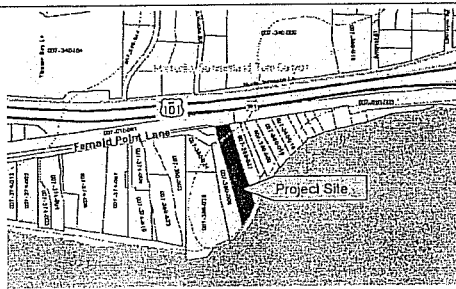


SANTA BARBARA COUNTY BOARD OF SUPERVISORS

Klink Appeal of Grassini SFD Additions
09APL-00000-00002

June 23, 2009

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

Klink Appeal of Grassini SFD Additions

Montecito Planning Commission

June 18, 2008:

Conceptually denied
Directed staff to return with revised findings
Continue to the hearing of August 20, 2008

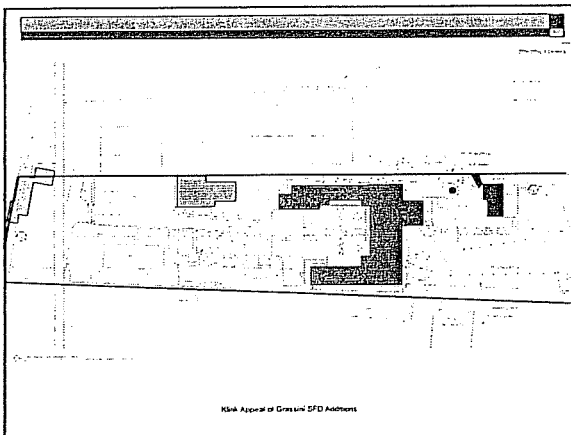
August 20, 2008:

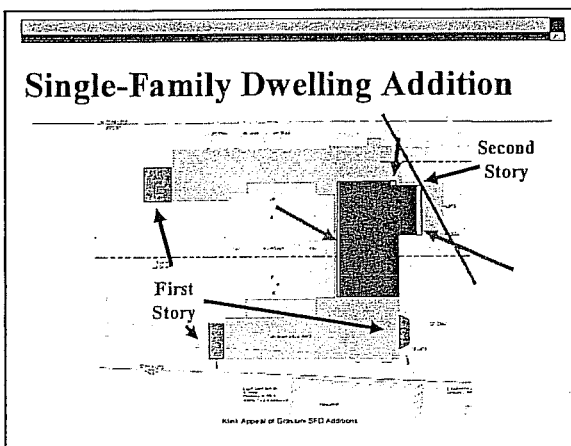
Rescheduled to December 17, 2008

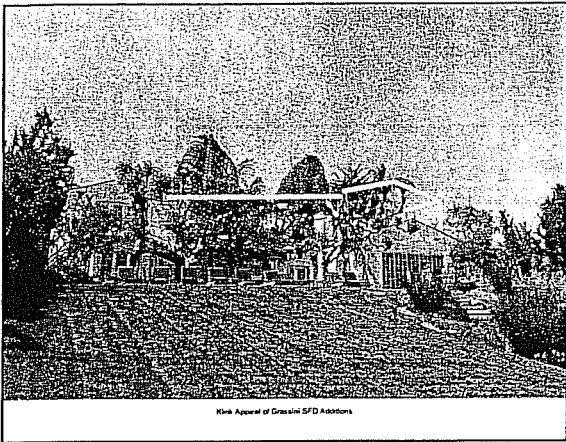
December 17, 2008:

Revised project received MPC Approval

Montecito Planning Commission







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

View Appeal of Grassie SFD Additions

Recommended Floor Area

Approved Project

Net floor area:	7,805 sq. ft.
Maximum recommended:	4,844 sq. ft.
	<u>2,961</u> sq. ft. over
	(62 % over)

Neighborhood Compatibility Study

Average floor area	(67 % over)
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View Appeal of Grassie SFD Additions

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

West Appeal of Grassini SFD Additions

Ordinance Compliance

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

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

West Appeal of Grassini SFD Additions

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.

West Appeal of Grassini SFD Additions

Staff Recommendation

- Deny the Appeal 09APL-00000-00002;
- Adopt the required findings for approval for 07CDH-00000-00015, included as Attachment B;
- Accept 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.

Kiva Appeal of Grassini SPD Additions
