

# Neighborhood Overview



# Size Guideline Analysis

## APPENDIX ANALYSIS OF APPLICANT DATA AND STATISTICS

### Data Manipulation

Although the corrected calculations discussed above technically follow the Guidelines, they reflect the applicant's dishonest manipulation of the figures. For the first case, MBAR miscalculation, the applicant concluded that the proposed project would have a size of 7,161 sq. feet and that the project was 17% over the size Guidelines. The MBAR repeatedly told the applicant that the site, bulk, setback and parking were too great and had to be significantly reduced.

For the third meeting, the applicant finally made a change. He deleted the plans for three second floor bedrooms and the connecting hallway as unutilized "space," so that their area (about 693 sq. ft.) would not count in the size calculations. Technically, this lowered the percentage by which the project exceeded the size Guidelines from 17% to 12.7%. But since the "change" was primarily to leave rooms unfinished, without equitably altering the structure, the change did not materially correct the meeting, size, bulk and setback of the project.

If we add back in the square footage of the bedrooms and hallway room labeled as "area," but whose mass bulk and setback essentially remain in the plan, the project would be 22% over the Guidelines.<sup>1</sup>

Address	Area Actual	Number of Units	Guidelines	Percent Over Guidelines
212215 B	7,477	116	6,400	16%
212115 B	7,481	116	6,400	16%
600 MILL	7,801	116	6,400	21%
615 MILL	7,801	116	6,400	21%
620 MILL	7,801	116	6,400	21%
625 MILL	7,801	116	6,400	21%
630 MILL	7,801	116	6,400	21%
635 MILL	7,801	116	6,400	21%
640 MILL	7,801	116	6,400	21%
645 MILL	7,801	116	6,400	21%
650 MILL	7,801	116	6,400	21%
655 MILL	7,801	116	6,400	21%
660 MILL	7,801	116	6,400	21%
665 MILL	7,801	116	6,400	21%
670 MILL	7,801	116	6,400	21%
675 MILL	7,801	116	6,400	21%
680 MILL	7,801	116	6,400	21%
685 MILL	7,801	116	6,400	21%
690 MILL	7,801	116	6,400	21%
695 MILL	7,801	116	6,400	21%
700 MILL	7,801	116	6,400	21%
705 MILL	7,801	116	6,400	21%
710 MILL	7,801	116	6,400	21%
715 MILL	7,801	116	6,400	21%
720 MILL	7,801	116	6,400	21%
725 MILL	7,801	116	6,400	21%
730 MILL	7,801	116	6,400	21%
735 MILL	7,801	116	6,400	21%
740 MILL	7,801	116	6,400	21%
745 MILL	7,801	116	6,400	21%
750 MILL	7,801	116	6,400	21%
755 MILL	7,801	116	6,400	21%
760 MILL	7,801	116	6,400	21%
765 MILL	7,801	116	6,400	21%
770 MILL	7,801	116	6,400	21%
775 MILL	7,801	116	6,400	21%
780 MILL	7,801	116	6,400	21%
785 MILL	7,801	116	6,400	21%
790 MILL	7,801	116	6,400	21%
795 MILL	7,801	116	6,400	21%
800 MILL	7,801	116	6,400	21%
805 MILL	7,801	116	6,400	21%
810 MILL	7,801	116	6,400	21%
815 MILL	7,801	116	6,400	21%
820 MILL	7,801	116	6,400	21%
825 MILL	7,801	116	6,400	21%
830 MILL	7,801	116	6,400	21%
835 MILL	7,801	116	6,400	21%
840 MILL	7,801	116	6,400	21%
845 MILL	7,801	116	6,400	21%
850 MILL	7,801	116	6,400	21%
855 MILL	7,801	116	6,400	21%
860 MILL	7,801	116	6,400	21%
865 MILL	7,801	116	6,400	21%
870 MILL	7,801	116	6,400	21%
875 MILL	7,801	116	6,400	21%
880 MILL	7,801	116	6,400	21%
885 MILL	7,801	116	6,400	21%
890 MILL	7,801	116	6,400	21%
895 MILL	7,801	116	6,400	21%
900 MILL	7,801	116	6,400	21%
905 MILL	7,801	116	6,400	21%
910 MILL	7,801	116	6,400	21%
915 MILL	7,801	116	6,400	21%
920 MILL	7,801	116	6,400	21%
925 MILL	7,801	116	6,400	21%
930 MILL	7,801	116	6,400	21%
935 MILL	7,801	116	6,400	21%
940 MILL	7,801	116	6,400	21%
945 MILL	7,801	116	6,400	21%
950 MILL	7,801	116	6,400	21%
955 MILL	7,801	116	6,400	21%
960 MILL	7,801	116	6,400	21%
965 MILL	7,801	116	6,400	21%
970 MILL	7,801	116	6,400	21%
975 MILL	7,801	116	6,400	21%
980 MILL	7,801	116	6,400	21%
985 MILL	7,801	116	6,400	21%
990 MILL	7,801	116	6,400	21%
995 MILL	7,801	116	6,400	21%
1000 MILL	7,801	116	6,400	21%

