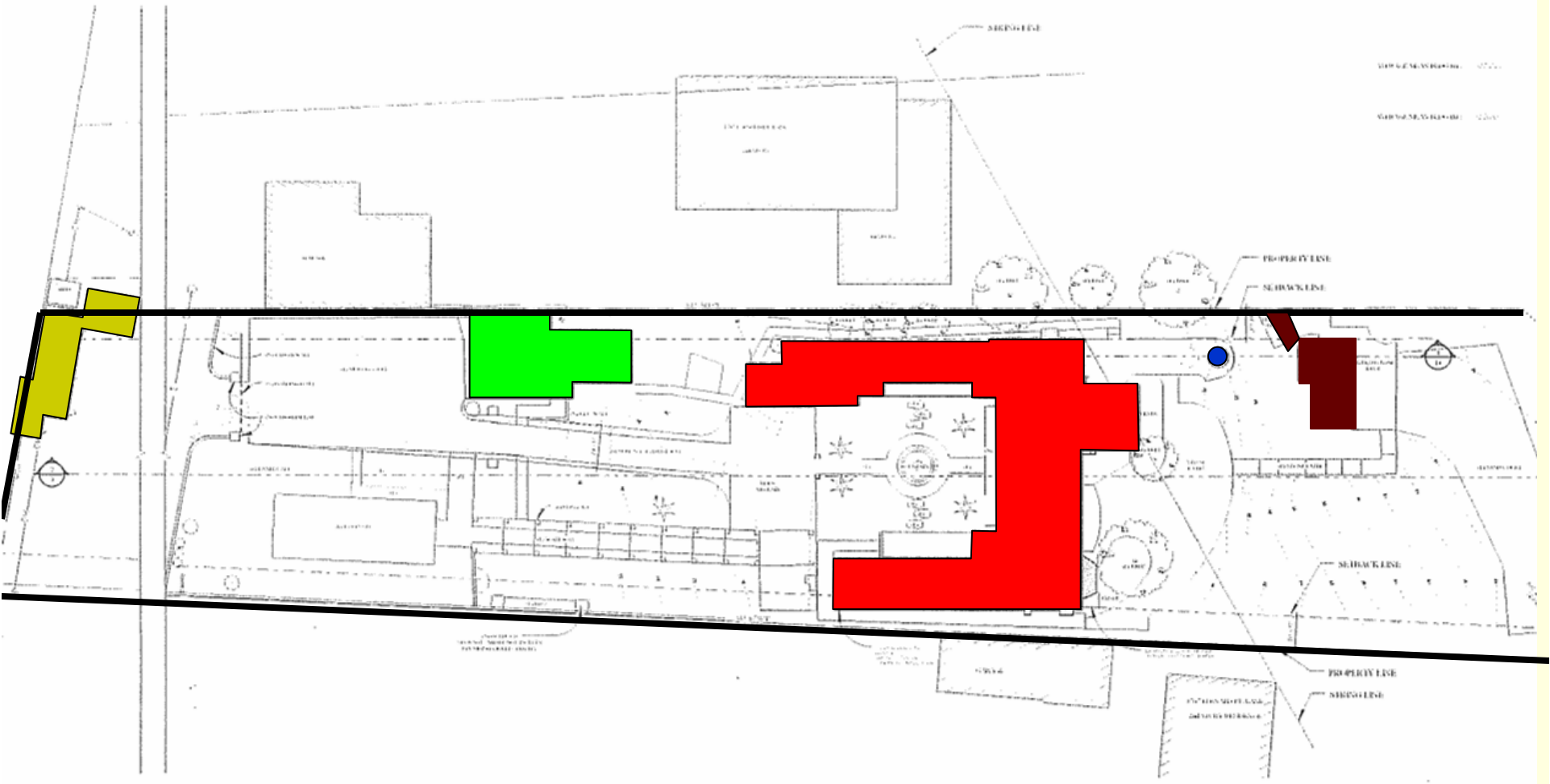
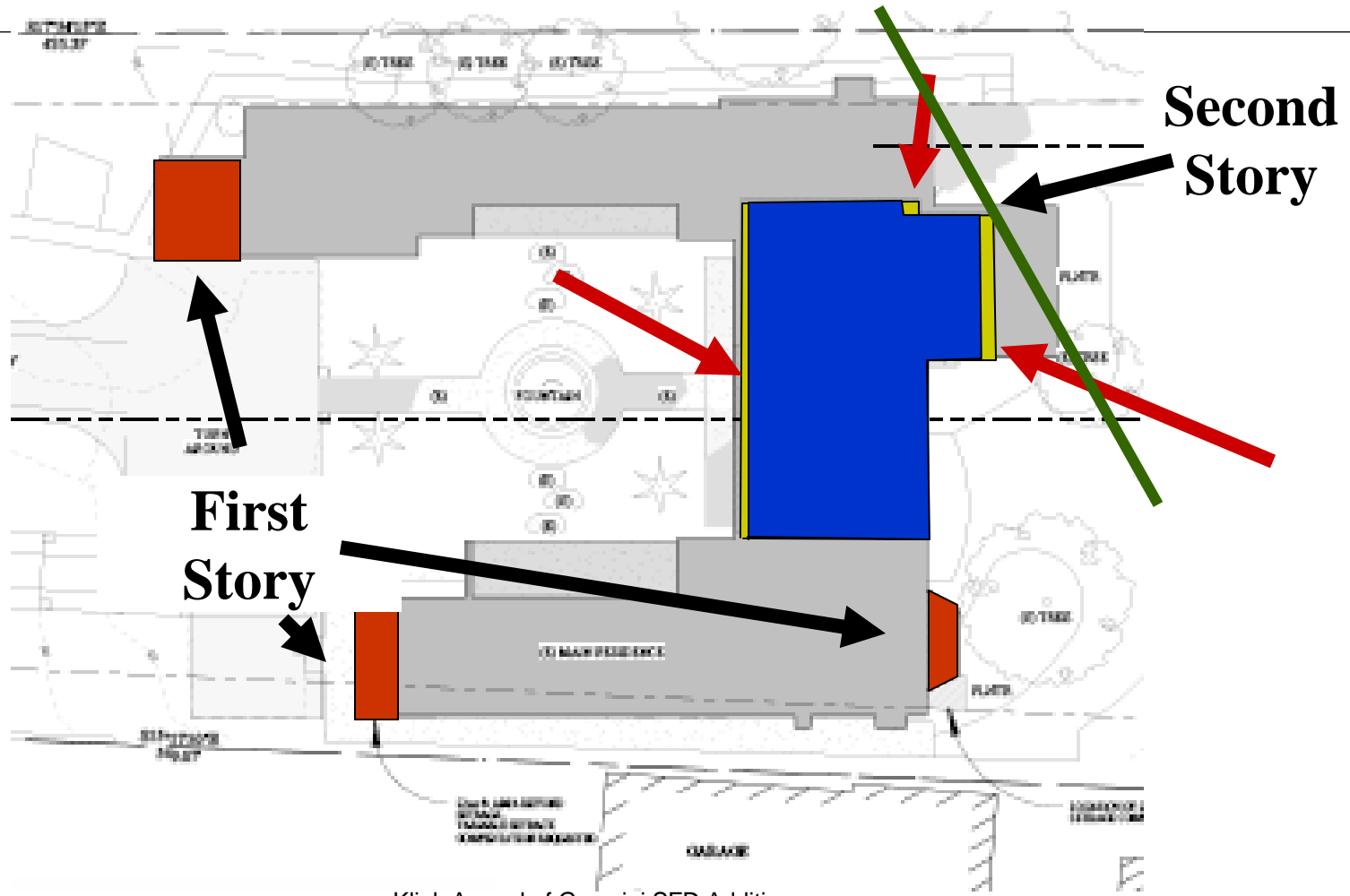


