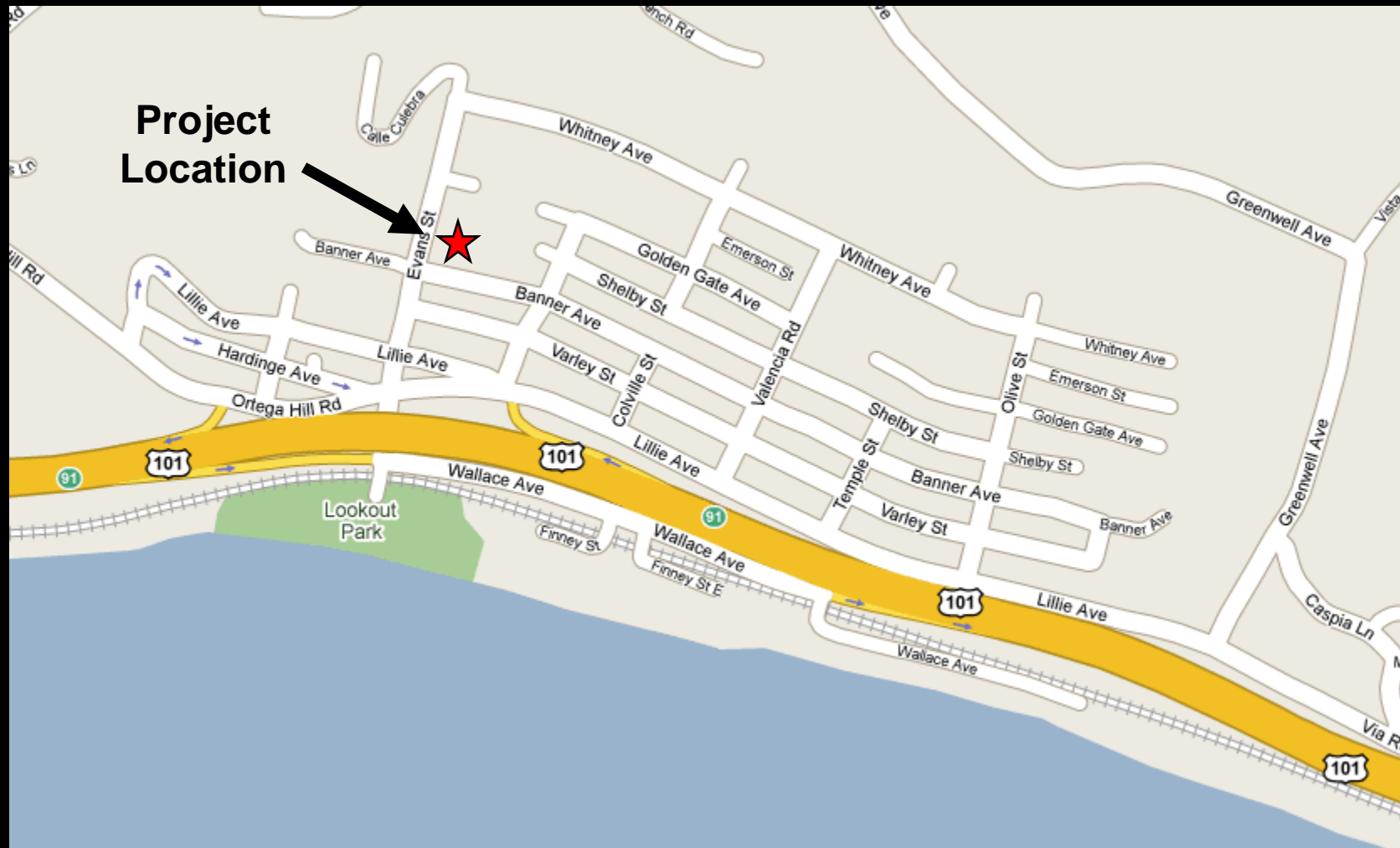


Malott Appeal of Tracy Addition

09APL-00000-00022, 09APL-00000-00023
08MOD-00000-00006, 08CDP-00000-00032

Santa Barbara County Board of Supervisors
