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Grassini Single-Family Dwelling Additions

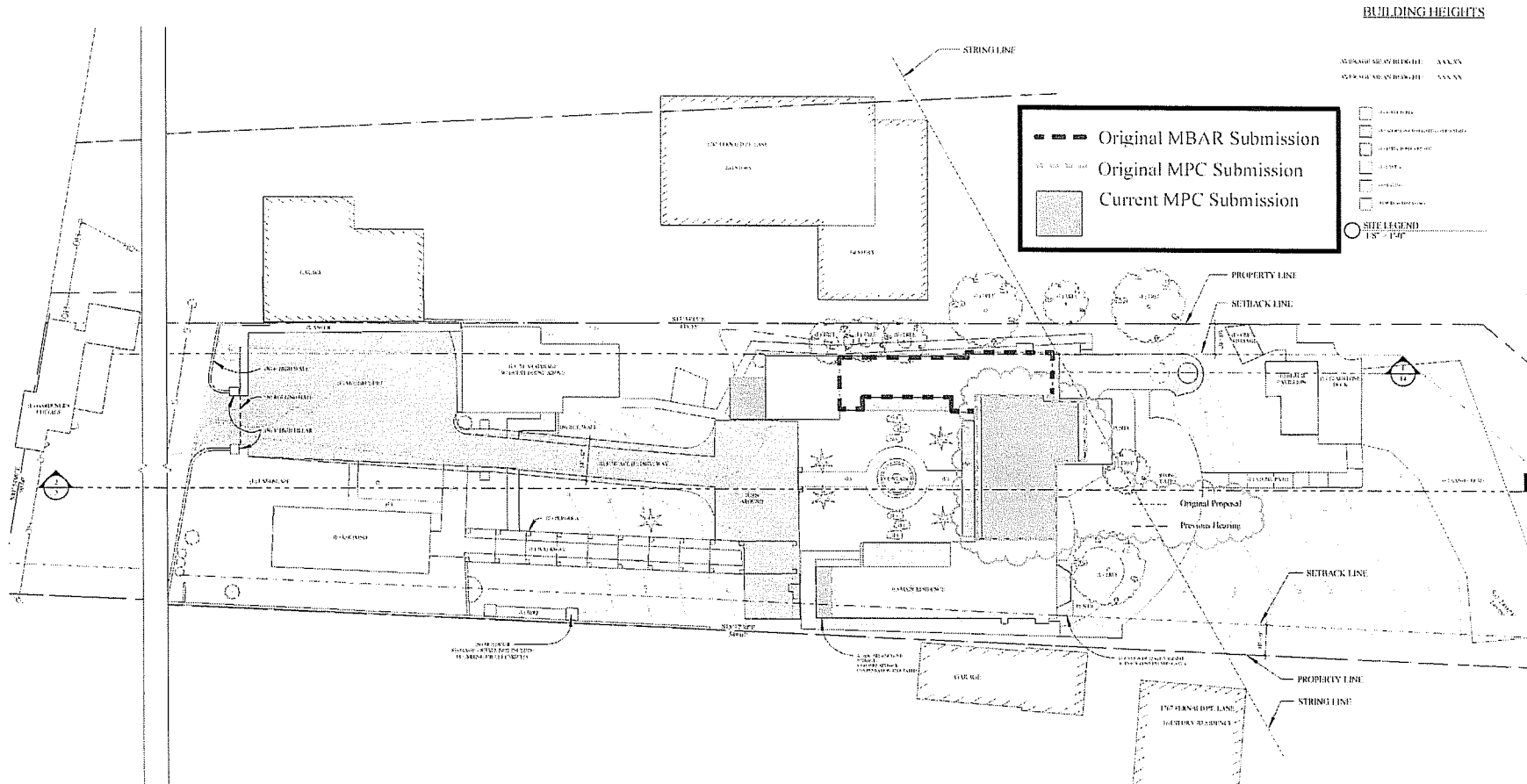
