

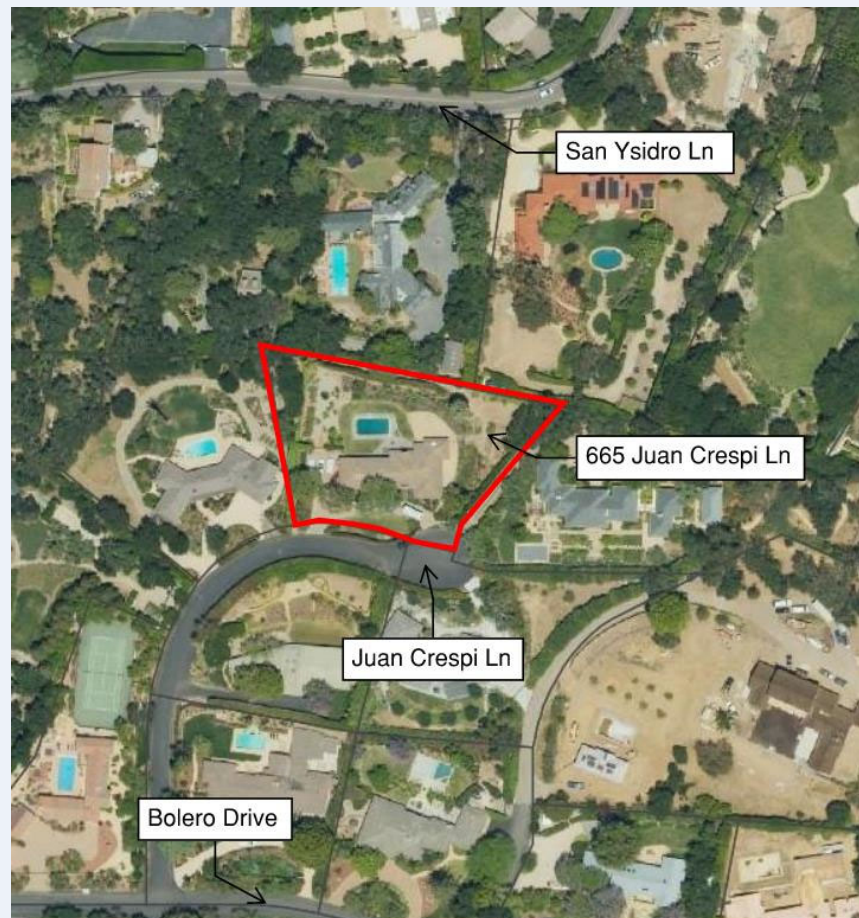
Judson Appeal of the Design Review of Tait Residential Additions and Garage Case No. 24APL-00013

Board of Supervisors
October 15, 2024



County of Santa Barbara
Planning and Development
Kathleen Volpi

Vicinity Map



Project Description

Design Review of the following project:

- New 800 sf detached garage
- 702 sf addition to existing single-family dwelling
- 46 sf addition to existing attached garage
- Two new covered porches

