

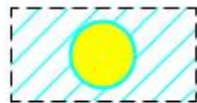
Mindy Wolfe, Attorney

**1154 CHANNEL DRIVE  
MONTECITO PLANNING COMMISSION  
MARCH 23, 2016 HEARING**

# Neighbors for Better Project

1. Michael Hair (1169 Hill Road, 1162 Channel Drive & 1174 Channel Drive)
2. Tom Sturgess (1159 Hill Road)
3. Eric Stille (1155 Hill Road)
4. Hayim and Julie Abulafia (1132 Channel Drive)
5. John Sanford (1115 Hill Road)
6. Ned Quakenbush (1120 Hill Road)
7. David and Patti Cornwall (1126 Hill Road)
8. Bill Medel (1180 Channel Drive)

# Neighbors in opposition to this project



Neighbor in opposition

# Community for a Better Project

1. Michelle Isom (1905 San Leandro)
2. Noah benShea (40 year Montecito Resident)
3. Maureen McDermut (Montecito Resident)
4. Bob Collector (20 year Montecito Resident)

# **MONTECITO COMMUNITY PLAN**

**GOAL LU-M-1: In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.**



**1159 Hill Road / from Sturgess deck**



**Existing Residence**

**6A**

**1159 Hill Road / from Sturgess deck**



**Proposed two-story residence**

**6B**

- **GOAL LU-M-2: Preserve Roads As Important Aesthetic Elements That Help To Define The Semi-Rural Character Of The Community. Strive To Ensure That All Development Along Roads Is Designed In A Manner That Does Not Impinge Upon The Character Of The Roadway.**



**Policy LU-M-2.1:** New structures shall be designed, sited, graded and landscaped in a manner which minimizes their visibility from public roads.

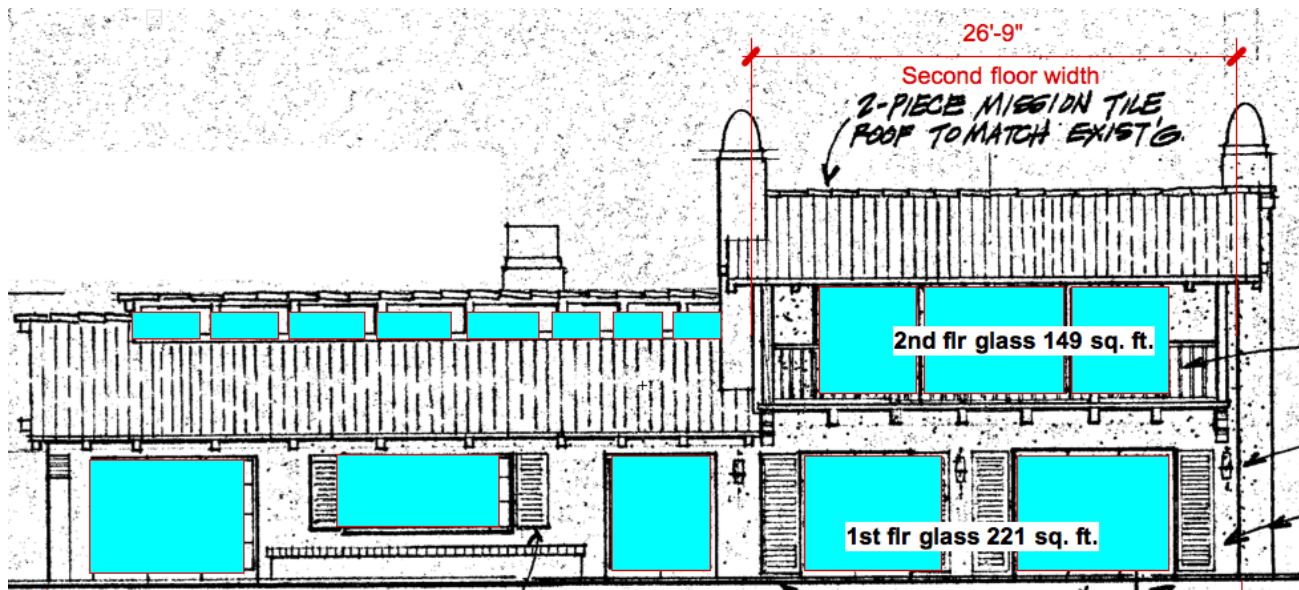
**Policy LU-M-2.2:** Lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community.

