

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Planning Commission
FROM: Alice McCurdy, Deputy Director *Alice McCurdy*
DATE: March 3, 2016
RE: 14CDH-00000-00014 – Olsten Trust SFD, New Garage, Cabaña & Pool
Assessor Parcel No. 009-352-019
1154 Channel Drive Road, Montecito CA

At the Montecito Planning Commission (MPC) hearing of February 17, 2016, your Commission continued case number 14CDH-00000-00014 to the hearing of March 23, 2016. At the hearing, the applicant gave a brief description of proposed revisions to the project that have been made in response to concerns raised at the January hearing. Your Commission directed the applicant to provide a more thorough presentation of these changes at the March hearing for your consideration.

In response to the Commission's past feedback and direction, the applicant is proposing the following revisions to the project:

1. There has been a reduction of an additional 40% of window glazing on the southern elevation of the proposed new dwelling from what was presented to the Commission at the January 20, 2016 MPC hearing. The total amount of glazing is now 330 sq. ft.;
2. To address privacy concerns, the north-facing balcony off of the guest bedroom on the second-story has been eliminated;
3. A planter has been added around the south-facing master bedroom balcony to further reduce glazing and potential glare.
4. The species of trees intended for the front yard have been confirmed to be *Metrosideros* trees; and
5. The color of the proposed exterior plaster on the home has been changed from white to grey.

Additionally, at the February 17, 2016 hearing, your Commission directed P&D staff to prepare both Findings for Denial and Findings for Approval of the project, as revised. Both sets of Findings have been prepared and are included as Attachments to this memorandum, dated March 3, 2016.

- Findings for Approval are included as Attachment 1 to this memorandum, along with the requisite Conditions of Approval (Attachment 2) and Environmental Document (Attachment 3).
- Findings for Denial are included as Attachment 4 to this memorandum, along with the requisite Environmental Document (Attachment 5).

If the Commission chooses to take an action for approval or denial of the project at the hearing of March 23, 2016, the appropriate actions are included as Option 1 and Option 2, respectively, on page 2 of this memorandum.

PROJECT DESCRIPTION

The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence and 520 square foot attached garage, and construction of a new 3,187 square foot, two story single family dwelling with the first floor being approximately 1,935 square feet, the second floor being approximately 1,252 square feet, and with an 881 square foot basement, a new detached garage of approximately 680 square feet, and a new detached pool cabaña of approximately 570 square feet. The project would require approximately 500 cubic yards of cut, 100 cubic yards of fill, and 400 cubic yards of export. The parcel will continue to be served by the Montecito Water District, the Montecito Fire Protection District, and Montecito Sanitary District. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Option 1: Project Approval

Follow the procedures outlined below and conditionally approve the revised project, Case No. 14CDH-00000-00014, as shown in Attachment 7 of this staff memorandum, dated March 3, 2016, based upon the revised project's consistency with all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan, and based upon the ability to make the required findings for approval.

The Commission's motion should include the following:

1. Adopt the required findings for the project, as revised and as included as Attachment 1 to this staff memo, including CEQA findings;
2. Determine the revised project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, as specified in Attachment 3; and
3. Approve the revised project, Case No. 14CDH-00000-00014, subject to the conditions included as Attachment 2.

Option 2: Project Denial

Follow the procedures outlined below and deny the project, Case No. 14CDH-00000-00014, based upon the project's inconsistency with the Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan, and based on the inability to make the required findings.

The Commission's motion should include the following:

1. Make the required findings for denial of the project, included as Attachment 4 of this staff memorandum, including CEQA findings;
2. Determine that the denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270, as specified in Attachment 5; and
3. Deny the project, Case No. 14CDH-00000-00014.

Please refer back to staff if the Montecito Planning Commission takes other than the recommended actions for appropriate findings and conditions.

ATTACHMENTS

1. Findings for Approval
2. Coastal Development Permit with Conditions of Approval
3. Environmental Document: Notice of Exemption [§15301 & §15303]
4. Findings for Denial
5. Environmental Document: Notice of Exemption [§15270]
6. MBAR Approved Minutes - October 12, 2015
7. Proposed Plan Sheets

ATTACHMENT 1

Findings for Approval

ATTACHMENT 1

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

The Montecito Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures]. Please see the Notice of Exemption, included as Attachment 3 to the staff memo, dated March 3, 2016.

2.0 ADMINISTRATIVE FINDINGS

2.1 FINDINGS REQUIRED FOR ALL COASTAL DEVELOPMENT PERMITS

In compliance with Section 35-60.5 of the Article II Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

As discussed in Section 6.2 of the staff report, dated April 30, 2015, incorporated herein by reference, the Montecito Water District has issued a Certificate of Water Service Availability and the Montecito Sanitary District has issued a Sewer Service Availability Letter for the proposed new SFD on the subject parcel (Attachments E & F to the April 30, 2015 staff report). Access to the project site will continue to be provided via the existing driveway off of Channel Drive. Driveway dimensions and access will be in conformance with Montecito Fire Protection District specifications. Therefore, this finding can be made.