Project Timeline

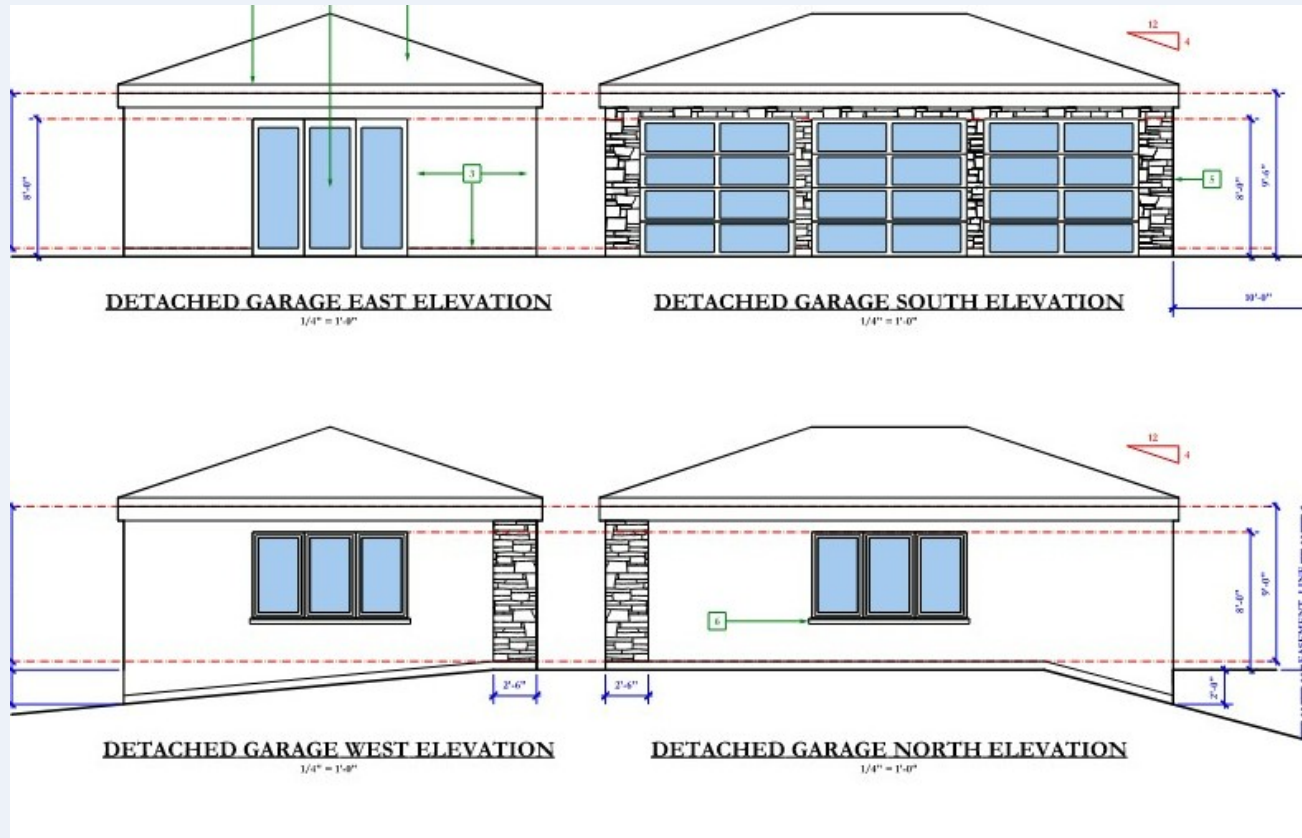
MBAR

- January 25, 2024, MBAR granted preliminary and final approval of the design review application

Montecito Planning Commission

- May 15, 2024, Montecito Planning Commission (MPC) granted *de novo* preliminary and final approval of design review application
 - Conditioned window be frosted on detached garage

Proposed Garage Elevations



Landscape Easement

In 2016 a landscape easement was recorded on the Applicant's property that benefited the Appellant.



Judson Appeal Issue 1

Assertion:

