

Grounds for Appeal: In the materials stamped received on February 12, 2008 (Case No. 08APL-00000-00006, see Attachment D), the appellants assert that the Coastal Development Permit approval granted by the Planning and Development Department for Case No. 08CDP-00000-00011 was not in accord with the provisions and purposes of Article II. Specifically, the appellants express concern regarding the size, bulk, and scale of the residence, the findings of neighborhood compatibility, the protection of public view corridors, and the noticing procedure.

The following discussion addresses the specific issues raised by the appellants and staff's response.

- 1. The new addition in this designated rural neighborhood is not in conformance with the scale and character of the existing community.**

Staff Response: The proposed project is in conformance with Coastal Plan Policy 4-4, which states:

In areas designated as urban on the land use maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

The proposed addition would be in character with the existing single-family residence structure and will not be substantially different than other residences in the EDRN. The size of the structure would be in scale with the neighborhood according to Assessor's Office data (see Attachment F). Therefore, it meets the intent of Coastal Plan Policy 4-4.

- 2. The proposed second floor addition of 744 square feet is awkward and when coupled with the remaining addition of 1,732 square feet (for a total of 2,476 square feet) to the existing split-level single-family dwelling, it more than doubles the existing square footage of 1,693 square feet. The addition is too massive in size, height and awkward that it hinders the community's public view.**

Staff Response in Regard to Size: The approved project would make this structure the ~~fourth~~ second largest residence in the Monte Vista Lomita Lane neighborhood according to Assessor's Office data (see Attachment F). The Assessor's Office data calculates the square footage of the main residence for tax assessment purposes, and does not include additional structures on the lot, such as garages or workshops. The range of residence sizes (excluding garages and other accessory structures) varies from 1,410 square feet to 3,942 square feet. The largest existing residence, (Ni residence at 6344 Via Real), is to the north and adjacent to the subject property. The Wang proposed residence remodel, at ~~2,973~~ 3,619 square feet, would be less than the largest existing residence by ~~969~~ 323 square feet.

The Comprehensive Plan does not have required or recommended maximum house net floor areas. As a point of reference, the maximum recommended net floor area in Montecito for a lot size of 1.0 acres would be 4,300 square feet. Shown as the ratio of house size to lot size, the Wang residence would have a ratio 0.00722 points smaller than the largest existing residence (6344 Via Real at 3,942 square feet has a residence-to-lot ratio of 0.090 and the Wang's residence would have a residence-to-lot ratio of 0.0683).

The median house size (half of the residences are larger and half are smaller) is 2,448 square feet (6348 Via Real). This residence-to-lot ratio is 0.056.

The Wang residence would be larger than the average residential house (2,586 square feet) by 387-1,171 square feet but smaller than the largest house by 969-323 square feet. The residence is not appreciably larger than the average residences in the neighborhood, and it is not incompatible with residences that were recently constructed or had recent additions.

Staff Response in Regard to Height: The maximum height of the proposed project is approximately 23 feet tall as measured from the existing grade to the highest peak. The maximum allowable height for the 1-E-1 zone district is 25 feet. The proposed residential addition is to be located adjacent and attached to the existing residence, which is at the uphill portion of the sloping lot.

Based on Carpinteria Flood Control topographic maps, there is an approximately 15 to 20 foot gain in elevation from the location of the proposed second-story element to the Ni's property to the north. The proposed second story element is approximately 20 feet from the common property line with the Ni's property, and approximately 98 feet away from the Ni's residence.

Based on Carpinteria Flood Control topographic maps, there is an approximately 35 to 40 foot gain in elevation from the location of the proposed second-story element to the McKee residence and is approximately 270 feet to the northeast of the propose second-story addition to the Wang residence.

Staff Response in Regard to Public Views: The proposed project is in conformance with Coastal Plan Policy 4-3, which states:

In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not intrude into the skyline as seen from public viewing places.

ATTACHMENT F

NEIGHBORHOOD FLOOR AREA STUDY

Monte Vista Lomita Lane Neighborhood Floor Area Study

APN	Address	Size of Lot (Acre)	Size of Lot (Sq. Ft.)	Size of Residence, per Assessor's Office (sq. ft.) SQUARE FEET (NET)	Ratio of House Size to Lot Size
001-190-088	6340 Via Real	1.26	54,885.6	1,410	0.026
001-190-029	6336 Via Real	1.06	46,173.6	2,040	0.044
001-190-087	6354 Via Real	1.25	54,450	2,072	0.038
001-190-028	6338 Via Real	1	43,560	2,075	0.048
001-190-014	6330 Via Real	1	43,560	2,369	0.054
001-190-082	6350 Via Real	1	43,560	2,371	0.054
001-190-034	6348 Via Real	1	43,560	2,448	0.056
001-190-005	6342 Via Real	2.48	108,028.8	2,476	0.023
001-190-066	6328 Via Real	1	43,560	2,779	0.064
001-190-031	6326 Via Real	1	43,560	2,963	0.068
001-190-011	6334 Via Real	1.02	44,431.2	3,269	0.074
001-190-083	6352 Via Real	1	43,560	3,399	0.078
001-190-036	6344 Via Real	1	43,560	3,942	0.090
001-190-035	6346 Via Real (Proposed)	1	43,560	2,973 3,619	0.083 68

Range	1,410 sq. ft. to 3942 sq. ft.
Average	2,586 sq. ft.
Median	2,448 sq. ft.
75% Percentile	2,963 sq. ft.