December 1, 2009

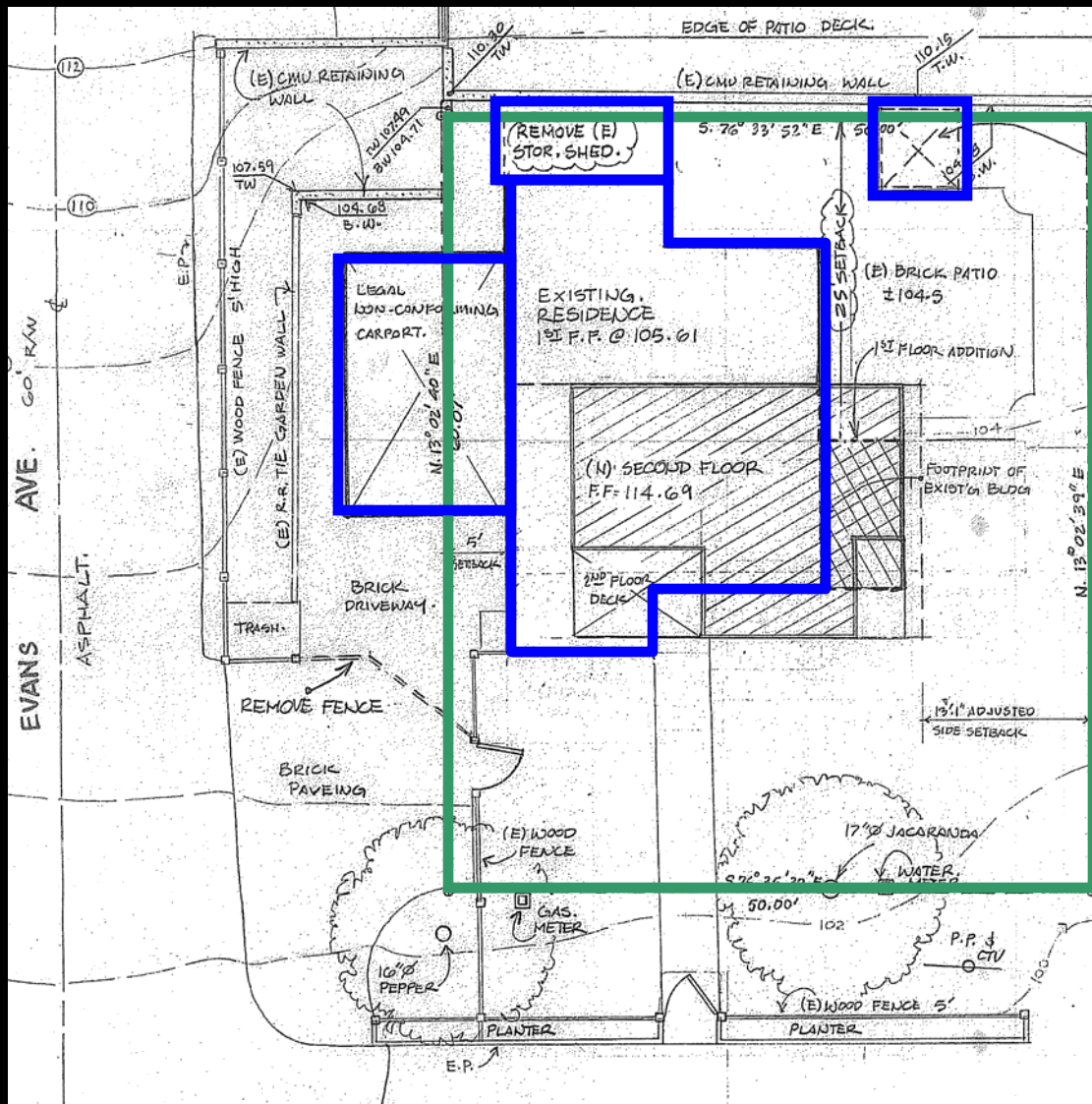
Project Location



Project Location



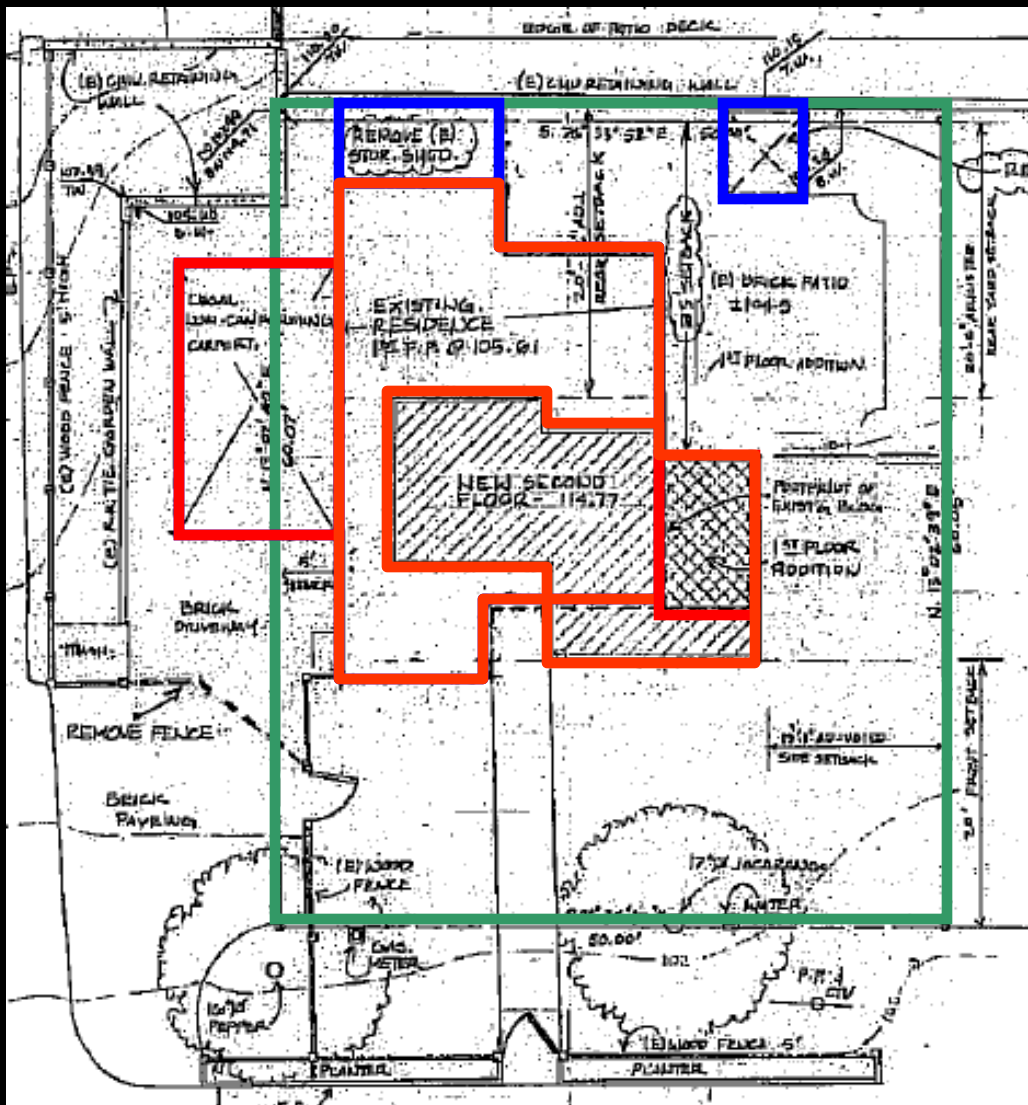
Existing Development