### Calculation if unfinished bedrooms and hallway are included

600 MILL	7,801	116	6,400	22%
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<sup>1</sup> The revised design did lower a portion of the total line on the north portion of the house, which is an improvement. But the change is not terribly significant, and that portion of the house, facing Soledad case Lane, has the largest impact on the neighbors.

<sup>2</sup> The architectural plan data clearly show that the applicant not only marked some areas "unutilized" to lower the size calculation, but increased some other areas. If the bedroom space labeled "unutilized" is added back in, the resulting house is somewhat larger than the site plan, among the setbacks, room 19 is 22% .

View from 2224 East Valley Road—Draine Home



View from 625 Stonehouse Lane—Purkait Home



# 660 Stonehouse Lane



## Decker Marketing Flyer



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**\$2,495,000**

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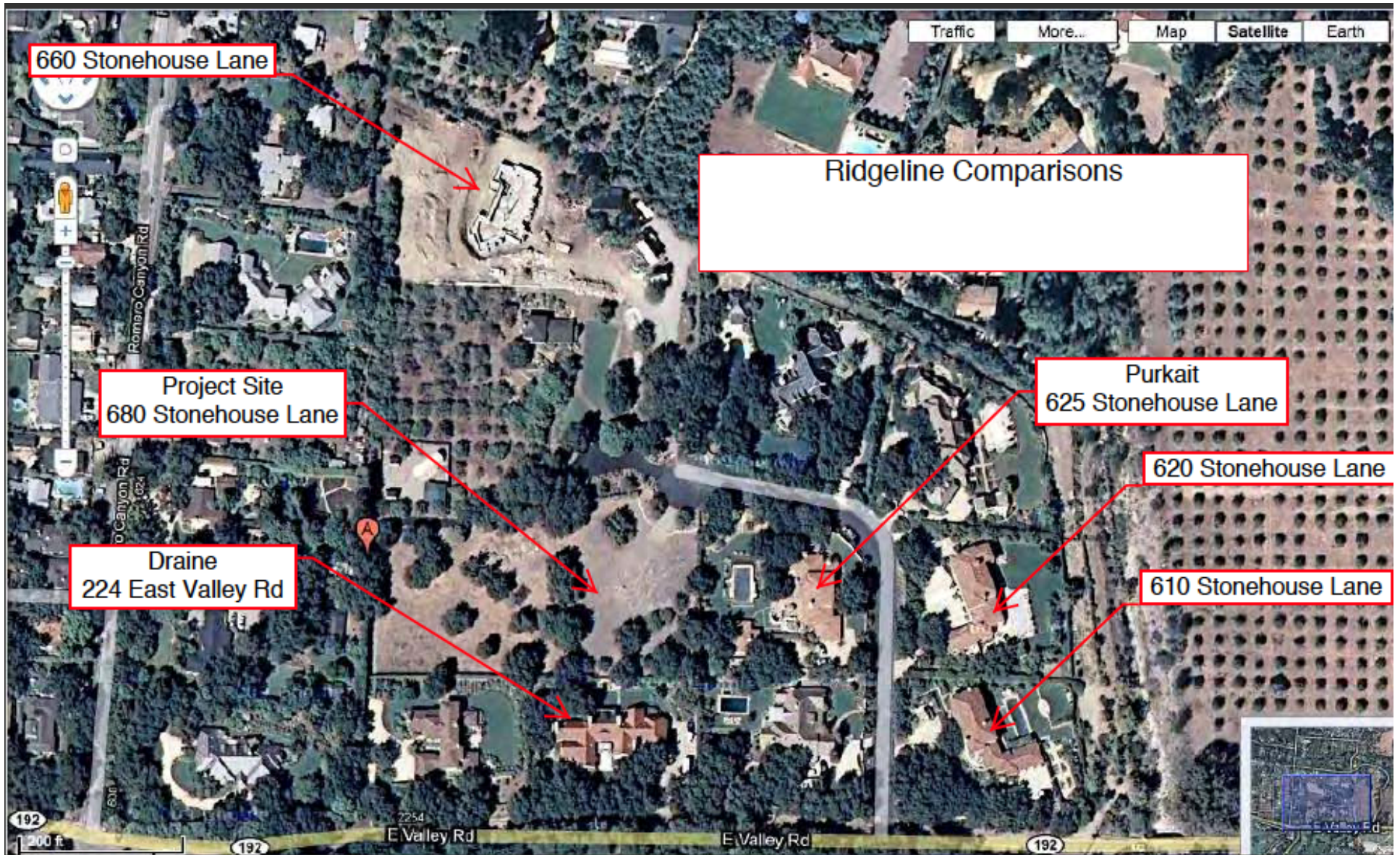
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Applicant Story Poles Showing Finished Floor

