

SANTA BARBARA COUNTY BOARD OF SUPERVISORS

Ni Appeal of Wang Coastal Development Permit

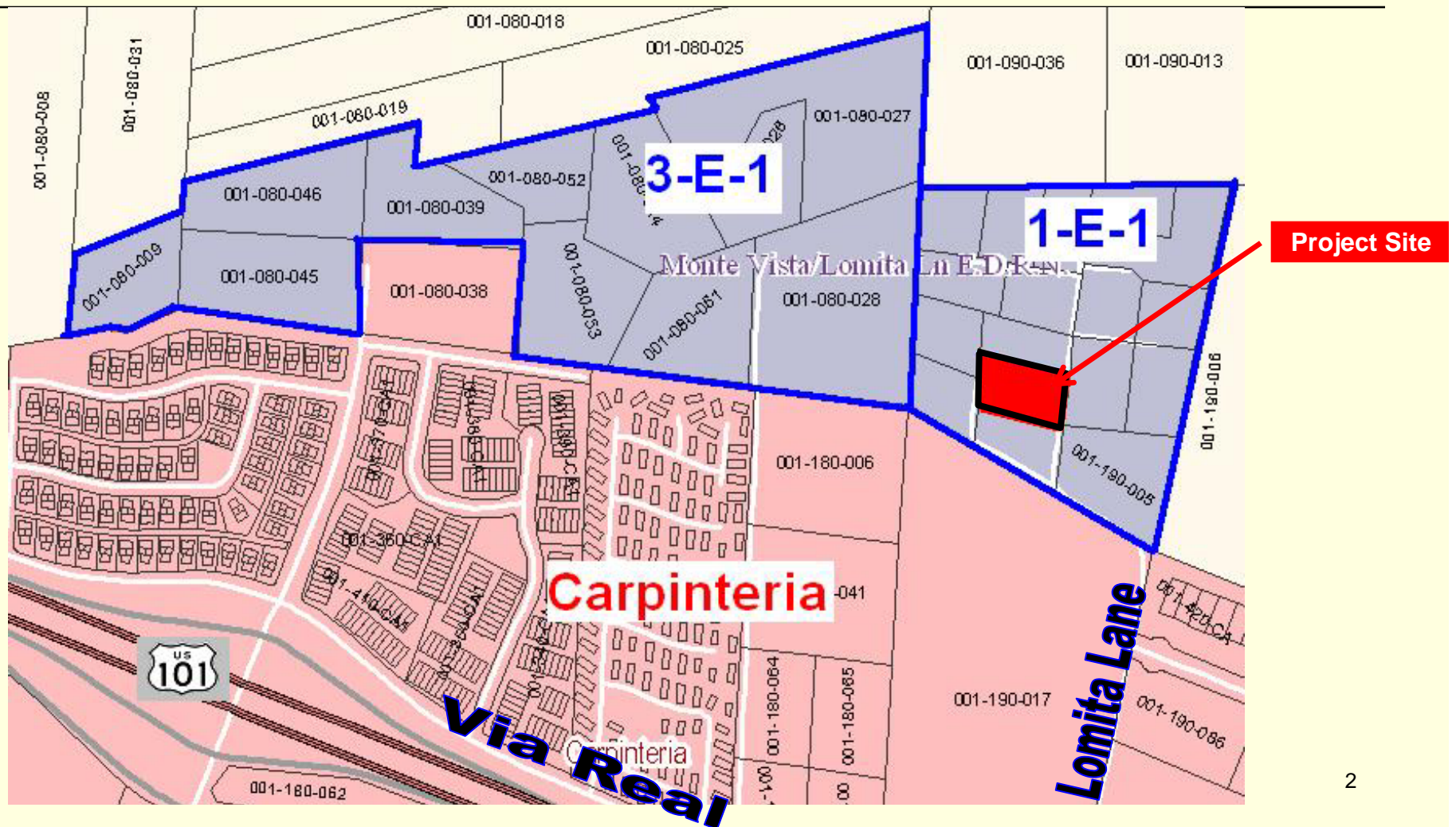
08APL-00000-00015