1775 Fernald Point Lane

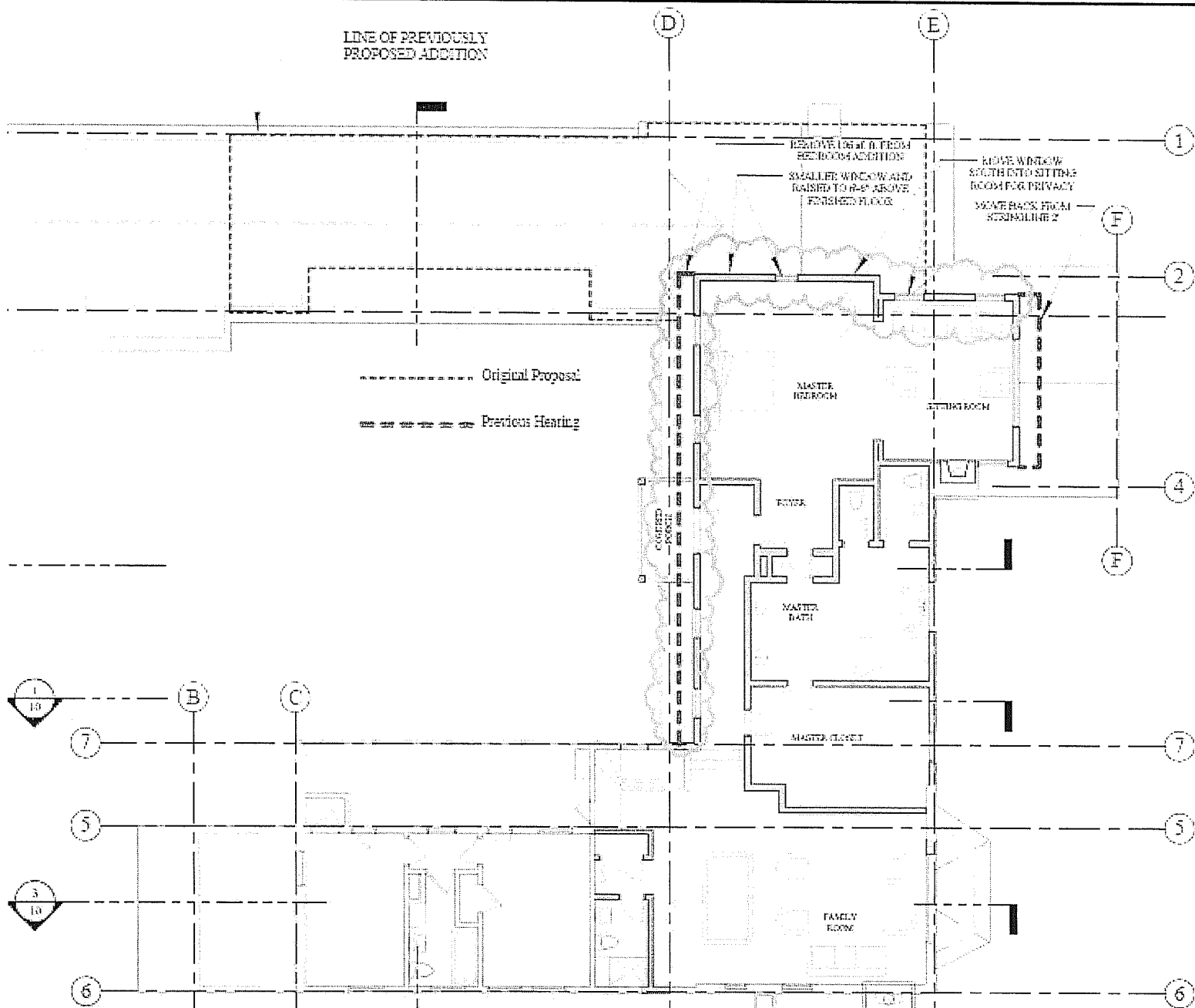
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Aerial View Fernald Point Lane