# Reasons to deny this project

- Fails to meet 1<sup>st</sup> goal of the Montecito Community Plan
- Does not protect residential privacy
- Does not protect Public Mountain Views
- Does not protect private views of the ocean and mountains to the maximum extent feasible as mandated under the Montecito Community Plan
- Lacks Neighbor and Community Support

**SOPHIE CALVIN**

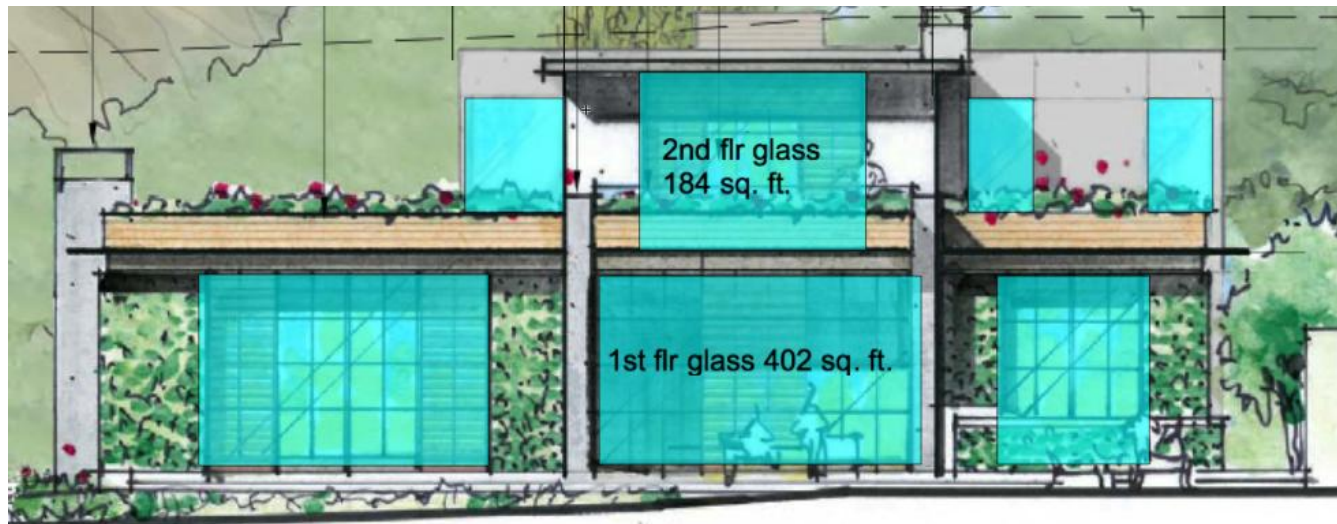
Agent for Mr. and Mrs. Michael Hair



Total south facing glass = 370 sq. ft.

Existing South Elevation

**82% increase in first floor glass**  
**23% increase in second floor glass**



South facing glass = 586 sq. ft.





