

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Planning Commission

FROM: Alice McCurdy, Deputy Director *Alice McCurdy*

DATE: February 24, 2014

RE: Nolan Appeal of the Kasztelan SFD
13APL-00000-00018 & 13APL-00000-00026
APN 013-166-006, located at 137 Sierra Vista Road

During the regularly scheduled Montecito Planning Commission (MPC) hearing on February 19, 2014, Commissioner Overall requested that staff provide a memo to the Commission addressing the issues raised in Mr. Weston's letter to the MPC dated February 12, 2014.

Background: Mr. Weston's letter addresses an FAR study originally prepared by Mr. John Watson, a member of the Montecito Board of Architectural Review (MBAR). That FAR study was considered by the MBAR during their hearings on this matter. At the conclusion of its deliberations, the MBAR approved the project by a 5-2 vote (Watson and Gottsdanker voting no), finding that it was well-designed and compatible with the surrounding neighborhood.

Source Data: The FAR study addressed in Mr. Weston's letter appears to have used house size data from the County Assessor's website. The data used by the Assessor are derived from Building & Safety permits. In order to calculate FAR's within the Montecito area, Development Review staff uses PhotoMapper data which are derived from zoning permits, and which define net floor area consistent with the Montecito Land Use & Development Code, Section 35.500.020 (Definitions of Specialized Terms and Phrases).

Neighborhood Study Area: The FAR study referenced in Mr. Weston's letter defines "neighborhood" as lots that are located within approximately 600 feet of the Kasztelan's lot and which are within 25% of the size of the Kasztelan's 1.09-acre lot.¹ The FAR study area prepared by Development Review staff utilized proximity to the subject parcel as the defining characteristic, and included homes built on single lots and located on all sides of the Kasztelan's lot as well as homes near the Kasztelan property on lots taking access from Sierra Vista Road. Overlapping the two study areas reveals that of the 15-lot neighborhood identified by Mr. Watson, eight of these lots are also included in P&D's 18-lot neighborhood analysis.²

Summary: As provided within the Montecito Architectural Guidelines and Development Standards, pg. 12:

"In certain neighborhoods, the recommended maximum [FAR] may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor."

¹ Referred to as "Parcel Size Variant" within Watson Study and yielding a range between 0.82-acres and 1.36-acres in size.

² See attached map comparison of study areas.

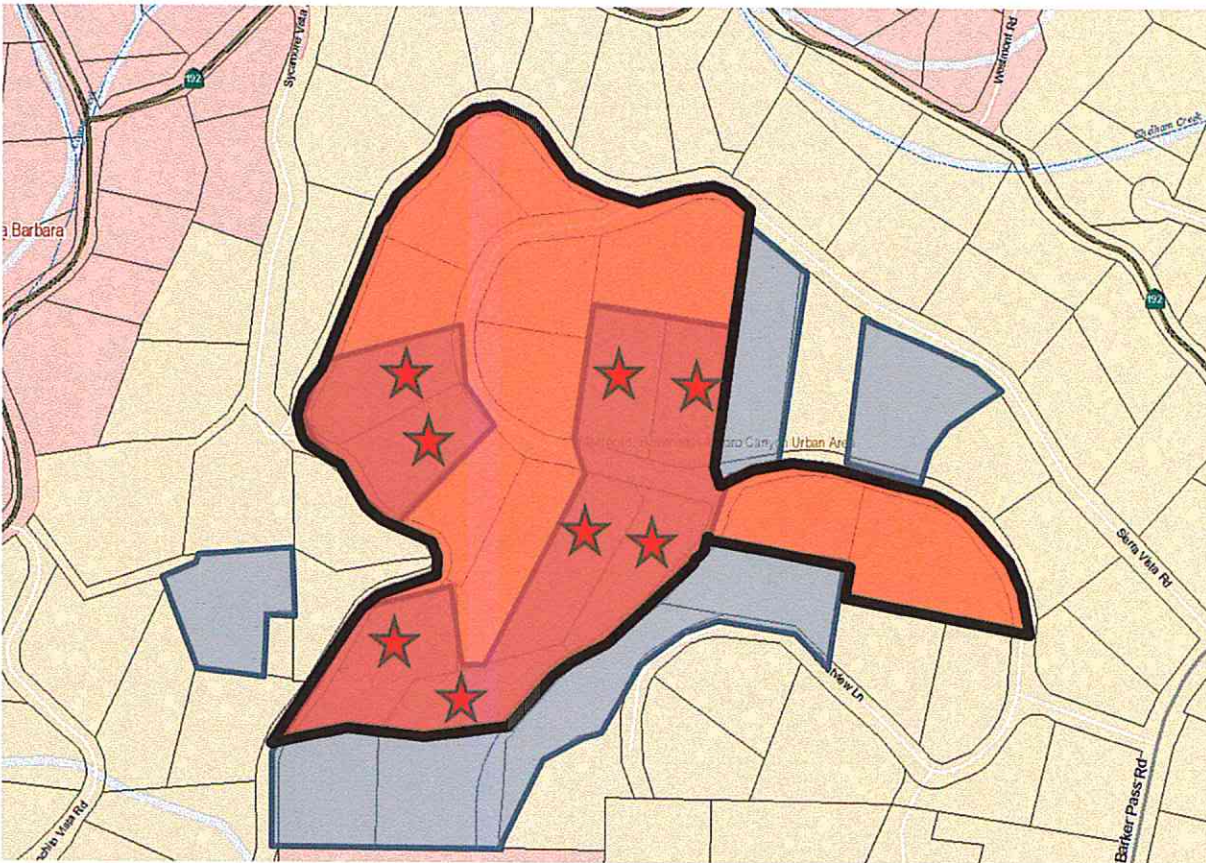
Conclusion: As provided within the Montecito Architectural Guidelines and Development Standards, pg. 12:

“In certain neighborhoods, the recommended maximum [FAR] may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor.”

Furthermore, as provided in the same Guidelines, pg. 10, “neighborhood compatibility” is defined as:

“[t]he relationship between surrounding structures and their settings so that the effect of all structures taken together is aesthetically pleasing, keeping the neighborhood in harmony and balance.”

The Kasztelan project presents a modest single story elevation to public views in from Sierra Vista Road and is well designed to fit into the neighborhood aesthetic. The project also softens private views in by use of ample landscaping on both side elevations. As such, staff supports the MBAR’s 5-2 approval of this project and recommends that your Commission determine that the project is appropriately designed and is compatible with the surrounding neighborhood, and follow staff’s recommended actions provided within the staff report, dated January 30, 2014.



Watson FAR neighborhood study area shown in BLUE.

P&D neighborhood analysis depicted in RED.

Overlapping lots shown with RED STARS.