Site Plan





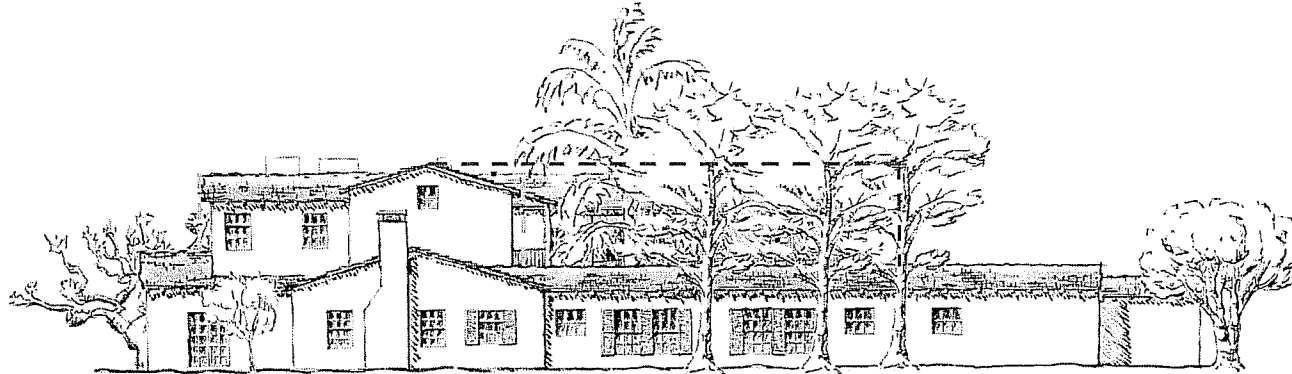
Staff Report Excerpt: MBAR Comments

Montecito Board of Architectural Review

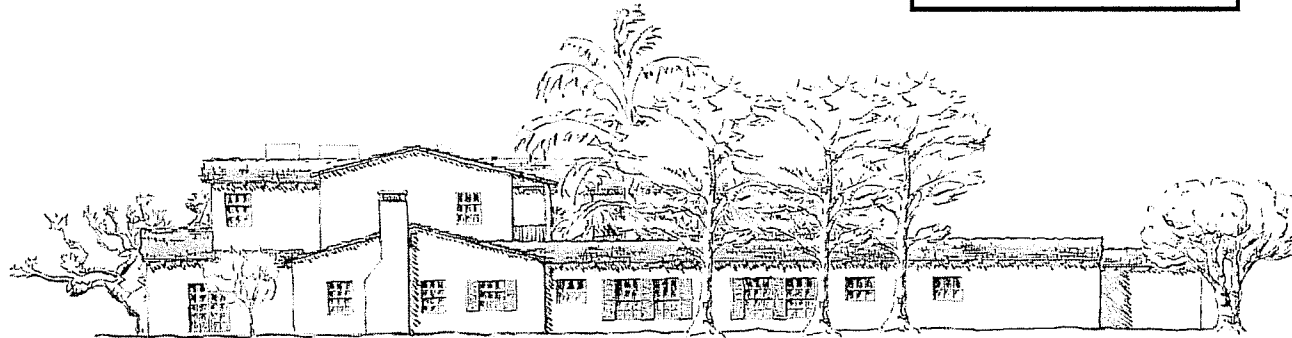
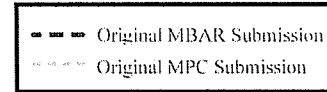
Please note that the Montecito Board of Architectural Review requested minor design changes in their comments during conceptual review of the project. The May 5, 2008 MBAR comments were:

- *Nice project.*
- *Good example of applicant, design team, and MBAR working together.*
- *Improve southeast screening and/or window placement.*