Existing

- 754 sf SFD
- 260 sf garage
- Storage shed
- Spa

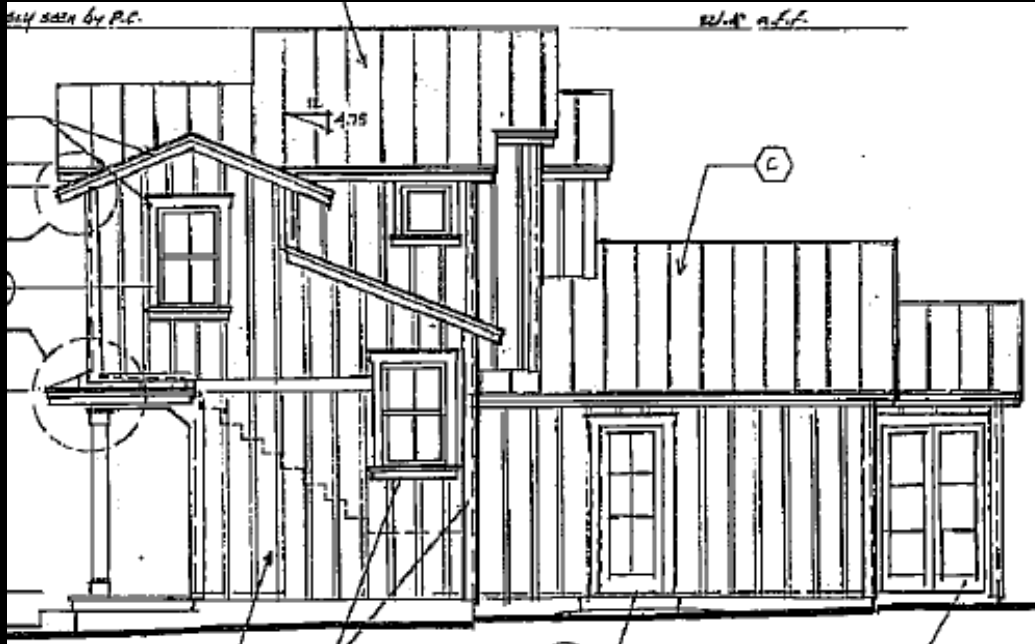
Revised Site Plan



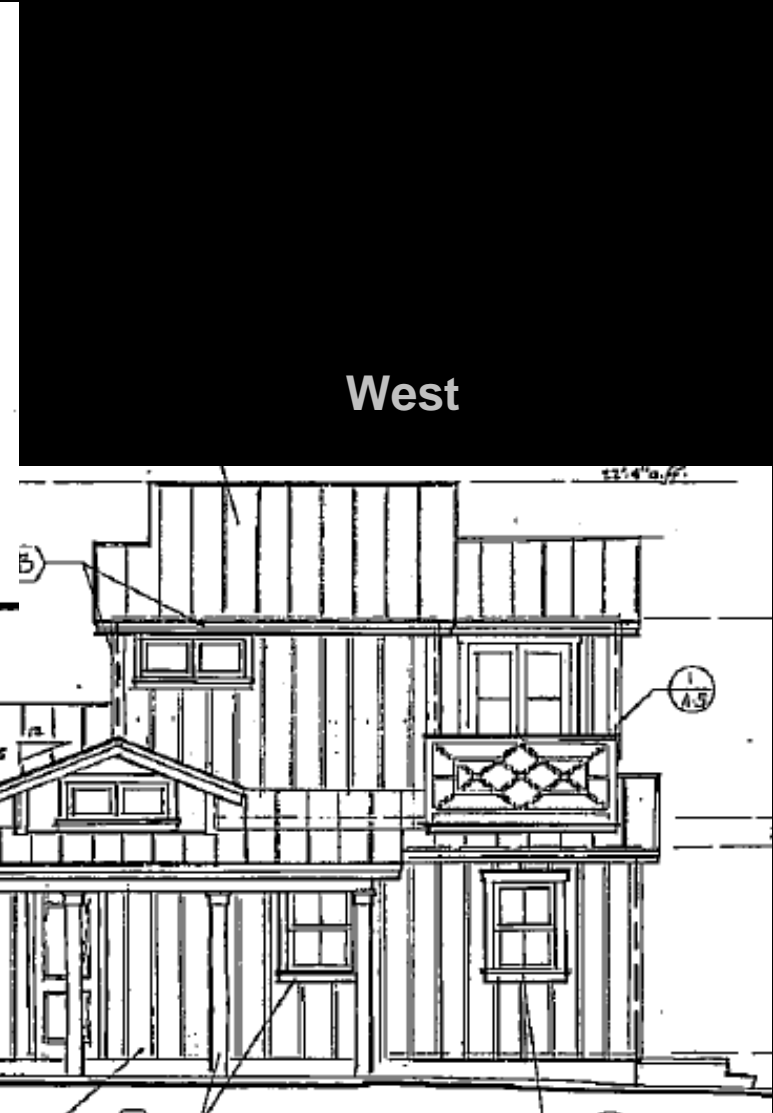
Proposed

- Demo shed
- Demo spa
- 364 sf 2nd story addition
- 77 sf 1st story addition
- 260 sf carport
- 4.5-ft rear yard setback encroachment
- 1.5-foot 2° front yard setback encroachment