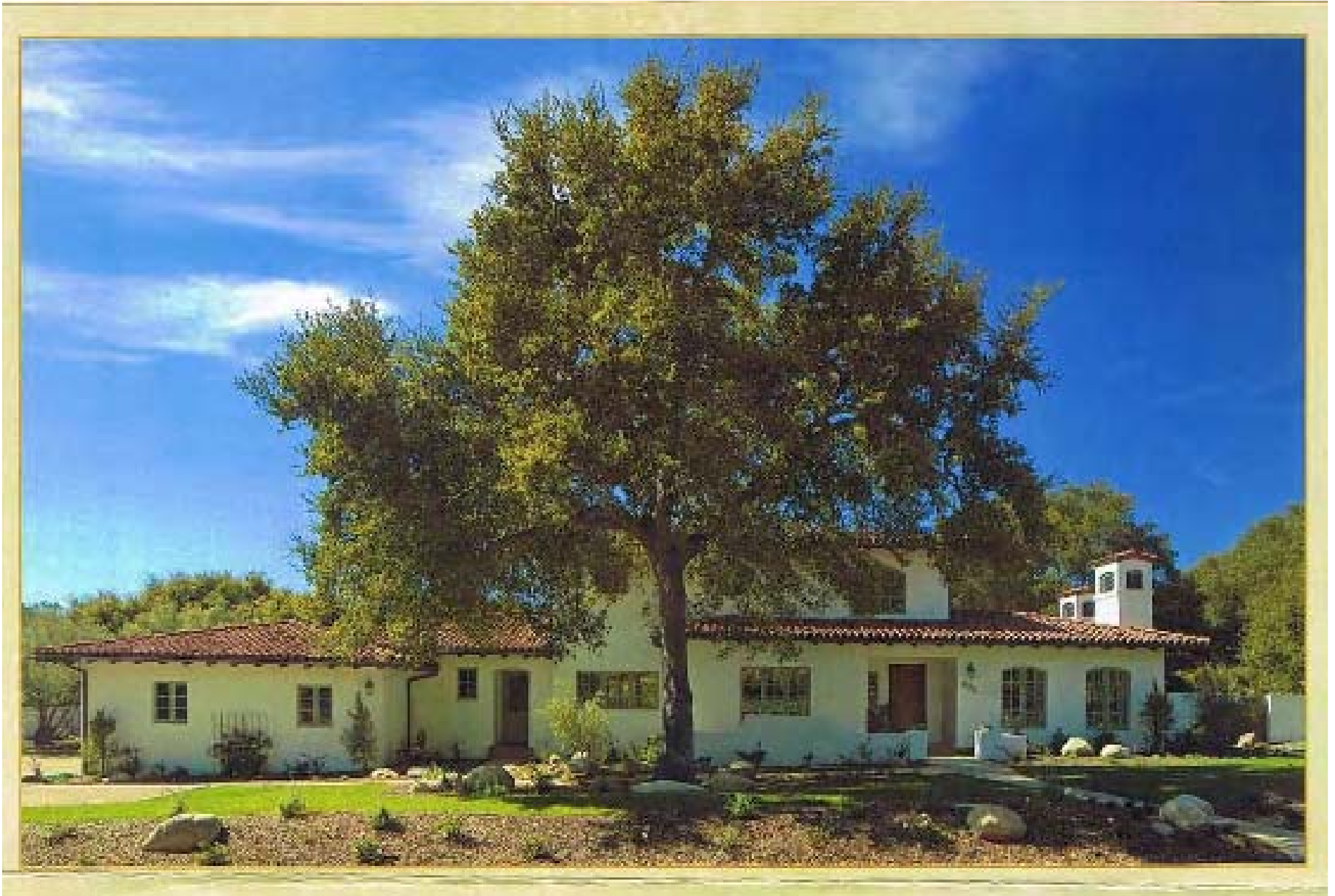


# Ridgeline Comparisons

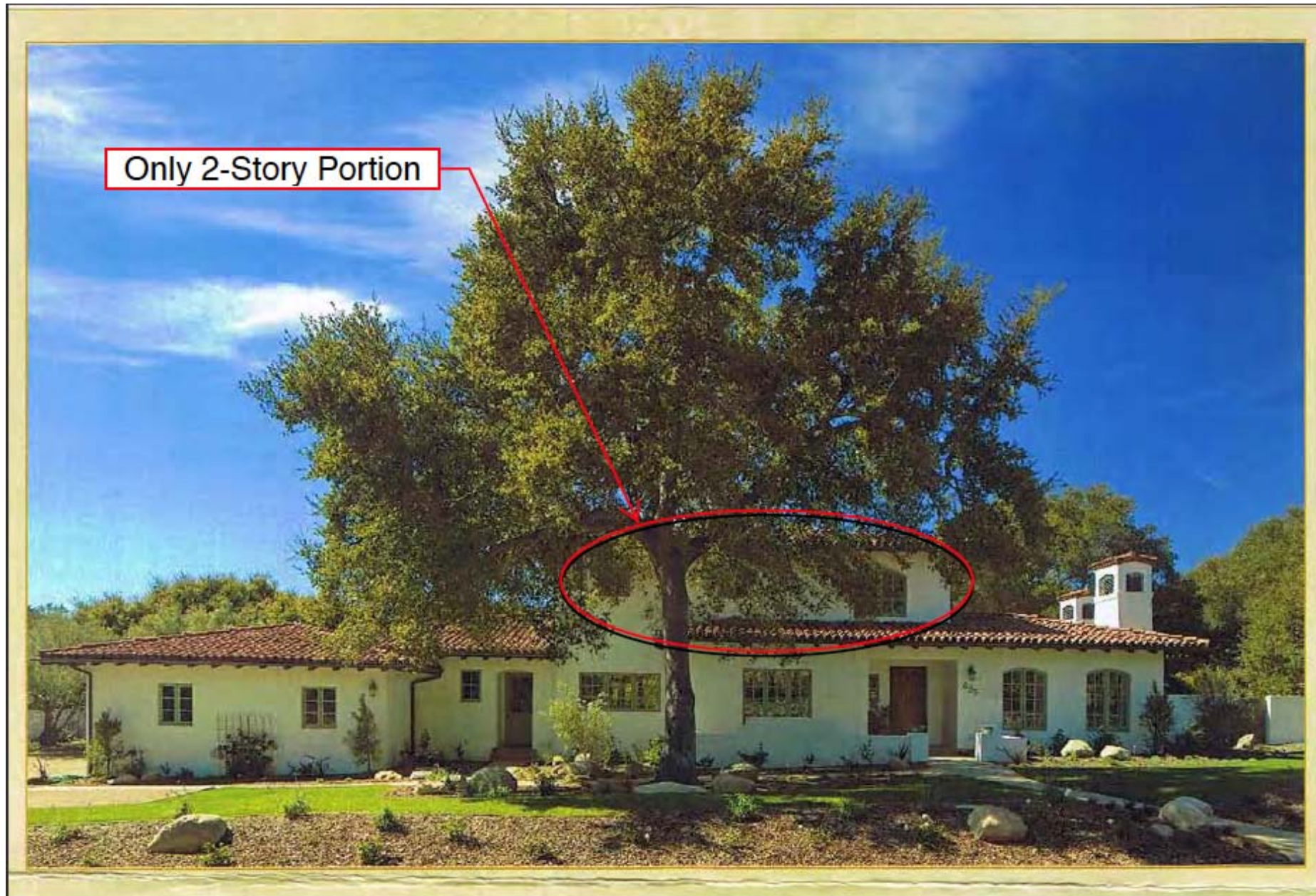