Window Relocation



Current MPC East Elevation - Window Relocation



Original MPC East Elevation

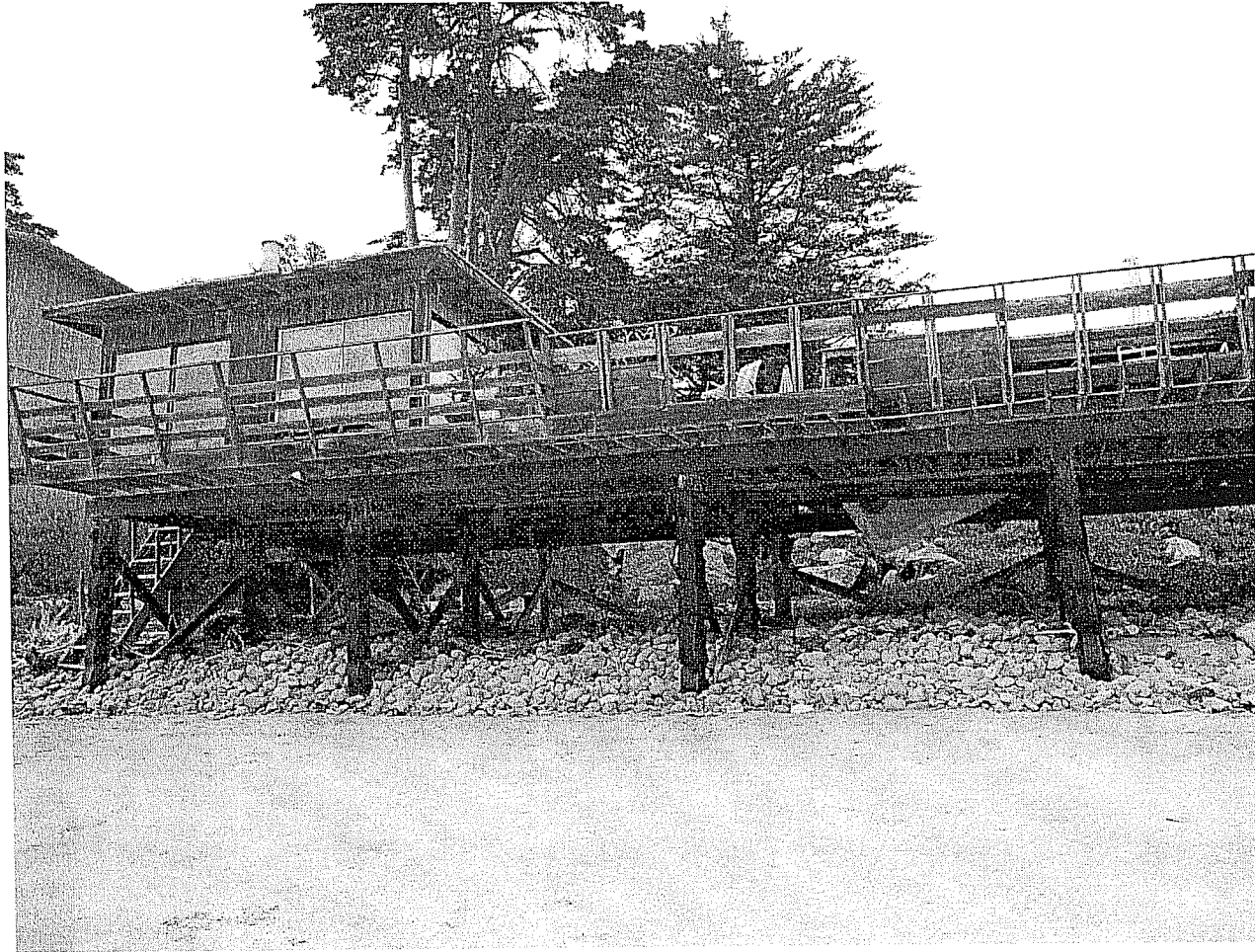
FAR Guidelines

- Residential Architectural & Landscape Design Guidelines for Montecito with respect to size, bulk and scale: “The floor area of a proposed house should be in scale with development on similar sized parcels in the immediate area.”
- Table 1 for recommended maximum house net floor area for various lot sizes.
- Note: In certain neighborhoods, the recommended maximum size in Table 1 may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor.”

