

ATTACHMENT 1

DESIGN REVIEW FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

The Santa Barbara County Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures]. Please see Attachment 3, Notice of Exemption for detailed discussion of this exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 Findings required for Board of Architectural Review applications within the Montecito Community Plan area, pursuant to Article II, Section 35-213 (BAR Findings Required for Approval):

2.1.1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.

The proposed single-family dwelling, detached garage and cabaña are located on a lot within an urban area of the County with a semi-rural setting and consisting primarily of large one and two-story dwellings located on small lots. The existing two-story dwelling on the subject parcel is 3,802 square feet in total size (first floor: 3,136 sq. ft; second floor: 666 sq. ft.) and is approximately 31% over the maximum recommended floor area for the 0.44-acre lot. The new two-story dwelling will be 3,187 square feet in total size (first floor: 1,935 sq. ft; second floor: 1,252 sq. ft.) and will be approximately 9.9% over the maximum recommended floor area for the lot. Existing floor areas of homes on surrounding parcels located on the same block also exceed the maximum recommended floor area, ranging from 1% over to as much as 48% over. As such, the 9.9% overage of the new dwelling will still fall within this range and will be lower than the existing dwelling on the lot.

The proposed new dwelling is designed to present a home that is set back from the public road to further minimize impacts to views of the mountains taken from Channel Drive. Walls and fences are of modest heights that are permissible without special permitting pursuant to Article II, Section 35-123.1. Further, no screens, towers, or signs are a part of the overall design of the project. Side elevations of the new dwelling are well articulated and side views of the home are screened and softened by proposed landscape plantings. Lastly, the surrounding neighborhood is comprised of Spanish Revival, Modern and Ranch style homes. As such, the new Modern style home will be in conformance with the character of the existing community and will be compatible with other existing houses in the neighborhood. Therefore, this finding can be made.

2.1.2. **Mechanical and electrical equipment shall be well integrated in the total design concept.** All mechanical and electrical equipment for the proposed project, including pool equipment, will be located underground beneath the new cabaña. Therefore, this finding can be made.

2.1.3. **There shall be harmony of material, color, and composition of all sides of a structure or building.**

As shown in Attachment 3 to the Board letter, dated December 5, 2017 and incorporated herein by reference, all sides of the home will be finished with colors, composition and materials consistent with its Modern style, including cast-in-place concrete, teak wood siding, corten steel, as well as other exposed steel framing found throughout the exterior of the home. Therefore, this finding can be made.

2.1.4. **A limited number of materials will be on the exterior face of the building or structure.**

As shown in Attachment 3 to the Board letter, dated December 5, 2017 and incorporated herein by reference, the materials to be used on the exterior face of the structure include three common materials used with the Modern style; cast-in-place concrete, teak wood siding, and corten steel. Therefore, this finding can be made.

2.1.5. **There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The surrounding neighborhood is comprised of Spanish Revival, Modern, and Ranch style homes. The proposed project for a Modern style home will be in harmony with the other similarly styled homes found throughout the existing developed neighborhood without creating excessive variety or monotonous repetition. Therefore, this finding can be made.

2.1.6. **Site layout, orientation, location and sizes of all structures on a property, buildings, and signs on a property, shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).**

As shown in Attachment 3 to the Board letter, dated December 5, 2017 and incorporated herein by reference, the subject property is a generally flat lot with approximately three to four feet in elevation gain over the 220-foot depth of the lot. The new structures include a 3,187 square foot dwelling, a 680 square foot detached garage, and a 570 square foot cabaña. Each of these structures have been located near the rear of the lot and oriented to amass the second story element along the eastern portion of the lot. This allows the structures to have a well-designed relationship with one another while also respecting the surrounding environmental qualities, open spaces, topography, and public views of the Santa Ynez Mountains taken from Channel Drive. As designed, the new 3,187 square foot home will replace the existing 3,802 square foot home and the semi-rural character of the surrounding community will remain largely unchanged. Therefore, this finding can be made.

2.1.7. Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting.

As shown in Attachment 3 to the Board letter, dated December 5, 2017 and incorporated herein by reference, the project will utilize a variety of plants as part of the planting palette in order to adequately screen the project from neighboring properties as well as from the public street of Channel Drive. No specimen or landmark trees exist on the subject property and the existing non-native ornamental and vegetative landscaping will be removed from the site and replaced with drought-tolerant and native species that are more appropriate to the project and more suitable for the saline environment of the oceanfront lot. Further, as conditioned as part of the Board of Supervisors' July 19, 2016 approval, the final landscape plan will be reviewed and approved by the Montecito Board of Architectural Review with direction to ensure that the new landscape tree species selections and/or maintenance of those selected tree species will not impair existing private views of neighbors of the ocean (see Condition #3 of the approved Coastal Development Permit 14CDH-00000-00014, incorporated herein by reference). Therefore, this finding can be made.

2.1.8. Signs, including their lighting, shall be well designed and shall be appropriate in size and location.

No signage is included as part of the project. Therefore, this finding is not applicable.

2.1.9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Grading for the project will be limited to excavation and over-excavation for the new swimming pool. The new accessory structures will not require any extensive earth disturbance and grading for these structures is limited to that required for new foundational footings. Although not located on a ridgeline or hillside, there is no grading included in the project that will artificially raise the building pad or unnecessarily alter the natural topography of the site. Therefore, this finding can be made.

2.1.10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Sec. 35-144A (General Regulations) of this Article.

As discussed above in each of the previous findings of approval of Attachment 3 to the Board letter, dated December 5, 2017 and incorporated herein by reference, as designed, the two-story, 3,187 square foot single-family dwelling, 680 square foot detached two-car garage, and 570 square foot cabaña, all of the Modern-style, meet all of the applicable design standards within the Board-adopted Montecito Community Plan, the Montecito Land Use and Development Code, and the Montecito Architectural Guidelines and Development Standards. Therefore, this finding can be made.