FIGURE 11. MID-LEVEL PLAN
1/4" = 1'-0"

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Single-Family Dwelling Addition



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Design Review: Montecito B.A.R.

Project received Conceptual Review four times:
04/23/07, 06/04/07, 07/02/07, and 05/05/08

Last MBAR comments on May 5, 2008:

- Nice project
- Good example of applicant, design team, and MBAR working together
- Improve southeast screening and/or window placement



Recommended Floor Area

Approved Project

Net floor area: 7,805 sq. ft.

Maximum recommended: 4,844 sq. ft.

2,961 sq. ft. over
(62 % over)

Neighborhood Compatibility Study

Average floor area (67 % over)



Policy Consistency

Consistent with County Coastal Plan policies:

- Adequate Services: Policy 2-6
- Protection of Public Views: Policy 4-3
- Cultural & Historical Resources: Policy CR-M- 2.1
- Neighborhood Compatibility: Policy 4-4



Ordinance Compliance

Meets all Article II, 1-E-1 zone requirements and Montecito architectural guidelines for:

- Lot size
- Setbacks
- Height
- Parking
- Adequate public services



Environmental Review

CEQA Categorical Exemption

Section 15301(e) exempts minor additions to existing structures if:

- 1) less than 50% of existing floor area, or
- 2) less than 2,500 sq. ft.



Staff Recommendation

- Deny the Appeal 09APL-00000-00002;
- Make the required findings for approval for 07CDH-00000-00015, included as Attachment B;
- Adopt the CEQA exemption, included as Attachment C; and
- Grant *de novo* approval to 07CDH-00000-00015, subject to the conditions of approval, included as Attachment D.