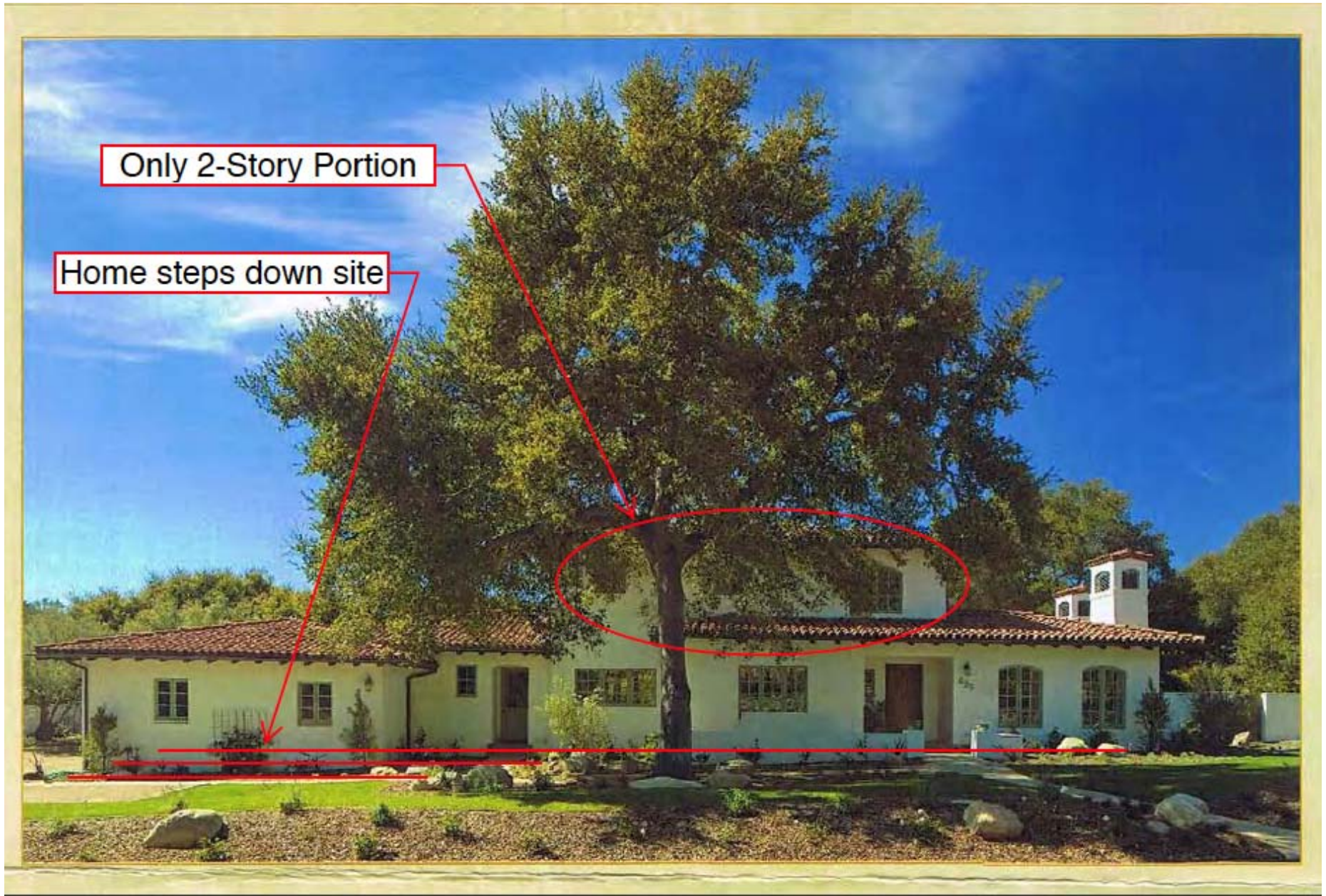
625 Stonehouse Lane—Purkait Home



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625 Stonehouse Lane—Purkait Home



Only 2-Story Portion

Home steps down site