Aerial View Homes Surrounding Grassini Residence



1821 Fernald Point Lane



1815 Fernald Point Lane



1813 Fernald Point Lane



1811 Fernald Point Lane



1809 Fernald Point Lane



1807 Fernald Point Lane



1803 Fernald Point Lane



1801 Fernald Point Lane



1795 Fernald Point Lane



1787 Fernald Point Lane



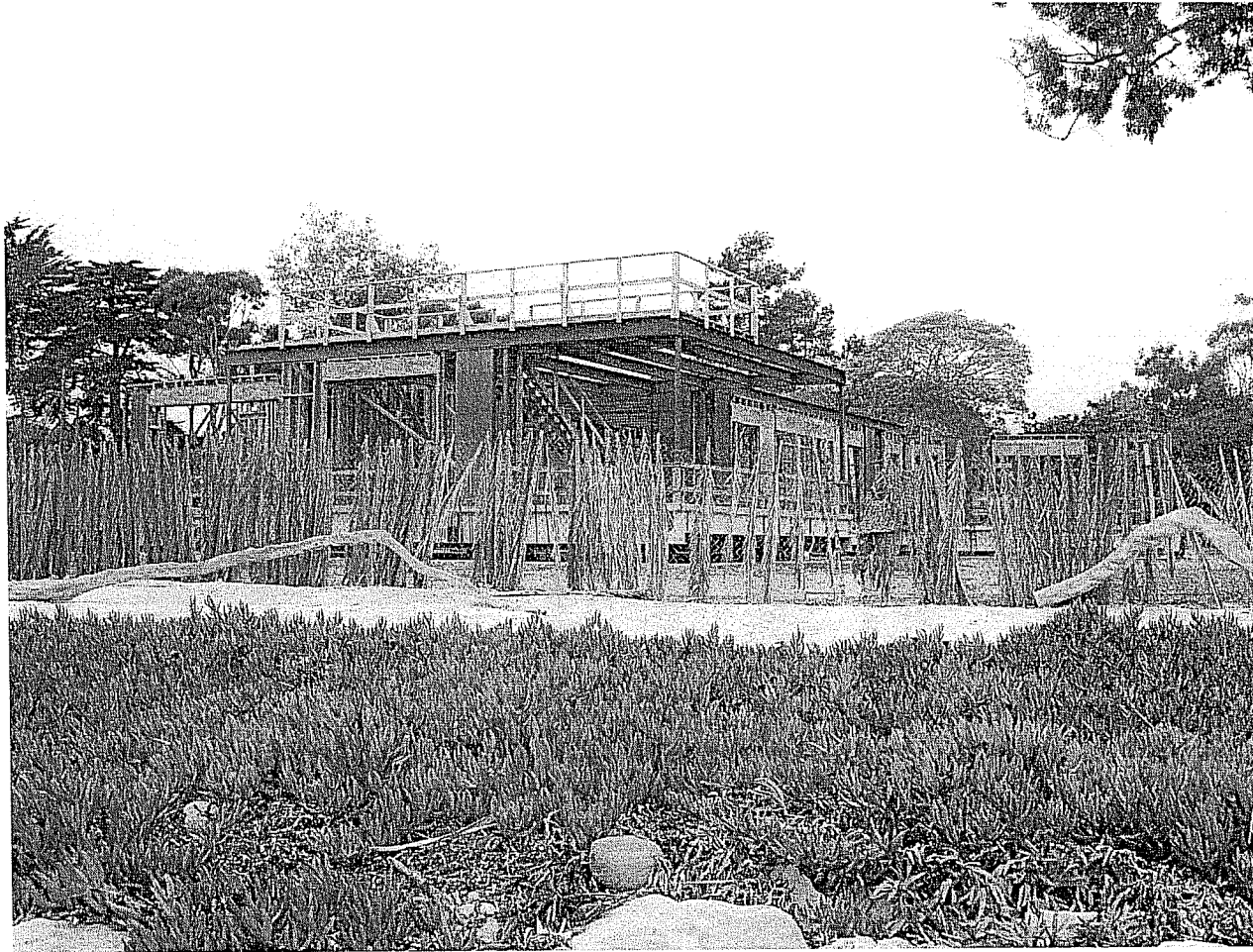
1775 Fernald Point Lane



1767 Fernald Point Lane



1755 Fernald Point Lane



Story Poles for Proposed Addition



Neighborhood Comparison for Fernald Point Lane Inside Gate					
Fernald Point Gate					
1775 Fernald Point Lane	Grassini Residence - See below for data				
1787 Fernald Point Lane	6,267	0.74	3,650	72%	19%
1795 Fernald Point Lane	2,602	0.33	2,625	0%	18%
1801 Fernald Point Lane	8,371	0.65	3,425	144%	30%
1803 Fernald Point Lane	6,865	0.61	3,325	106%	26%
1807 Fernald Point Lane	6,082	0.53	3,125	95%	26%
1809 Fernald Point Lane	3,447	0.21	2,325	48%	38%
1811 Fernald Point Lane	2,860	0.19	2,275	26%	35%
1813 Fernald Point Lane	2,771	0.17	2,225	25%	37%
1815 Fernald Point Lane	4,743	0.3	2,550	86%	36%

Neighborhood Average %			67%	29%
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1775 Fernald Point Lane	7,089	1.32	4,844	46%	12%
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Neighborhood Comparison Table for Fernald Point Lane					
Address	Square Footage of Residence	Approx. Size of Parcel (Acres)	House S.F. Guideline	% over House S.F. Guideline	SFD FAR (%)
1639 Fernald Point Lane	4,043	0.5	3,050	33%	19%
1649 Fernald Point Lane	3,637	0.5	3,050	19%	17%
1651 Fernald Point Lane	2,140	0.7	3,550	0%	7%
1655 Fernald Point Lane	6,000	1.09	4,453	35%	13%
1661 Fernald Point Lane	3,438	0.4	2,800	23%	20%