2.2 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

Findings required for Coastal Development Permit applications subject to Section 35-169.4.2. In compliance with Section 35-169.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2 the review authority shall first make all of the following findings:

2.2.1 The proposed development conforms:

- 1) **To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;**
- 2) **With the applicable provisions of this Article and/or the project falls within the limited exception allowed under Section 35-161.**

As revised, the project remains consistent with all applicable ordinances and policies as discussed in Sections 6.2 and 6.3 of the original staff report, dated April 30, 2015. The revisions that have been made to the project only serve to further enhance the project's compatibility with surrounding development. Therefore, the revised project continues to comply with all applicable policies of the Comprehensive Plan, including the Montecito Community Plan and Coastal Land Use Plan, as well as applicable provisions of the Article II Coastal Zoning Ordinance. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

2.2.2 The proposed development is located on a legally created lot.

The proposed development is located on a legal lot of record that is shown as lot 19 of the 1887 Recorded Map (Rack 1, Map 3), known as the Tract Map of the Montecito Land Company, as depicted on Assessor's Map Book 009, page 35, County of Santa Barbara. Therefore, this finding can be made.

2.2.3 The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal non-conforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).

As discussed in Section 6.3 of the staff report, dated April 30, 2015 and incorporated herein by reference, there are no zoning or building violations recorded against the subject parcel. Additionally, as conditioned, the subject property and proposed project are in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of Article II, Coastal Zoning Ordinance for the E-1 zone district. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

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 does not significantly obstruct public views from any public road or from a public recreation area to, or along the coast. The residence is on the mountain side of Channel Drive and does not obstruct views to or along the coast from Channel Drive or any other public road or viewing area. Additionally, although this finding relates to significant obstruction of public views to and along the coast, as noted in the Approved Minutes from the Montecito Board of Architectural Review's December 15, 2014 and October 12, 2015 hearings, the project does not block any views from the beach and retains public views of the mountains as viewed from Channel Drive (see Attachment D to the staff report, dated April 30, 2015 and Attachment 6 to the staff memo, dated March 3, 2016, respectively, both incorporated herein by reference). Therefore, this finding can be made.

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

As shown in Attachment D to the staff report, dated April 30, 2015, incorporated herein by reference, the MBAR reviewed the originally proposed development at the conceptual level on six separate occasions. At the hearing of December 15, 2014, the MBAR took a straw vote and determined that the project, as previously designed, was compatible with the neighborhood and would fit in nicely with the surrounding community. The revised project, which reduces the overall size and height of the proposed new dwelling, was reviewed by the MBAR on October 12, 2015, where it was determined to be in proper relationship with the size, bulk and scale of the surrounding neighborhood and appropriate to the size of the lot (see Attachment 4 to the staff memo, dated March 3, 2016 and incorporated herein by reference). Additionally, as a condition of approval, the project will require final review and approval by the MBAR prior to issuance of the Coastal Development Permit (see Condition #3, Attachment 2 to the staff memo, dated March 3, 2016 and incorporated herein by reference).

Additionally, as discussed in Section 6.2 of the staff report, dated April 30, 2015 and incorporated herein by reference, large homes on small lots make up the majority of dwellings throughout the immediate neighborhood. The existing two-story dwelling on the subject parcel is 3,802 square feet in total size (first floor: 3,136 sq. ft; second floor: 666 sq. ft.) and is approximately 31% over the maximum recommended floor area for the 0.44-acre lot. The revised new two-story dwelling currently will be 3,187 square feet in total size (first floor: 1,935 sq. ft; second floor: 1,252 sq. ft.) and will be approximately 9.9% over the maximum recommended floor area for the lot. Existing floor areas of some of the homes on surrounding parcels located on the same block as the subject parcel also exceed the maximum recommended floor area, ranging from 1% over to as much as 48% over. As such, the 9.9% overage falls within this range and is smaller than the existing dwelling on the lot. Therefore, this finding can be made.

2.2.6 The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan, including the Coastal Land Use Plan.

The proposed project does not impact public access to the beach along this area of the coast as the project site is not immediately adjacent to any public access points to the ocean and will not impede lateral access along the beach. Therefore, this finding can be made.

2.3 ADDITIONAL FINDINGS REQUIRED FOR SITES WITHIN THE MONTECITO COMMUNITY PLAN AREA

2.3.1 In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to approval or conditional approval of an application for a Coastal Development Permit on sites within the Montecito Community Plan area, the review authority shall first find for all development projects as development as defined in the Coastal Land Use Plan that the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

As discussed in Sections 6.2 and 6.3 of the staff report, dated April 30, 2015 and incorporated herein by reference, as proposed and conditioned, the project is in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable development standards of Article II, Coastal Zoning Ordinance for the E-1 zone district and all applicable standards of the Comprehensive Plan, including the Montecito Community Plan and the Coastal Land Use Plan. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

2.3.2 In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit on sites within the Montecito Community Plan area, the review authority shall first find for projects subject to discretionary review that the development will not adversely impact recreational facilities and uses.

The proposed project does not impact public access to the beach along this area of the coast as the project site is not immediately adjacent to any public access points to the ocean and will not impede lateral access along the beach. Therefore, this finding can be made.