08APL-00000-00006

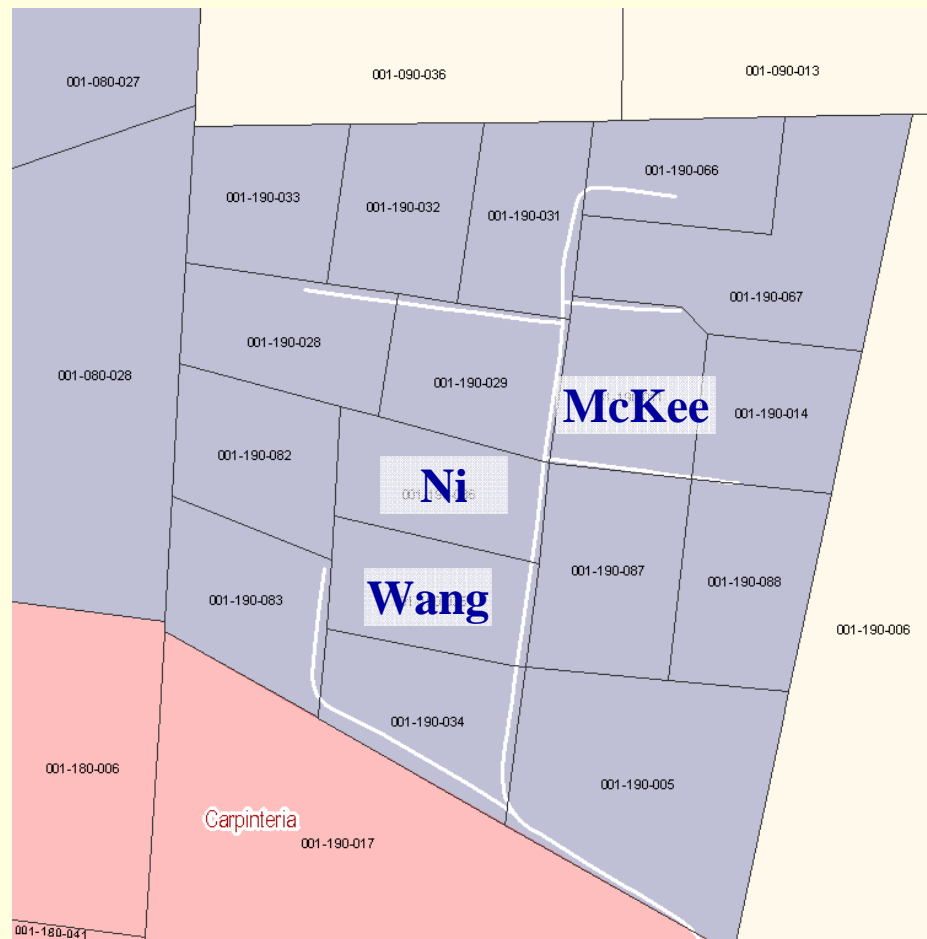
08CDP-00000-00011

June 3, 2008

Designated EDRN (Existing Developed Rural Neighborhood)