25' ABOVE FINISH

South Elevation

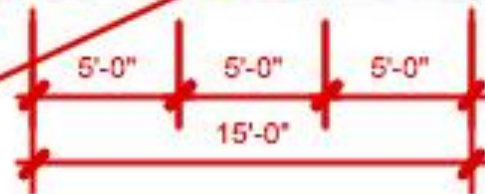


**LANTERN EFFECT**





No shutters shown on  
floor plan



North Elevation

# 1154 Channel Drive



**Existing Residence**

**1A**



# 1154 Channel Drive



**Proposed two-story residence**

**1B**



## 1154 Channel Drive



Proposed two-story residence with proposed trees

1C



# 1154 Channel Drive



**Existing Residence**

**2A**

# 1154 Channel Drive



**Proposed two-story residence**

**2B**



## 1154 Channel Drive



Proposed two-story residence with proposed trees

2C



# 1154 Channel Drive



**Existing Residence**

**3A**



# 1154 Channel Drive



**Proposed two-story residence**

**3B**



## 1154 Channel Drive



Proposed two-story residence with proposed trees

3C



# 1154 Channel Drive



**Existing Residence**

**5A**



# 1154 Channel Drive



**Proposed two-story residence**

**5B**



## 1154 Channel Drive



**Proposed two-story residence with proposed trees**

**5C**

**1159 Hill Road / from Sturgess deck**



**Existing Residence**

**6A**



## 1159 Hill Road / from Sturgess deck



**Proposed two-story residence**

**6B**

**1159 Hill Road / from Sturgess deck**



**Proposed two-story residence with proposed oak trees**

**6C**



**1159 Hill Road / from Sturgess deck**



**Proposed two-story residence with proposed sycamore trees 6D**

**MICHAEL KLAERS**

CAD SPECIALIST

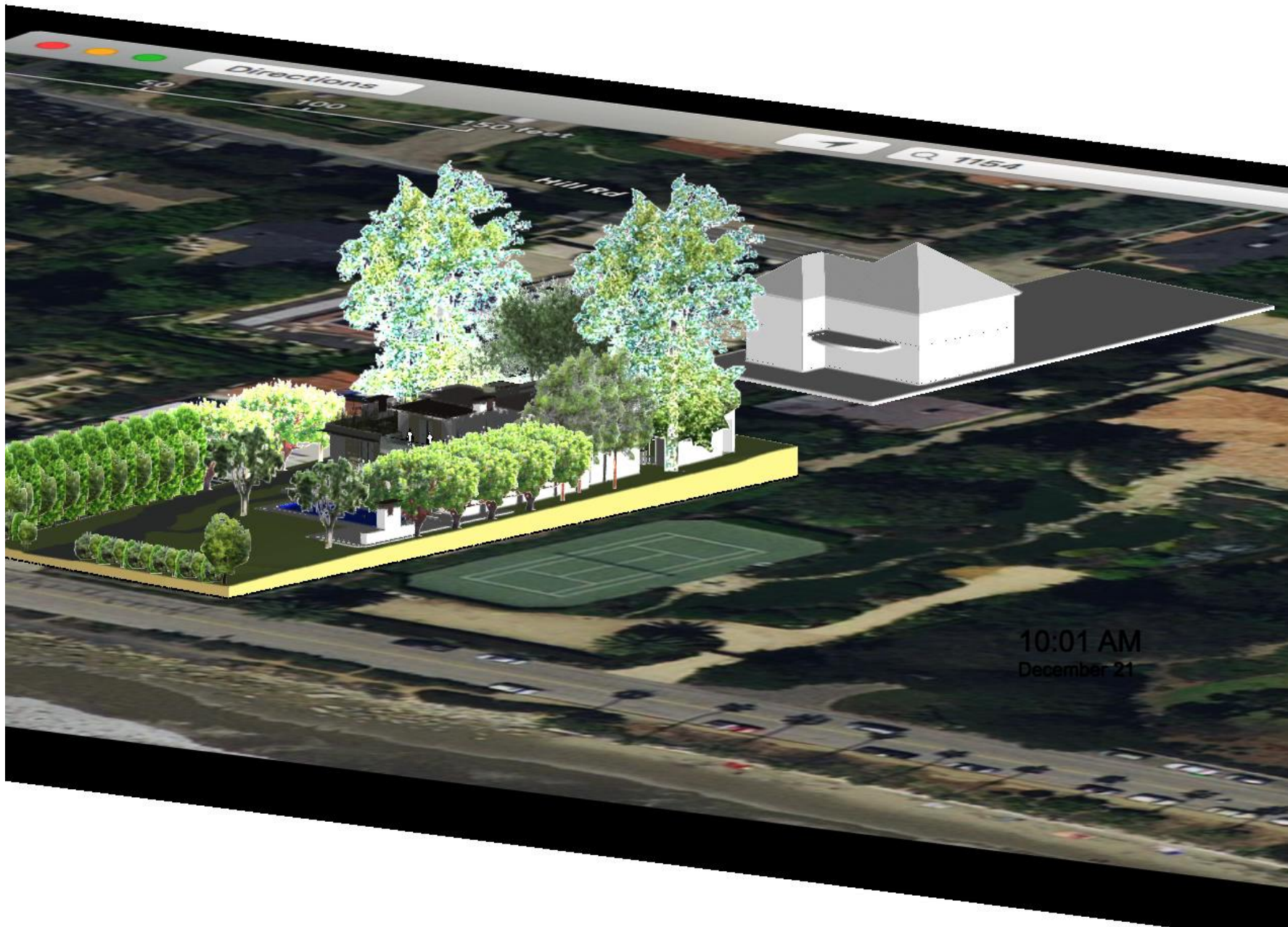


