



# **SANTA BARBARA COUNTY BOARD OF SUPERVISORS**

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**Case No. 16APL-00000-00007**

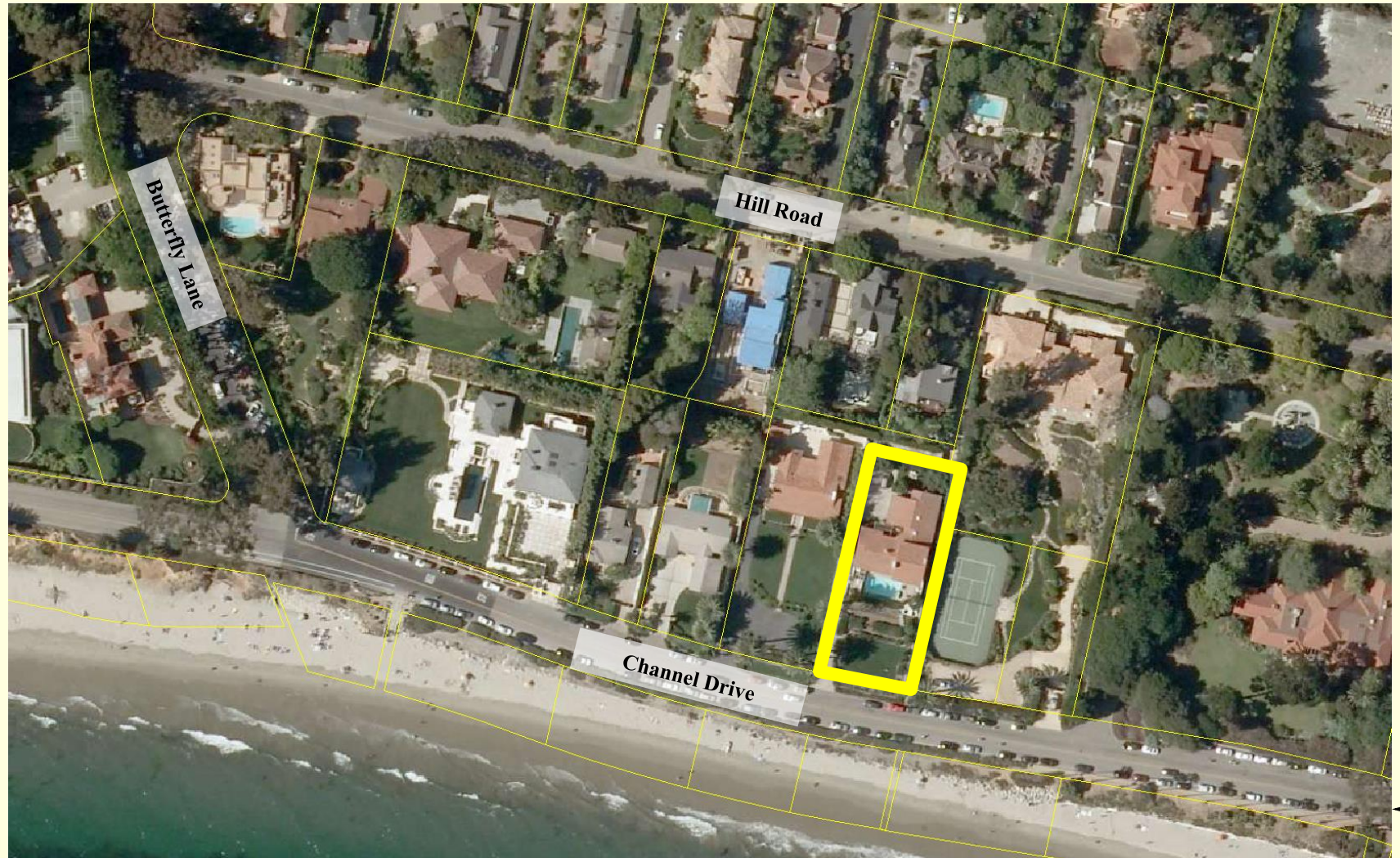
**Olsten Trust Appeal**

**[MPC Denial of Case No. 14CDH-00000-00014]**

July 19, 2016

J. Ritterbeck, Planner

# Vicinity Map





# Project Background







# Appeal Issues

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- 1) Evidence does not support Finding 2.1 [Glazing]
- 2) Evidence does not support Finding 2.1 [Size, bulk, scale]
- 3) Evidence does not support Finding 2.2 [Mountain view blockage]
- 4) Evidence does not support Finding 2.3 [Night lighting]
- 5) Denial Findings not supported by majority of MPC
- 6) Second-story moratorium on Channel Drive
- 7) Article II compliance
- 8) MBAR support
- 9) Denial not supported by law



# Appeal Issues

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## #1 Evidence Supporting Denial

- ❖ Appellant claims that the MPC denial of the project was not supported by evidence
- ✓ Findings are based on evidence in the record
  - Applicant's plans and hearing exhibits
  - Public testimony
  - Exhibits provided by opposing parties
  - P&D staff report and attachments
- ✓ MPC concluded second-story conflicts with policies





# Appeal Issues

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## #2 Evidence Supporting Approval

- ❖ Appellant asserts that P&D staff and MBAR's recommendations provided evidence for approval
  - ✓ MBAR support of project
  - ✓ P&D recommendation for approval
  - ✓ MPC was the decision-maker
  - ✓ MPC denied project based on size of second-story and light pollution from window glazing



# Staff Recommendation

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For denial, P&D recommends the Board:

1. Deny the appeal, Case No. 16APL-00000-00007
2. Make the required findings for denial of the project, including CEQA findings
3. Determine that denial of the project is exempt from CEQA pursuant to Section 15270
4. Deny the project *de novo*, Case No. 14CDH-00000-00014





# End of Presentation

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# North Elevation



NORTH ELEVATION

# South Elevation



SOUTH ELEVATION



# West Elevation





# East Elevation