Vicinity Map



Ni/McKee Appeal of Wang SFD Addition



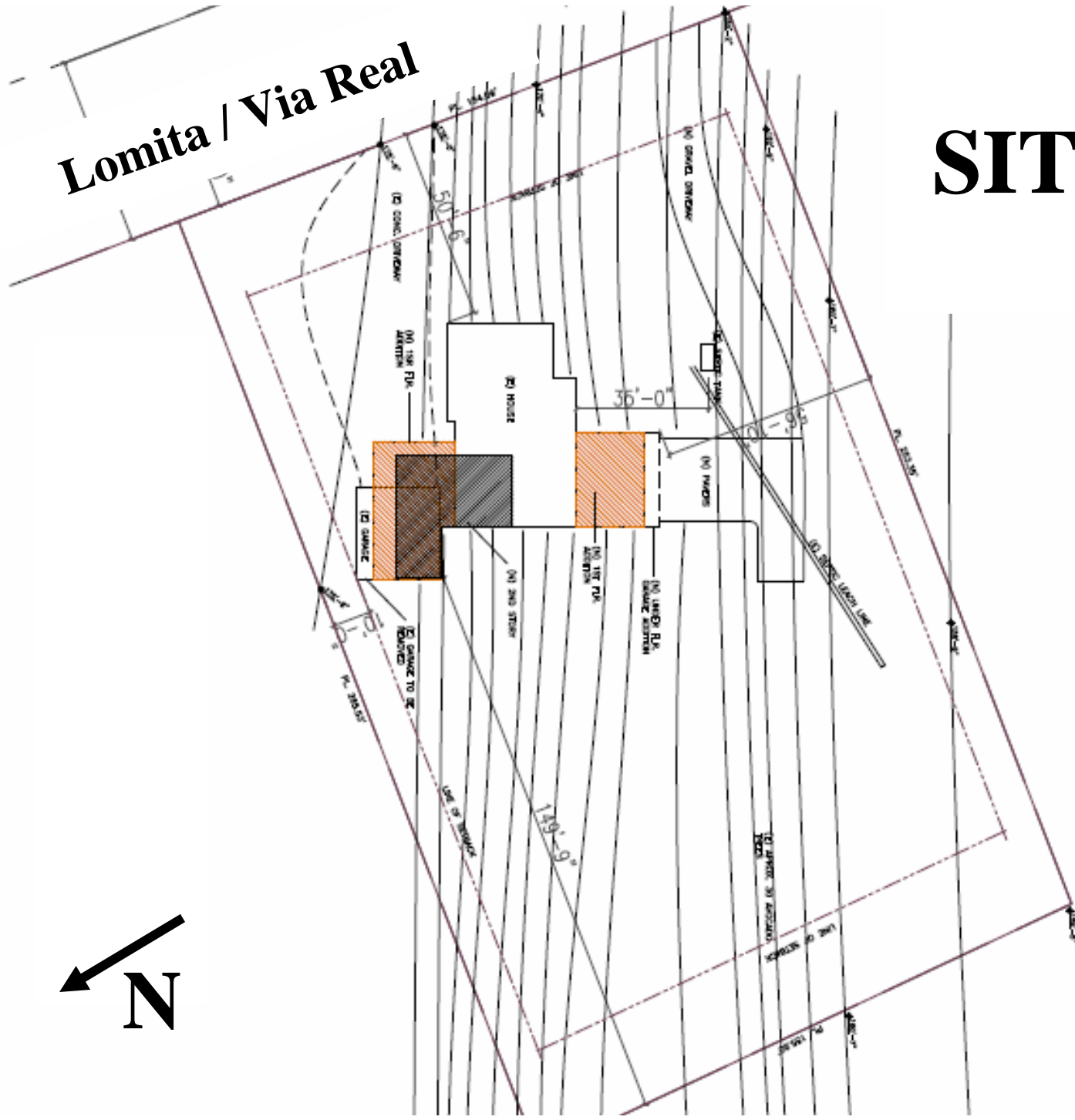
Project Description

08CDP-00000-00011 approved on February 4, 2008
to permit:

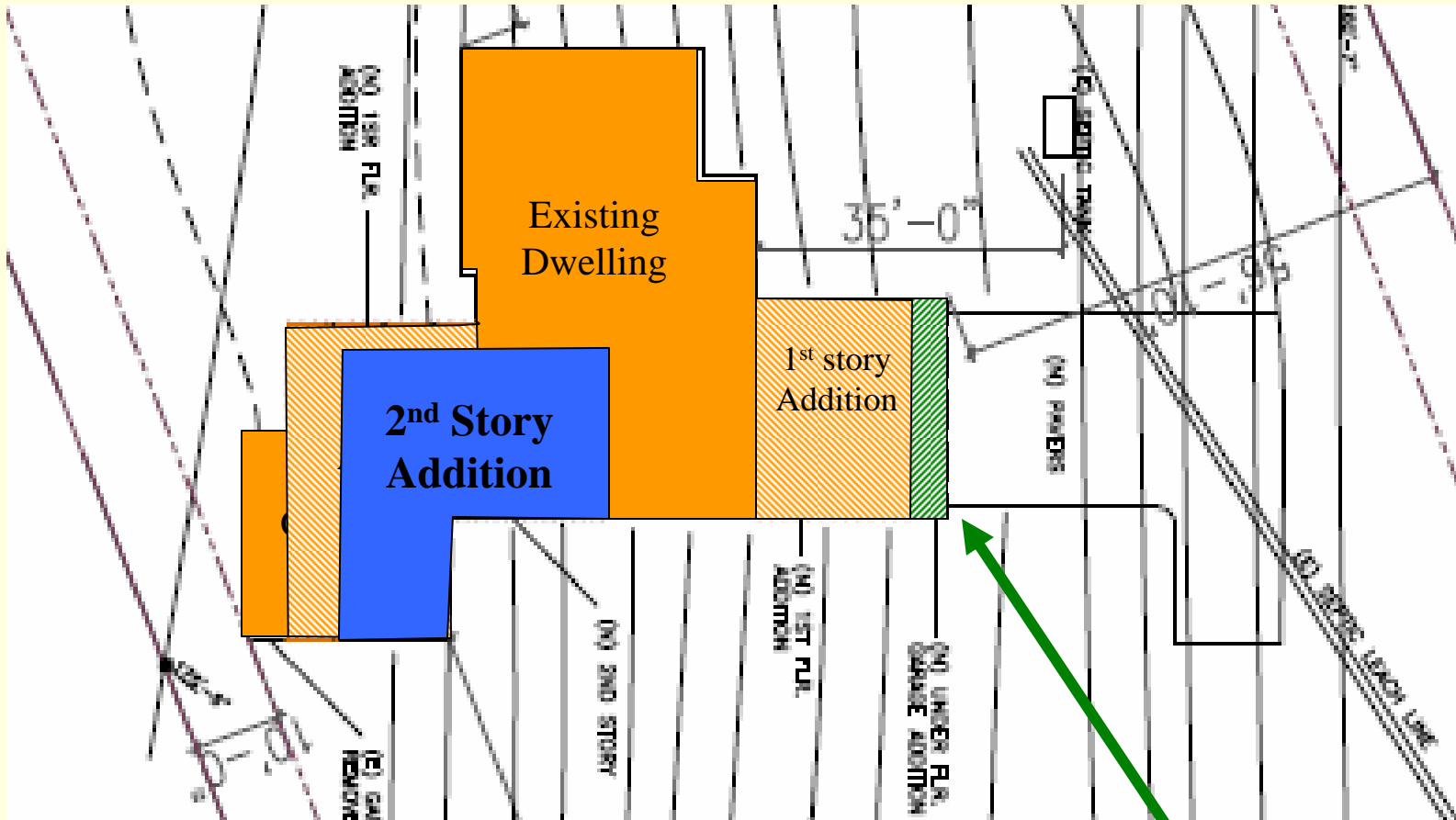
- First floor addition of 1,182 square feet
- Second floor addition of 744 square feet
- New attached garage of 550 square feet
- No grading or tree removal required

Lomita / Via Real

SITE PLAN



Site Plan



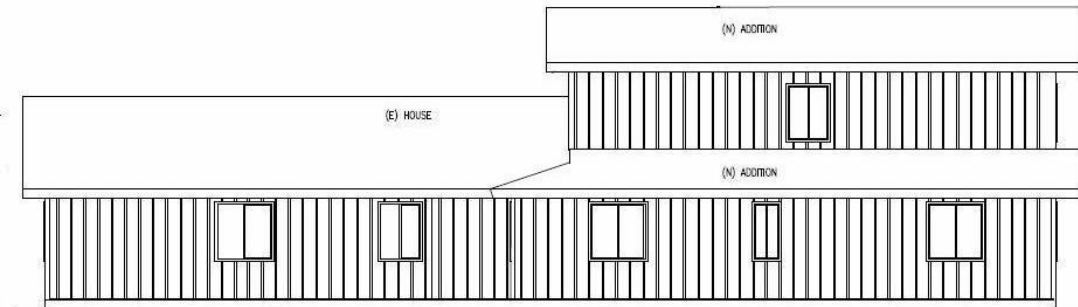
Ni/McKee Appeal of Wang SFD Addition

NEW GARAGE

West & East Elevations



North & South Elevations



North Elevation



South Elevation



Project History

- **Permit application** – January 28, 2008
- **Board of Architectural Review** – Not Required
- **Approved 08CDP-00000-00011** – February 4, 2008
- **CDP appealed** – February 12, 2008
- **Planning Commission Approval** – March 26, 2008



Board Appeal Issues

- Planning Commission Staff Report errors
- Appellants not present at the appeal hearing
- Story poles misrepresented addition



Commission Appeal Issues

- Not in conformance with community scale and character.
- Too massive in size and height, obstructs public views.
- Posting requirement was not followed.