# 1154 Channel Drive



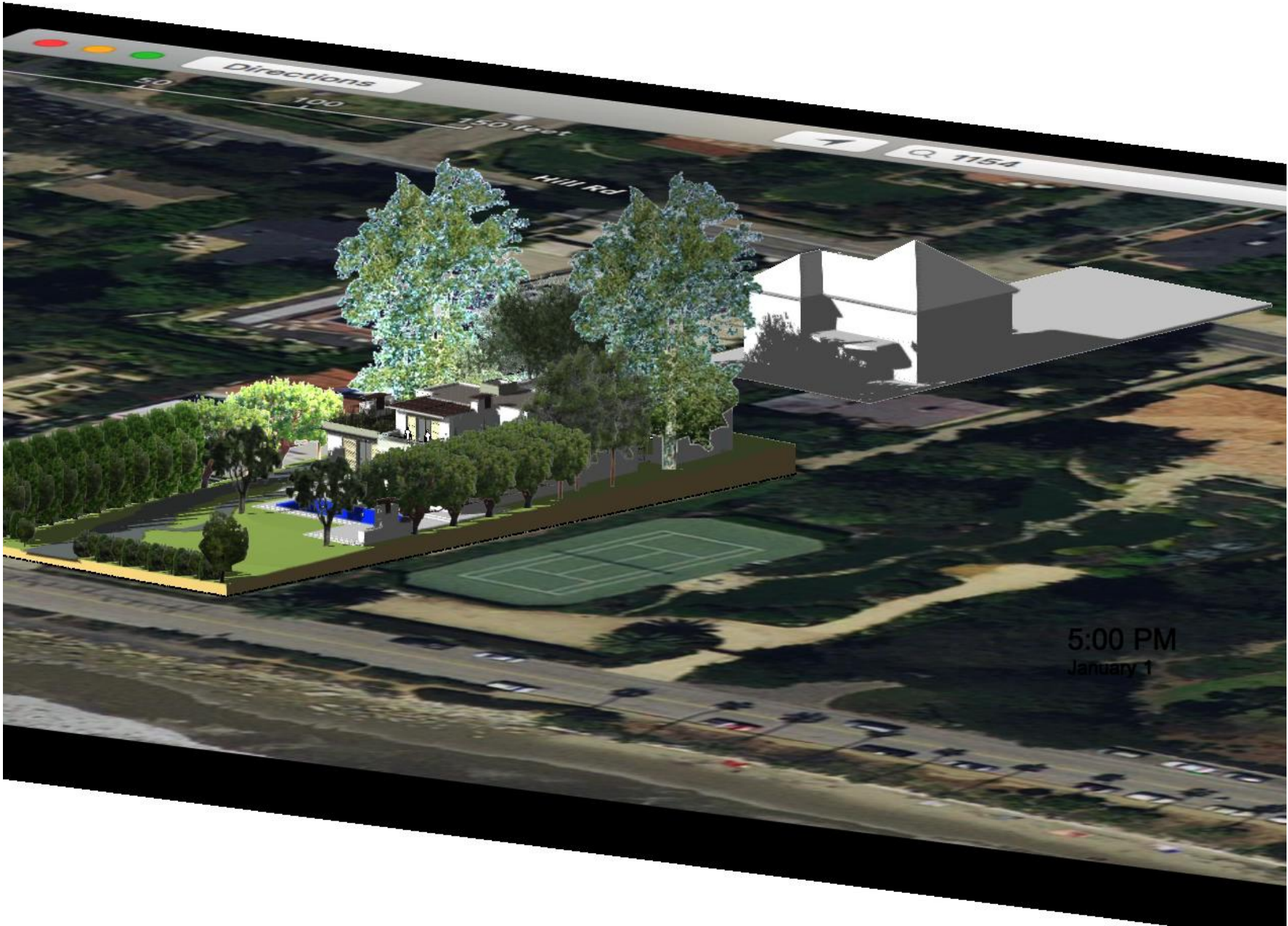
**Proposed two-story residence**





10:01 AM  
December 21





Directions

50

100

150 feet

Hill Rd

7

CA 1154

5:00 PM

January 1

**BILL SPIEWAK**

**CONSULTING ARBORIST**



# PROPOSED TREES

*Metrosideros excelsa*  
**(New Zealand Christmas Tree)**  
Grows to 60 feet tall by about 12 to 15 feet wide  
(2) trees in front yard  
Computer model, drawn at 25' in height



*Arbutus unedo*  
**(Strawberry tree)**  
Grows to 20 feet tall  
(9) trees along East & West property lines  
Computer model, drawn at 25' in height

*Lyonothamnus floribundus*  
**(Catalina Ironwood)**  
Grows up to 45 feet tall  
(3) trees along East property line  
Computer model, drawn at 40' in height