1665 Fernald Point Lane	5,088	1	4,300	18%	12%
1685 Fernald Point Lane	7,309	2.54	6,918	6%	7%
1695 Fernald Point Lane	4,077	1.78	5,626	0%	5%
1705 Fernald Point Lane	2,724	0.57	3,225	0%	11%
1703 Fernald Point Lane	3,590	1.07	4,419	0%	8%
1711 Fernald Point Lane	5,772	1.45	5,065	14%	9%
1717 Fernald Point Lane	3,203	0.43	2,875	11%	17%
1727 Fernald Point Lane	7,250	1.5	5,150	41%	11%
1745 Fernald Point Lane	3,312	0.76	3,700	0%	10%
1755 Fernald Point Lane	9,954	2.3	6,510	53%	10%
1767 Fernald Point Lane	4,122	1	4,300	0%	9%
Fernald Point Gate					
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Neighborhood Average %				35%	19%
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Excerpt from May 29, 2007 Letter from John Klink

As I expressed at the MBAR meeting, despite the fact that your proposed project will make your property exceed what we calculate to be a current 181% coverage of suggested FARs by bringing it up to an excess of 221% over FARs, (as your proposed project would add approximately 48% of the home's current size to a second story overlooking our living room, and gardens), I would not oppose your project on the FAR grounds alone, as I feel that despite the current large main house, cabana, and two guest houses, that your parcel is nevertheless large enough to accommodate some additions.

My sole concern, as I mentioned, is to be able to work with you to determine possibilities for additions that, simply put, would not rob our 80 year-old mutual peaceful protection of privacy, light and views that the excellent architect who designed our two homes in 1929 as a single project was so skillful in formulating.

I look forward to hearing from you.