Policy Consistency

Consistent with Coastal Plan Policies:

- Policy 4-3 (Protection of Public Views)
- Policy 4-4 (Neighborhood Compatibility)
- Policy 10-1 (Archeological and Cultural Sites)



Protection of Public Views

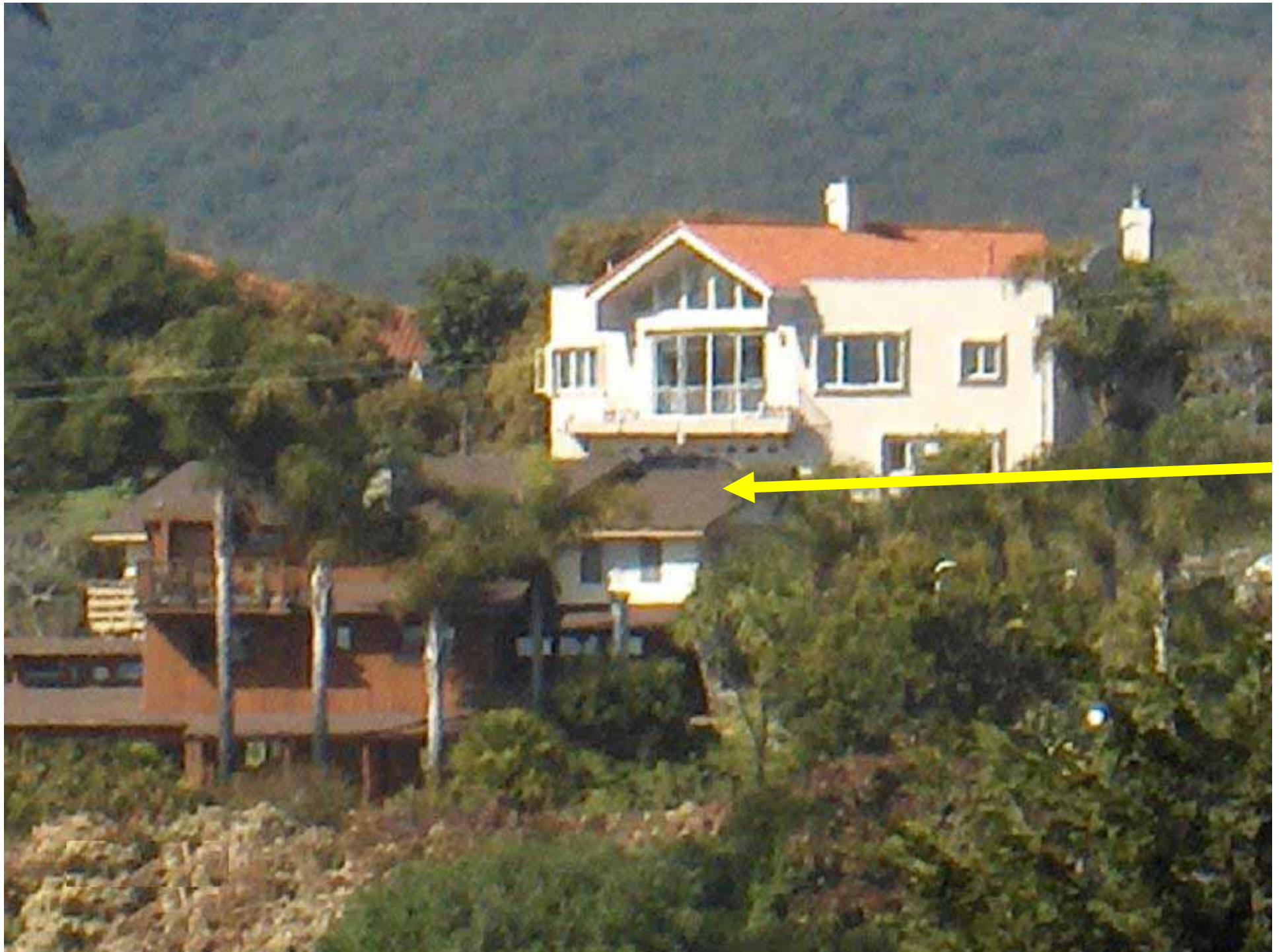
□ Coastal Plan Policy 4-3

- 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 to intrude into the skyline** as seen from public viewing places.