# PROPOSED TREES

**Platanus racemosa**  
**(California sycamore)**

**Grows to 100 feet tall**

(3) trees in rear yard

Computer model, drawn at 80' in height



**Quercus agrifolia**  
**(California live oak)**

**Grows to 75 feet tall**

(3) trees in rear yard

Computer model, drawn at 50' in height



# PROPOSED HEDGE



**Heteromeles arbutifolia**  
**(Toyon)**

**Grows to 6-15 feet tall**

Property line hedge

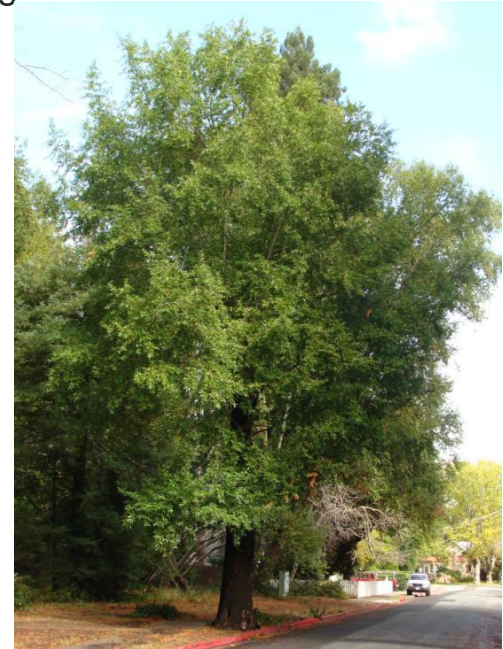
Computer model, drawn at 12' in height

**Umbellularia californica**  
**(California Bay Laurel)**

**Grows to 70 feet tall**

Property line hedge

Computer model, drawn at 20' in height



**Prunus caroliniana**  
**(Carolina Cherry)**

**Grows 30 feet tall**

Property line hedge

Computer model, drawn at 25' in height

**MICHAEL HAIR SR.**

NEIGHBOR TO THE EAST







# 1154 Channel Drive

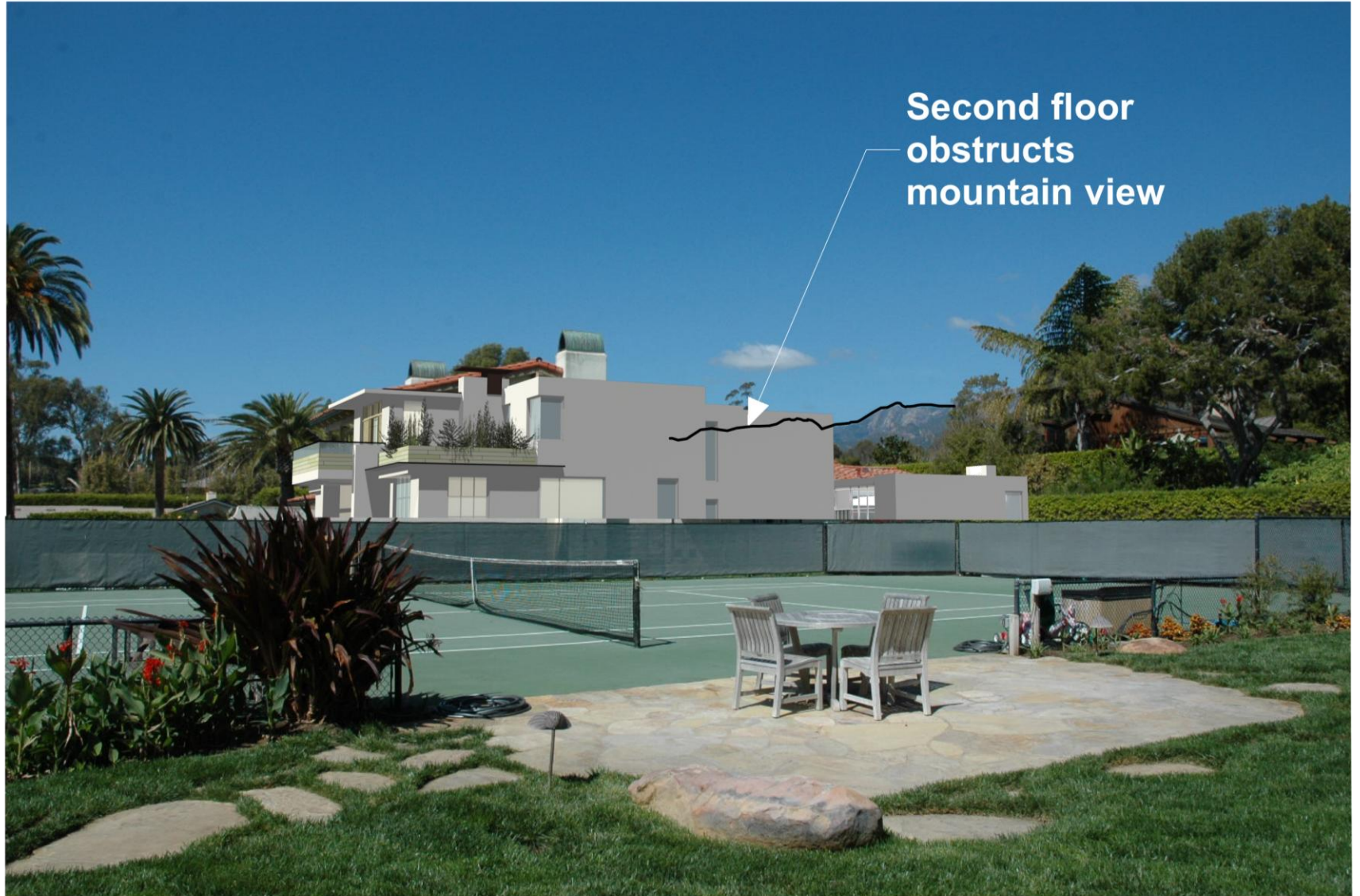


**Existing Residence**

**4A**



# 1154 Channel Drive



**Proposed two-story residence**

**4B**

1154 CHANNEL DRIVE  
MONTECITO PLANNING  
COMMISSION  
MARCH 23, 2016 HEARING

Presented by:  
Susan F. Petrovich

 Brownstein Hyatt  
Farber Schreck



# WORDS OF WISDOM (1/20/2016)

- “I am still troubled by the glazing, the lantern effect . . . . because once we start these precedents, . . . how do we go backwards?” [Brown]
- “It looks sort of like a . . . gimmick.”[Brown]
- “I just think there’s too much glass.”  
[Brown]

# SIZE, BULK, SCALE, COMPATIBILITY

- “It’s a tough piece of property. And I think we’re all very concerned about the precedent it sets.” (Cole)



# SECOND STORY SIZE

- “[If we looked at this as a new project] we would be very concerned about the size of a second story that was very prominent and that did block both public and private views as well as potentially create a lantern effect.” [Keller]
- “I cannot support the second story the size it is.” [Brown]

# LANDSCAPING VIEW BLOCKAGE

- “Certainly if you live on Hill Road or you’re a neighbor to the rear, [the proposed trees] are gonna ruin your ocean view.” [Cole]



# ENFORCE COMMUNITY PLAN

- “It’s our job to enforce the Community Plan, the Guidelines, ordinances.” [Phillips]