Sincerely,

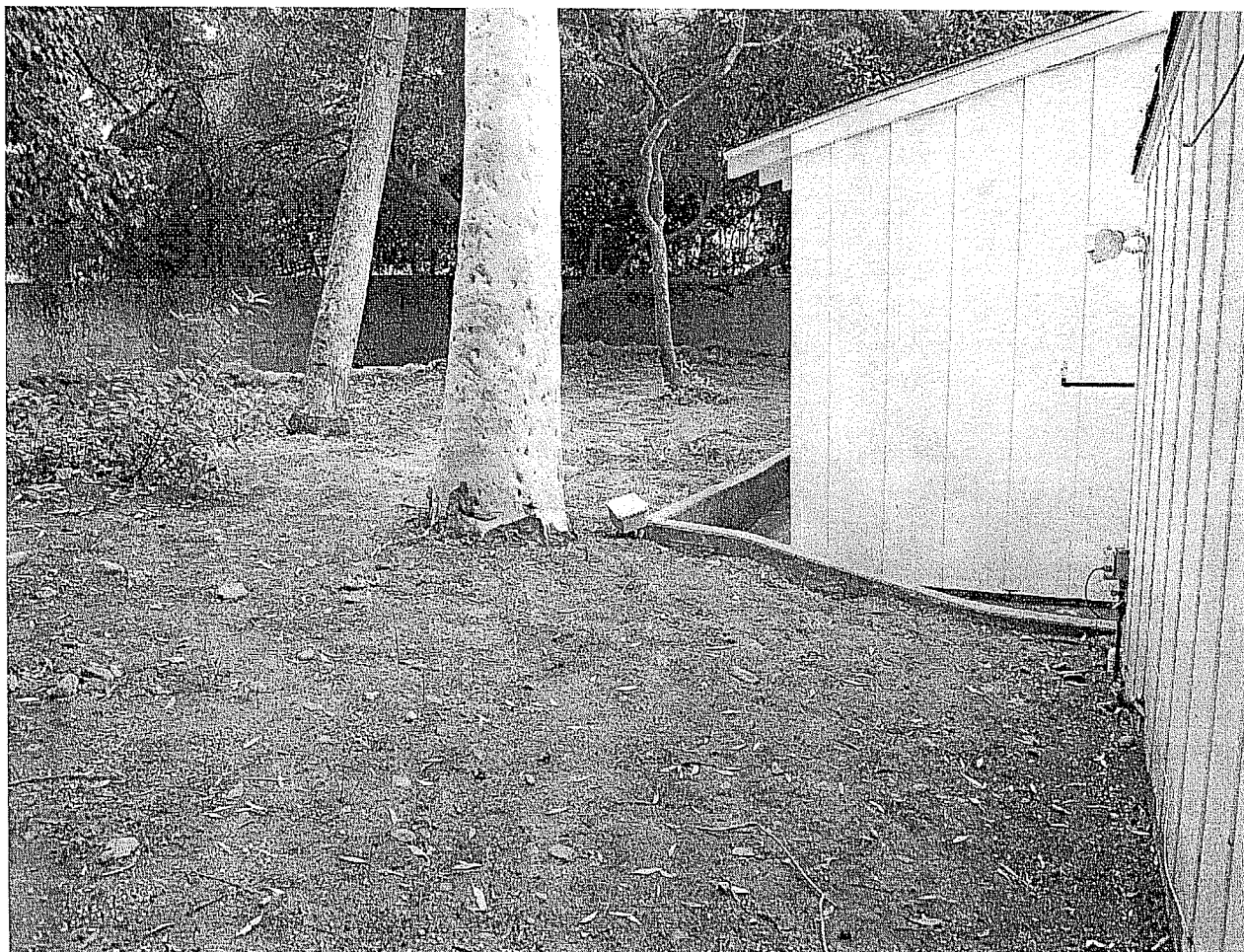
John M. Klink

Finding on Compatibility

23 That the development is compatible with the established physical scale of the area.

The residential structures on Fernald Point Lane range in size from approximately 5,000 square feet to 10,000 square feet. Most of the structures within this area are two-stories. The project was conceptually reviewed for neighborhood compatibility by the Montecito Board of Architectural Review which conducted a site visit on May 5, 2008. The project, which would include an SFD addition of 8,289 square feet with the approved additions, would be of a scale and character that is consistent with the surrounding neighborhood. Therefore, this finding can be made.

Grassini Gardener's Cottage



Grassini Gardener's Cottage