View From Via Real Adjacent to HWY 101



03/24/2008





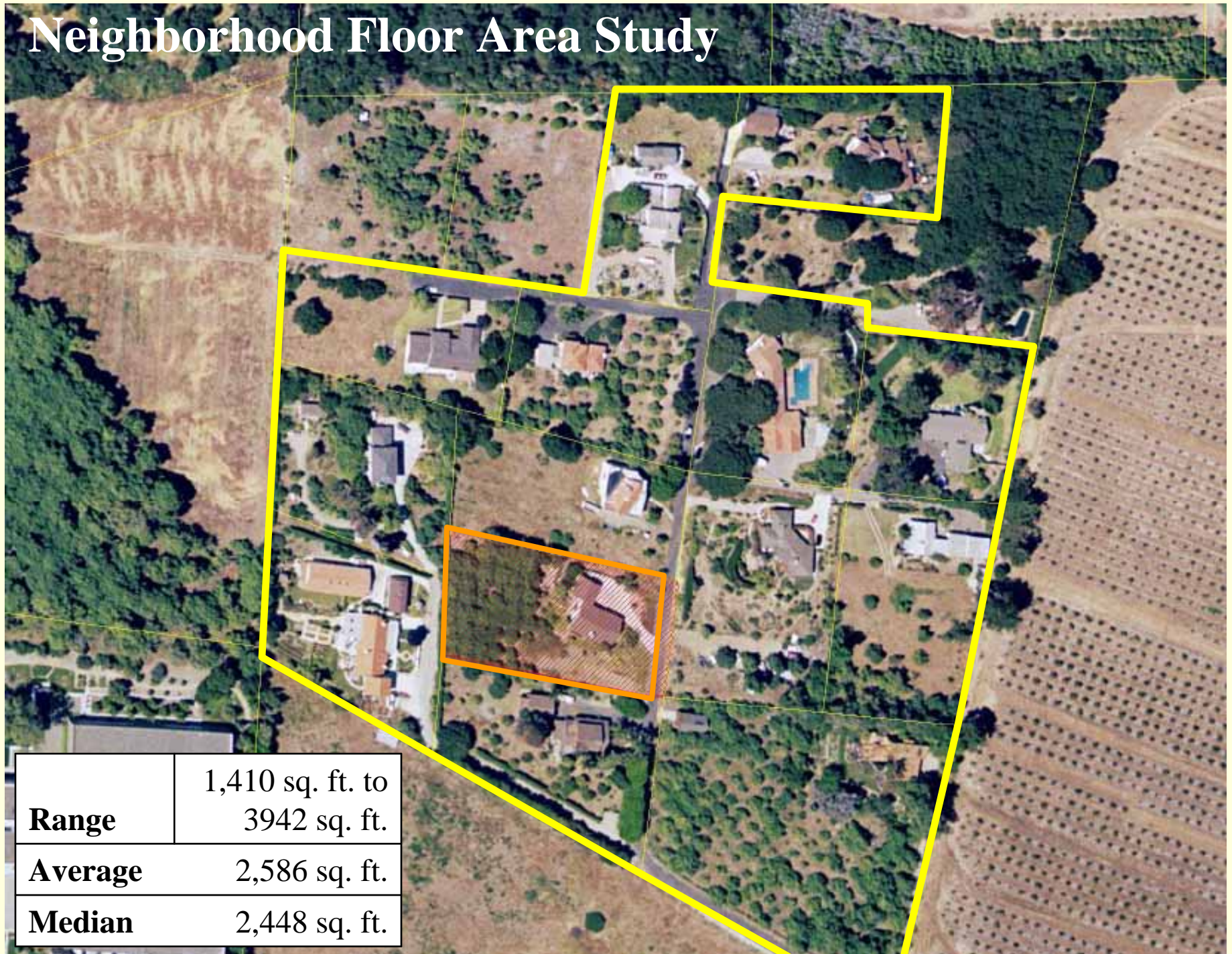


Neighborhood Compatibility Policy

□ Coastal Plan Policy 4-4

- “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.”

Neighborhood Floor Area Study



Range	1,410 sq. ft. to 3,942 sq. ft.
Average	2,586 sq. ft.
Median	2,448 sq. ft.



Coastal Development Permit Findings

That the proposed development:

- 1) conforms to the applicable policies of the Comprehensive Plan, Coastal Land Use Plan, and provisions of Article II.
- 2) is on a legally created lot.
- 3) is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of Article II.



Summary

- ❑ Consistent with applicable zoning and policy regulations
- ❑ Appropriately located on site
- ❑ Not incompatible with the existing rural residential neighborhood
- ❑ Does not impede public views



Staff Recommendation

- ❑ Adopt the required findings

- ❑ Deny the appeal, Case No. 08APL-00000-00015

- ❑ Grant *de novo* approval of Case No. 08CDP-00000-00011 subject to the conditions of approval



END SHOW SLIDES