ATTACHMENT 2

Coastal Development Permit
w/ Conditions of Approval



COASTAL DEVELOPMENT PERMIT NO.: 14CDH-00000-00014

Project Name: OLSTEN TRUST SFD DEMO-REBUILD, NEW GARAGE, CABANA & POOL
Project Address: 1154 CHANNEL DR, SANTA BARBARA, CA 93108
A.P.N.: 009-352-019
Zone: I-E-1

The Board of Supervisors hereby approves this Coastal Development Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

APPROVAL DATE: 7/19/2016

APPEALS:

The approval of this Coastal Development Permit may be appealed to the California Coastal Commission by the applicant, owner, any aggrieved person, or two members of the Coastal Commission. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either.

PROJECT DESCRIPTION SUMMARY: DEMOLITION OF EXISTING RESIDENCE & GARAGE; CONSTRUCTION OF NEW TWO STORY RESIDENCE; NEW DETACHED GARAGE; NEW CABANA; AND NEW POOL & LANDSCAPING. THE PROJECT WILL REQUIRE APPROX 500 CY OF GRADING. To receive additional information regarding this project and/or to view the application and/or plans, please contact J. Ritterbeck at 123 East Anapamu Street, Santa Barbara, by email (jritterb@co.santa-barbara.ca.us), or by phone ((805) 568-3509).

PROJECT SPECIFIC CONDITIONS: See Attachment A.

ASSOCIATED CASE NUMBERS: 16APL-00000-00007

PERMIT ISSUANCE: This Coastal Development Permit will be issued following the close of the appeal period, including the Coastal Commission appeal period, provided an appeal is not filed, or if appealed, the date of final action on the appeal which has the effect of upholding the approval of the permit. Issuance of this permit is subject to compliance with the following terms and conditions:

- 1. Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit, including an action on any appeal of this permit (Article II Section 35-181). The *Proof of Posting of Notice on Project Site* shall be signed and returned to the Planning and Development Department prior the issuance of the permit.
- 2. Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.
- 3. Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.
- 4. Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County, and an appeal of the approval of this permit has not been filed with the Coastal Commission within the 10 working days following the receipt of the County's Notice of Final Action on the project by the Coastal Commission. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred, including appeals filed with the Coastal Commission, which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.

5. **Other approvals.** Any other necessary approvals required prior to issuance of this Coastal Development Permit have been granted.

PERMIT EXPIRATION AND EXTENSION: This permit shall remain valid only as long as compliance with all applicable requirements of the Article II Coastal Zoning Ordinance and the permit continues, including the conditions of approval specific to this permit. Additionally:

1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (Article II Section 35-169).
2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (Article II Section 35-169).
3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period, including an appeal to the Coastal Commission, provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal, including an appeal to the Coastal Commission, which has the effect of upholding the approval (Article II Section 35-57B).

WORK PROHIBITED PRIOR TO PERMIT ISSUANCE: No work, development, or use intended to be authorized pursuant to this permit approval shall commence prior to issuance of this permit and/or any other required permit (e.g., building permit).

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all conditions and terms thereof. Undersigned permittee also acknowledges that issuance of this permit for this project does not allow construction or use outside of the project description, not shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

Print name

Signature

Date

Coastal Development Permit Approval By:

Chair, Board of Supervisors

Date

PERMIT ISSUANCE: The permit shall be issued and deemed effective on the date signed and indicated below.

Planning and Development Department Issuance By:

Planner

Date

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the July 19, 2016 hearing exhibits, and all conditions of approval set forth below, and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence and 520 square foot attached garage, and construction of a new 3,187 square foot, two story single family dwelling with the first floor being approximately 1,935 square feet, the second floor being approximately 1,252 square feet, and with an 881 square foot basement, a new detached garage of approximately 680 square feet, and a new detached pool cabaña of approximately 570 square feet. The project would require approximately 500 cubic yards of cut, 100 cubic yards of fill, and 400 cubic yards of export. The parcel will continue to be served by the Montecito Water District, the Montecito Fire Department, and Montecito Sanitary District. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to the BAR approved plans associated with case no. 14BAR-00000-00082.
TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of this Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to building inspection staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 4. Aest-10 Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10:00 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for MBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to design review approval and prior to issuance of this Coastal Development Permit. P&D planner shall review Building plans for compliance as well. Building & Safety inspection staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to final occupancy clearance.
- 5. Bio-10 Storm Water BMPs:** To minimize pollutants impacting downstream waterbodies or habitat, the parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property.

PLAN REQUIREMENTS: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans.

TIMING: The plans and maintenance program shall be submitted to P&D for approval prior to approval of first grading or building permit.

MONITORING: Building inspection staff shall site inspect for installation prior to Final Building Inspection Clearance.
- 6. Bio-20a Equipment Washout:** The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site weekly. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all site plans for zoning and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: B&S inspection staff shall ensure compliance prior to and throughout construction.
- 7. CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to

evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to approval of first grading or building permit and B&S inspection staff shall spot check in the field throughout grading and construction.

- 8. Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors shall spot check and respond to complaints.

- 9. Parking-02 Onsite Construction Parking:** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for building and grading permits.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of first grading or building permit. This restriction shall be maintained throughout construction.

MONITORING: Building and Safety inspection staff shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

- 10. WatCons-03 Water Conservation in Landscaping:** The project is subject to the California Water Conservation in Landscaping requirements. The Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a [Residential Water Authorization Supplemental application or Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area].

TIMING: The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of this Coastal Development Permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

MONITORING: Building inspection staff shall check in the field prior to Final Building Inspection Clearance.