- **MCP GOALS & POLICIES ARE MANDATES; THERE IS NO VARIANCE ALLOWED.**

# A NEW PROJECT

- “We have the opportunity here, because this is a complete demolition, to consider it from the beginning and apply rules that maybe were glossed over in the past.” [Keller]



# Channel Drive Neighborhood



★ 2- Story house

**ONLY** 5 out of the 15 properties have two-story homes.

# SIZE, BULK, SCALE A PROBLEM

- Revised plan doesn't reduce 2<sup>nd</sup> story at all – it's still twice the size of existing 2<sup>nd</sup> story.
- 2nd story will block public and private views. Width is 14 feet more than current second story.
- Too much glass.
- Design is too imposing on Channel Drive.
- Night glow and lantern effect.

# MONTECITO COMMUNITY PLAN

- “Recent construction of large estate homes have led to a substantial alteration in the character of portions of the community.”
- “Potential continuance of this trend, . . . reconstruction of homes could further alter the community’s character . . . as the high cost of property continues to exert pressures to construct larger and larger structures.”



# MONTECITO COMMUNITY PLAN

**Policy VIS-M-1:** Development shall be subordinate to the natural open space characteristics of the mountains.

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

# VISUAL IMPACT OF GLASS

- Policy LU-M-2.1: New structures **shall** be designed, sited and landscaped in a manner that minimizes their visibility from public roads.
- Policy LU-M-2.2: Lighting of structures, roads and properties ***shall*** be minimized.

# LANDSCAPING

- Landscaping is NEVER a substitute for good design.
- Landscaping can die naturally or be burned
- Revised the design so hiding the structures won't be necessary.
- This is a diversion – project is just too large for the lot.



# GIMMICKS & TRICKS

- Second story is still too large & obtrusive.
- Public & private views both matter – it is infeasible to protect them?
- Glazing remains the same and still much more than what is on current house.
- Landscape is alarmingly large and will create its own view blockage.
- This is just too much on a small lot.

**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 Protect This Quality.**