Proposed Elevations

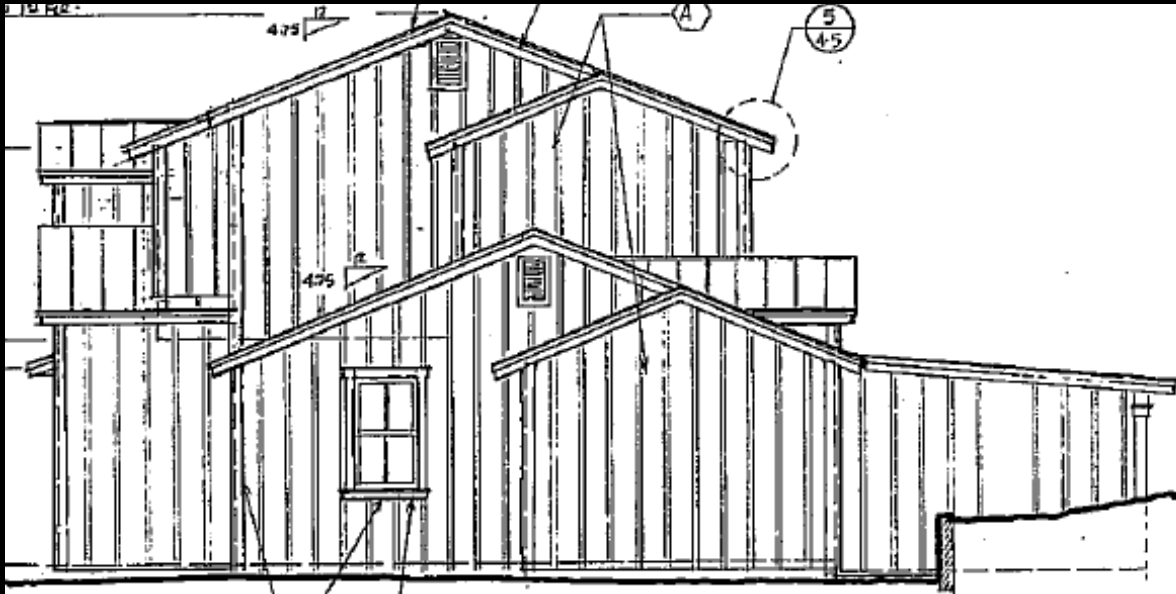


East



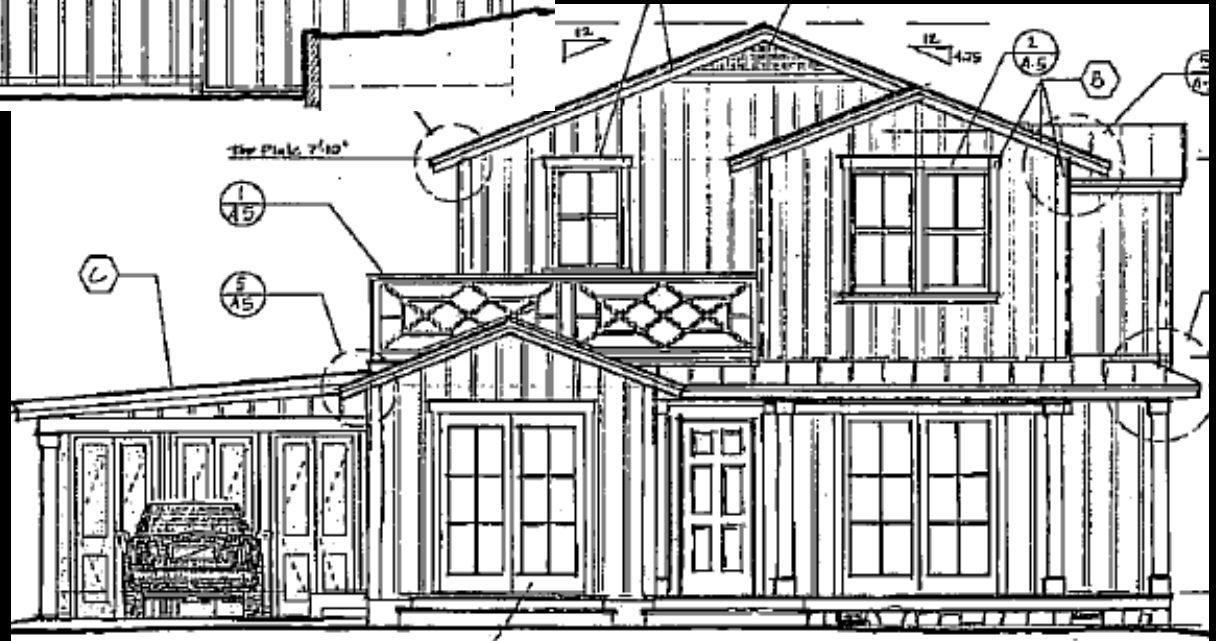
West

Proposed Elevations



North

South



Grounds for Appeal

Noticing

Appellant:

- Proper notice not given for:
 - SBAR
 - Zoning Administrator
 - Public Works
 - Summerland BAR

Grounds for Appeal

Noticing

P&D Response:

- Conceptual SBAR noticed
- ZA Hearings noticed 10 days in advance
- No notice required for Road Encroachment Permit
- Summerland BAR not County-affiliated

Grounds for Appeal

Road Encroachments

Appellant:

- Existing encroachments enlarge parcel
- 1st floor addition would not limit yard area

Grounds for Appeal

Road Encroachments

P&D Response:

- New development limited by parcel boundaries
- Variance required for any further 1st floor development
- Encroachment consistent along Banner and Evans Avenue

Grounds for Appeal



Banner Avenue Encroachments

Malott Appeal of Tracy Addition

09APL-00000-00022, 09APL-00000-00023

December 1, 2009

Grounds for Appeal



Evans Avenue Encroachments

Malott Appeal of Tracy Addition

09APL-00000-00022, 09APL-00000-00023

December 1, 2009

Grounds for Appeal

Public Safety/Parking

Appellant:

- No on-site parking
- Encroachments restrict on-street parking and limit visibility

Grounds for Appeal

Public Safety/Parking

P&D Response:

- Carport permitted
- Encroachment permit issued
- No changes to existing parking proposed

Grounds for Appeal

Neighborhood Compatibility

Appellant:

- Second story not compatible with neighborhood
- All houses in swale are single-story
- Blockage of public views to ocean from Evans Avenue

Grounds for Appeal

Neighborhood Compatibility

P&D Response:

- Neighborhood is mix of one- and two-story structures
- SBAR preliminary approval
- Minimal view blockage

Grounds for Appeal



- Tracy Residence
- Nantker Residence
- One story
- Split Level or 1.5 stories
- Two stories

Grounds for Appeal



Public Views

Grounds for Appeal

Harm to Nantker Property

Appellant:

- Blockage of private ocean views
- Reflective roof material

Grounds for Appeal

Harm to Nantker Property

P&D Response:

- Private views not protected by policy
- SBAR has approved proposed roofing material

Recommendation

1. Deny the appeal, Case Nos. 09APL-00000-00022 and 09APL-00000-00023, thereby upholding the Planning Commission's approval, as shown in the July 10, 2009 Action Letter, included as Attachment A to the Board Letter;
2. Adopt the findings for approval of Case Nos. 08MOD-00000-00006 and 08CDP-00000-00032, shown in Attachment A of the Planning Commission Staff Report dated April 16, 2009 (included as Attachment B to the Board Letter);
3. Accept the Notice of Exemption, pursuant to CEQA Guidelines sections 15305(a) and 15301(e), included as Attachment C to the Board Letter; and,
4. Grant *de novo* approval of Case Nos. 08MOD-00000-00006 and 08CDP-00000-00032, subject to the revised conditions of approval (included as attachments D and E to this Board Letter).