County Rules and Regulations

11. **Rules-02 Effective Date:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
12. **Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
13. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
14. **Rules-10 CDP Expiration:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Montecito Planning Commission. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Montecito Planning Commission may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
15. **Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
16. **Rules-23 Processing Fees Required:** Prior to approval of first Grading or Building permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
17. **Rules-28 NTPO Condition:** A recorded Notice to Property Owner document is necessary to ensure that the pool cabana is only for its permitted uses.
TIMING: The property owner shall sign, record, and provide P&D with a copy of the document prior to issuance of this Coastal Development Permit.
18. **Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated June 27, 2014.

19. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are 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.
20. **Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
21. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or 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 project. In the event that the County fails promptly to notify the Owner / 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.
22. **Rules-35 Limits:** This approval does not confer legal status on any existing structure(s) or use(s) on the property unless specifically authorized by this approval.
23. **Rules-37 Time Extensions:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / 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.

ATTACHMENT 3

Environmental Document
- Notice of Exemption -

**ENVIRONMENTAL DOCUMENT
NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, 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: 009-352-019

Case Nos.: 14CDH-00000-00014

Location: 1154 Channel Drive, Montecito, CA 93108

Project Title: Olsten Trust Single-family Dwelling Demo-Rebuild, New Garage, Cabaña & Pool

Project Description: The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence and 520 square foot attached garage, and construction of a new 3,187 square foot, two story single family dwelling with the first floor being approximately 1,935 square feet, the second floor being approximately 1,252 square feet, and with an 881 square foot basement, a new detached garage of approximately 680 square feet, and a new detached pool cabaña of approximately 570 square feet. The project would require approximately 500 cubic yards of cut, 100 cubic yards of fill, and 400 cubic yards of export. The parcel will continue to be served by the Montecito Water District, the Montecito Fire Department, and Montecito Sanitary District. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Olsten Montecito Trust, Property Owner

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption(s)
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections: The project can be found exempt from environmental review based upon Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings:

The project can be found exempt from environmental review based upon Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15301(*l*) exempts the demolition and removal of individual small structures. Specifically, subsection (*l.1*) exempts the demolition of one single-family dwelling, and subsection (*l.4*) exempts the demolition of accessory structures including: garages, carport, patios, swimming pools and fences. The current project proposes demolition of an existing 3,802 square foot two-story residence and 520 square foot attached garage, as well as the existing in-ground swimming pool and would therefore fall within the scope of this exemption.

Section 15303(*a&e*) exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, subsection (*a*) exempts the construction of one single-family residence, and subsection (*e*) exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes the construction of a new 3,187 square foot, two-story single-family dwelling with an 881 square foot basement, a new 680 square foot detached three-car garage, a new detached 570 square foot pool cabana, and a new swimming pool and would therefore fall within the scope of this exemption.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

There are no designated or mapped environmental sensitive habitat (ESH), biological or cultural resources or other resources of hazardous or critical concern located in or within close proximity to the area of the proposed project. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated from the project site by existing dwellings and roads. Impacts associated with the project would be insignificant as all proposed development would be located on already disturbed portions of the site and all exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order to minimize any impacts off-site. Therefore, this exception to categorical exemption 15303 would not apply.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project is for the construction of a new 3,187 square foot, two-story single-family dwelling with an 881 square foot basement, a new 680 square foot detached three-car garage, a new detached 570 square foot pool cabana, and a new swimming pool on a legal lot of record. The proposed development meets all applicable criteria of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan. The proposed project would create no significant impacts to protected resources. Additional minor structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity would not result in a cumulatively significant impact. Therefore, this exception to the categorical exemptions does not apply.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no designated or mapped sensitive biological, cultural, or other environmental resources or any other resources of hazardous or critical concern located in or within close proximity to the area of the proposed development. Additionally, all proposed development would be located on portions of the subject parcel that are already developed. Furthermore, the circumstances under which the proposed project is requested and under which construction is proposed are not unusual. The proposed project consists of typical residential development and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated by existing dwellings and roads. Therefore, this exception to the categorical exemptions would not apply.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed project would not cause damage to any designated scenic resources and there is no development proposed within a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemptions is not applicable to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the categorical exemptions does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: J. Ritterbeck, Planner

Phone #: (805) 568-3509

_____/_____/_____
Signature: Department/Division Representative Date

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Hearing Support Staff
Project file (when P&D permit is required)
Date Filed by County Clerk: _____

ATTACHMENT 4

Findings for Denial

ATTACHMENT 4

- FINDINGS FOR DENIAL -

1.0 CEQA FINDINGS

Find that CEQA does not apply to the denial of the project pursuant to CEQA Guidelines Section 15270 [Projects Which are Disapproved].

2.0 ADMINISTRATIVE FINDINGS

In order for a Coastal Development Permit for new development to be approved, the proposed development must comply with all applicable requirements of Article II of the Coastal Zoning Ordinance and with all policies of the County Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan. As proposed, the following required findings of Article II cannot be made. Only findings that cannot be made are discussed below:

2.1 The proposed development conforms:

- 1) To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;
- 2) With the applicable provisions of this Article and/or the project falls within the limited exception allowed under Section 35-161.