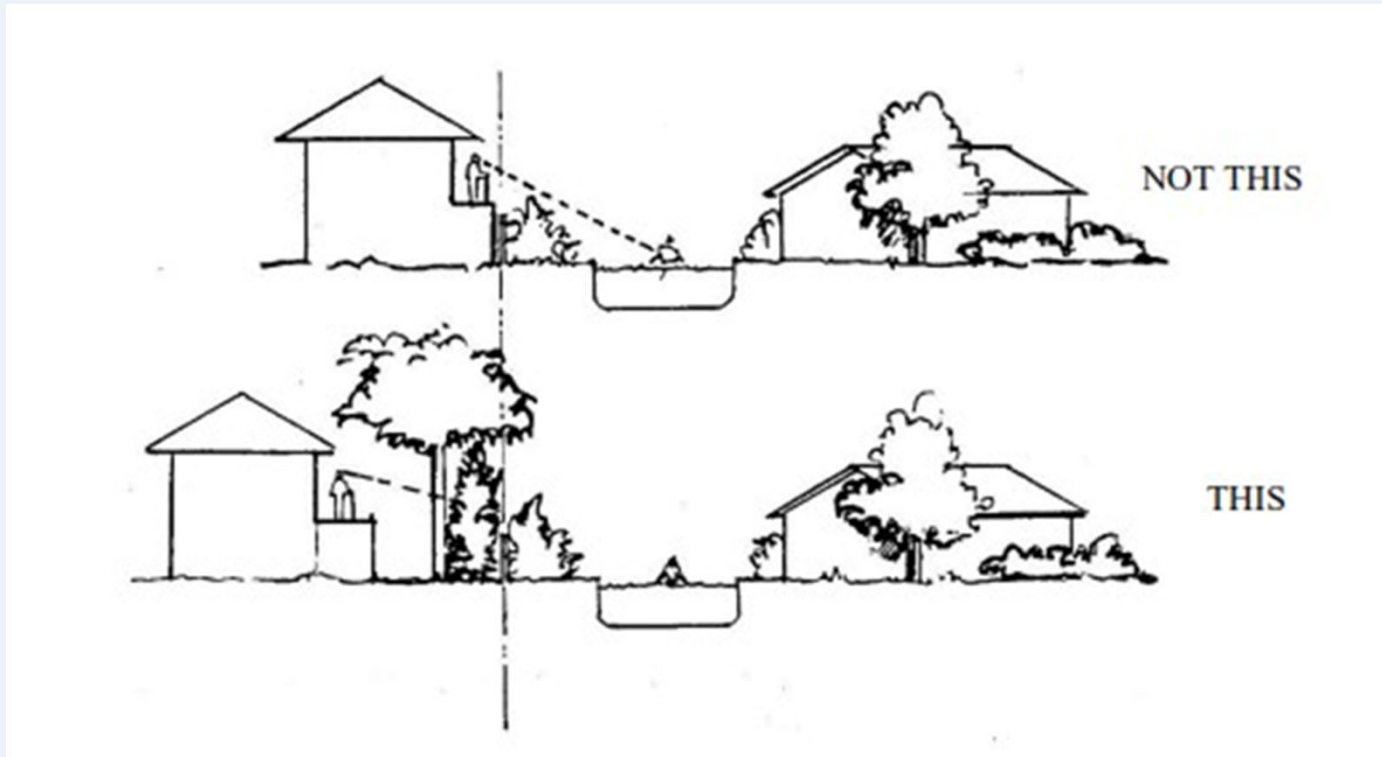
- Frosting of glass and placement of 3-pane window on west side of detached garage does not protect neighbors and does not follow the Montecito Architectural Guidelines and Development Standards (MAGDS)

Response:

- Project is sited over 30 feet from Appellants property line and screened by existing vegetation
- Project is consistent with MLUDC and MAGDS and required findings for design approval can be made

MAGDS Section III.C.3.g

FIGURE B



Summary

- Project is consistent with MAGDS, the MLUDC, and all BAR findings can be made.
- Project is compatible and in scale with other structures in the neighborhood. Site layout, orientation, and location of structures are appropriate and well designed.

Environmental Review

- **CEQA Guidelines Sections 15301 [Existing Facilities] 15303 [New Construction]**
 - Exempts minor alteration of existing public or private structures including additions to existing single-family dwellings.
 - Exempts the construction of new small structures, including garages.

Recommended Actions

1. Deny the appeal, Case No. 24APL-00013
2. Make the required findings for approval of the design review application specified in Attachment 1 of the Board Agenda Letter, including CEQA findings
3. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of CEQA, as set forth in the Notice of Exemption included as Attachment 3
4. Grant *de novo* preliminary and final approval of design review application, Case No. 23BAR-00084