The proposed project will not be in compliance with all applicable development policies of the Montecito Community Plan. The amount of glazing from the proposed windows would conflict with development policy LU-M-2.2, which states that lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community. In addition, the increased size, bulk, scale, and orientation of the proposed second story as compared to the current residence would increase the visibility of the residence from Channel Drive in conflict with Policy LU-M-2.1 of the Montecito Community Plan, which states that new structures shall be designed to minimize their visibility from public roads. Moreover, the impacts to public views of the Santa Ynez mountain range from the increased size, bulk, scale and orientation of the proposed second story of the new dwelling would conflict with development policy VIS-M-1.3, which states that development of property should minimize impacts to open space views as seen from public roads and viewpoints. Therefore, this finding cannot be made.

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

The project proposes to demolish the existing single-family dwelling and construct a new dwelling on the lot. As designed, the proposed second story of the new home would nearly double the size of the existing 666 square foot second story of the current dwelling on the lot. The increased size and configuration of the proposed 1,252 square foot second story will significantly obstruct public views of the Santa Ynez Mountains as seen from Channel Drive, a public road. Therefore, this finding cannot be made.

2.3 In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to approval or conditional approval of an application for a Coastal Development Permit on sites within the Montecito Community Plan area, the review authority shall first find for all projects defined as development in the Coastal Land Use Plan, that the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

The proposed project will not be in compliance with all applicable development policies of the Montecito Community Plan. The amount of glazing from the proposed windows would conflict with development policy LU-M-2.2, which states that lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community. In addition, the increased size, bulk, scale, and orientation of the proposed second story as compared to the current residence would increase the visibility of the residence from Channel Drive in conflict with Policy LU-M-2.1 of the Montecito Community Plan, which states that new structures shall be designed to minimize their visibility from public roads. Moreover, the impacts to public views of the Santa Ynez mountain range from the increased size, bulk, scale and orientation of the proposed second story of the new dwelling would conflict with development policy VIS-M-1.3, which states that development of property should minimize impacts to open space views as seen from public roads and viewpoints. Therefore, this finding cannot be made.

ATTACHMENT 5

Environmental Document
- Notice of Exemption -

ATTACHMENT 5

ENVIRONMENTAL DOCUMENT: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, 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: 009-352-019

Case Nos.: 14CDH-00000-00014

Location: 1154 Channel Drive, Montecito, CA 93108

Project Title: Olsten Trust Single-family Dwelling Demo-Rebuild, New Detached Garage, Cabana & Pool

Project Description: The proposed project is for a Coastal Development Permit to allow the demolition of an existing 3,802 square foot single-family dwelling and 520 square foot attached garage and the construction of a new 3,187 square foot single-family dwelling with a 881 square foot basement, a new 680 square foot detached garage, a new detached pool cabana of approximately 570 square feet and a new pool. The property is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District.

Name of Public Agency Denying Project: County of Santa Barbara

Name of Person / Agency Proposing Project: Olsten Montecito Trust, Property Owner

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption(s)
- Emergency Project
- Declared Emergency

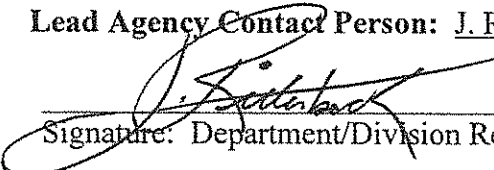
Cite specific CEQA and/or CEQA Guideline Sections:

The denial of the project can be found exempt from environmental review based upon Section 15270 [Projects Which Are Disapproved] of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings:

CEQA does not apply to a project which a public agency rejects or disapproves.

Lead Agency Contact Person: J. Ritterbeck, Planner Phone #: (805) 568-3509


Signature: Department/Division Representative

3/3 / 2016
Date

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT 6

Approved MBAR Minutes
October 12, 2015

Olsten Montecito Trust

7. 14BAR-00000-00082 SFD Demo-Rebuild, New Garage & Cabana 1154 Channel Drive
14CDH-00000-00014 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Kelly Teich, architect for the owner, Olsten Montecito Trust, to consider Case No. 14BAR-00000-00082 for further conceptual review of a new 3,187 square foot, two story single-family dwelling with the first floor being approximately 1,935 square feet, the second floor being approximately 1,252 square feet, and with an 881 square foot basement, a new detached garage of approximately 680 square feet, and a new detached pool cabaña of approximately 570 square feet. The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,802 square feet total (to be demolished) and an attached garage of approximately 520 square feet (to be demolished). The proposed project will require 500 cubic yards of cut and 100 cubic yards of fill. The property is a 0.44-acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 5/5/14, 8/25/14, 10/6/14 11/3/14, 12/1/14, 12/15/14, 9/28/15) (Appearance by Kelly Teich)

Public Comments:

1. Susan Petrovich
2. Michael Hair
3. Derek Westen
4. Sophie Calvin
5. Bob Collector
6. Jane & Paul Orfalea- letter
7. Tom Sturgess - letter

MBAR Comments:

1. MBAR appreciates that mass, height, scale, and window glazing have been reduced.
2. MBAR does not believe that project blocks mountain views given trees behind and the existing home.
3. Architecture is well designed and has been improved by the redesign and proposed landscaping.
4. MBAR's main concern is the privacy of neighbors and lighting impacts to neighbors from extent of glazing on north elevation – architect to restudy.
5. One MBAR member does not support the contemporary architectural style and believes the project should be more compatible with the Biltmore. Rest of MBAR supports the contemporary architectural style.
6. The FAR has been reduced relative to the existing home and the prior design.
7. MBAR appreciates reduction in basement square footage.
8. Landscape is well designed, though trees should be smaller to reduce neighbor view impacts.
9. One member suggested the use of glazing material that would reduce the lantern effect.
10. MBAR took straw polls as follows: 4 members favor the architectural style (one against); 5 members support the mass, bulk, and scale; 4 members support the amount of glazing along Channel Drive (one against); and 5 members believe the project protects public views.

The project received comments only. The project may return for preliminary approval after it returns from the Montecito Planning Commission. (Watson absent, Cung abstained from the discussion).

ATTACHMENT 7

Proposed Plan Sheets

Grabowski-Olsten Residence - Montecito Planning Commission Hearing #3

GENERAL NOTES

1. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

2. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

3. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

4. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

5. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

6. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

7. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

8. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

9. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

10. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

ENERGY NOTES

1. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

2. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

3. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

4. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

5. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

6. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

7. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

8. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

9. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

10. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

MONTECITO BAR STATISTICS TABLE

Bar Statistics Table for Historical Projects. The number of bars is shown in the table below.

Year	Number of Bars
2010	1
2011	1
2012	1
2013	1
2014	1
2015	1
2016	1
2017	1
2018	1
2019	1
2020	1
2021	1
2022	1
2023	1
2024	1
2025	1
2026	1
2027	1
2028	1
2029	1
2030	1

PROJECT PARTICIPANTS

Owner: Denis Grabowski, Trust
1320 Ocean View Road, Suite 1
Santa Barbara, CA 93108

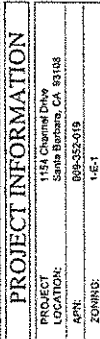
Architect: PC Warner Architects, Inc.
1320 Ocean View Road, Suite 1
Santa Barbara, CA 93108
Tel: (805) 562-3797

Landscape Architect: NMA, Terra2 Landscape Architects
1477 16th Street, Suite 214
Santa Barbara, CA 93101
Tel: (805) 964-0926

Surveyor: Prober Land Surveyors
112 S. Mission Street, Suite 101
Santa Barbara, CA 93101
Tel: (805) 964-0926

PROJECT DESCRIPTION

Demolition of an existing 3,600 S.F. (6871 sq. ft.) two-story family residence and construction of a new 6,000 S.F. (5,580 sq. ft.) two-story family residence. Construction of new 3,187 S.F. (2,947 sq. ft.) two-story family residence. Demolition of existing 2-car garage, 570 S.F. detached Cotano, and 881 S.F. basement.



PROJECT INFORMATION

PROJECT LOCATION: 1154 Channel Drive, Santa Barbara, CA 93108

APN: 088-355-019

ZONING: U-5-C1

DISTRICT: Supremational District 1

USE: Single Family Dwelling

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-N

FACEL SIZE: 0.44 Acres (19,166.4 sq. ft.)

AREAS: Montecito Coastal

SHEET INDEX

Sheet No.	Description
A0.0	Cover Sheet
A0.1	Topographic Survey / Existing Site Plan
A0.2	Existing Floor Plans & Elevations
U.0	Site Plan / Landscape Plan
A2.0	Floor Plans
A4.0	Exterior Elevations

PROJECT STATISTICS

EXISTING Net Building Square Footage (TO REMOVE)

Existing Residence	3,187 sq. ft.
2nd Floor	486 sq. ft.
TOTAL	3,882 sq. ft.

Existing Accessory Structures

Garage (detached)	570 sq. ft.
Cotano (Proposed)	1,269 sq. ft.
TOTAL	1,839 sq. ft.

PROPOSED Net Building Square Footage

Proposed Residence	1,839 sq. ft.
1st Floor	1,275 sq. ft.
2nd Floor	564 sq. ft.
TOTAL	3,187 sq. ft.

Proposed Accessory Structures

Garage (Detached)	669 sq. ft.
Cotano (Proposed)	570 sq. ft.
TOTAL	1,239 sq. ft.

Basement 881 sq. ft.

PROPOSED Building Height 22'-0" A.F.F.

PROPOSED Earthwork

Cut	~500 cubic yards
Fill	~100 cubic yards
Import	0 cubic yards
Export	400 cubic yards

CODE COMPLIANCE

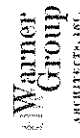
THESE PLANS ARE IN COMPLIANCE WITH THE PRESENT ZONING ORDINANCE OF THE COUNTY OF SANTA BARBARA COASTAL ZONING ORDINANCE ARTICLE R OF CHAPTER 35 SANTA BARBARA COUNTY CODE.

LOT COVERAGE CALC.

Lot Coverage Calculation details, including lot area and proposed building footprint.

AGENCY APPROVALS

Agency	Approval Status	Comments
City of Montecito	Approved	
County of Santa Barbara	Approved	
State of California	Approved	
Local Agencies	Approved	



Warner Group
ARCHITECTS, INC.
1150 J. Cowan Village Road
Santa Barbara, CA 93108
Tel: (805) 562-3797
Fax: (805) 562-3797
Website: www.warnergroup.com

Grabowski-Olsten Residence
1154 Channel Drive
Santa Barbara, CA 93108
Montecito Planning Commission Submittal 03-23-2016

Project No.	2315
Sheet No.	A0.0
Date	Feb. 24, 2016

A0.0

Date	Description

Topographic Survey	
Project No.	1115
Client	SDP
Date	Feb. 22, 2016



THE USE OF THIS PLAN AND SPECIFICATION IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO OTHER REPRODUCTION OR PUBLICATION BY ANY MEANS IN ANY FORM IS AUTHORIZED.

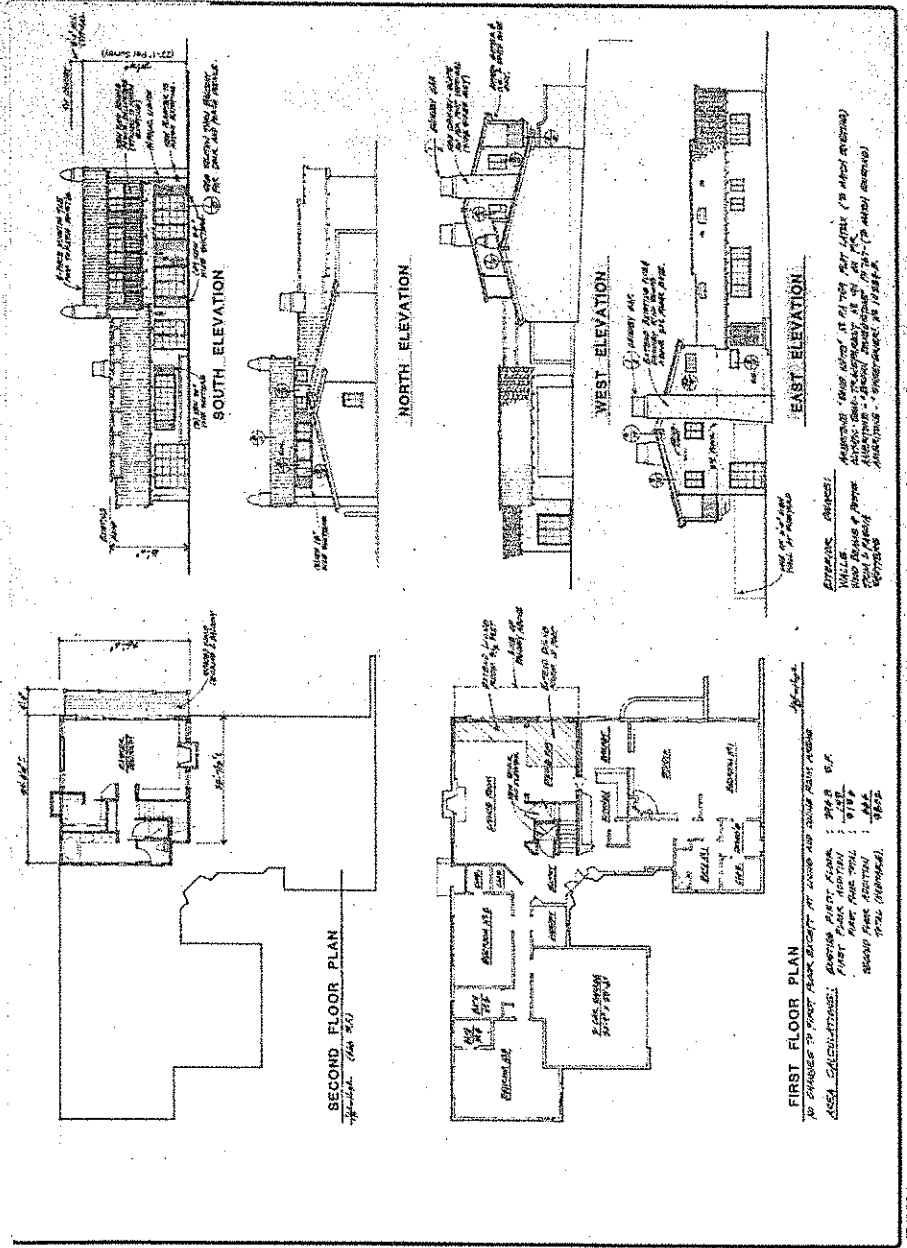
Date	Description

Existing Plans and Elevation	
Project No.	21116
Sheet No.	17 - 10307
Date	06.22.2016
Scale	AS SHOWN

A0.2

Joseph Grabowski Architects

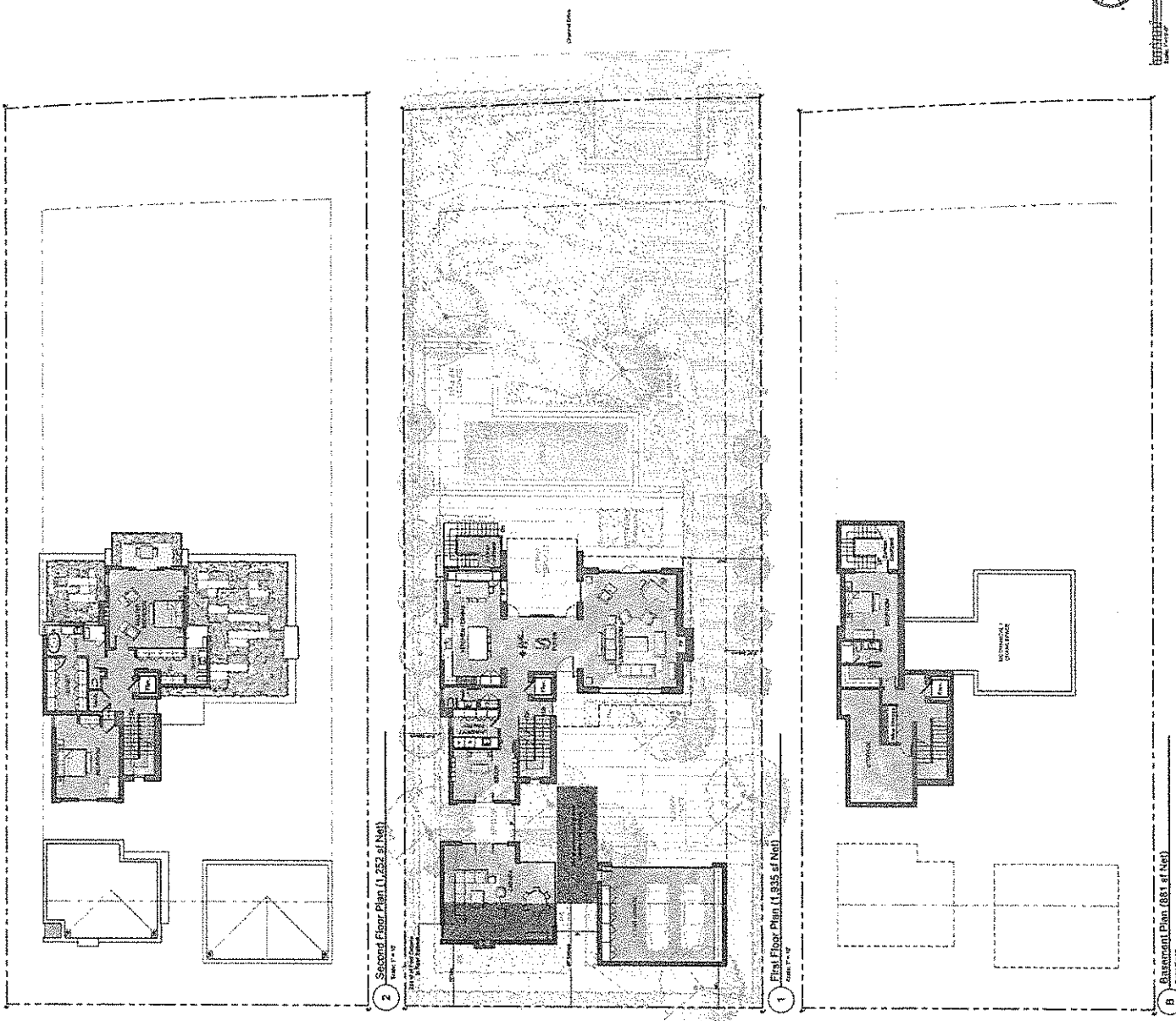
Remodel and Addition to
CHASE RESIDENCE
 1154 Channel Drive, Montecito, California



THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT OR AN ARCHITECT UNDER HIS OR HER SUPERVISION AND TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THESE PLANS.

Date	Description

Project Data	
Project No.	
Project Name	
Client	
Phase	
Date	03.23.2016



2 Second Floor Plan (0,252 sq Net)
Scale: 1/8" = 1'-0"

1 First Floor Plan (1,935 sq Net)
Scale: 1/8" = 1'-0"

B Basement Plan (881 sq Net)
Scale: 1/8" = 1'-0"

Project No.	21315
Client No.	1154
Issue	1
Date	Feb. 22, 2016
Scale	1" = 10'-0"
Drawn By	[Signature]
Checked By	[Signature]
Building Elevations	
Sheet Title	
Sheet No.	
Scale	
Author	
Reviewer	
Checker	
Appr.	
Proj. Mgr.	
Arch. Firm	
Date	
Description	

A4.0

Grabowski-Olsten Residence
 1154 Channel Drive
 Santa Barbara, CA 93108
 Montecito Planning Commission Submittal 03-23-2016

Warner Group
 ARCHITECTS, INC.
 1252 J Coast Village Road
 Santa Barbara, CA 93108
 Phone: (805) 965-2198
 Fax: (805) 965-2197
 Website: www.warnergrp.com

Key Notes

<input type="checkbox"/>	Exterior Architectural Components
<input type="checkbox"/>	Smooth Finish White Plaster with Colored Grout
<input type="checkbox"/>	Plaster "Open Mesh" System
<input type="checkbox"/>	Hard On Stone Siding
<input type="checkbox"/>	Interior Plaster and Finish System (same White or Blue)
<input type="checkbox"/>	Wood Slat Finishes w/ Plaster
<input type="checkbox"/>	Elemental Tones (Architectural Finishes)
<input type="checkbox"/>	3" Tapered Slats (Hard Hat)
<input type="checkbox"/>	Plaster Chiping (Architectural Finishes)

