



# **SANTA BARBARA COUNTY BOARD OF SUPERVISORS**

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**14APL-00000-00011**

**Appeal of the Montecito Planning Commission's  
Denial of the Kasztelan Single Family Dwelling**

**Associated Case Numbers:**

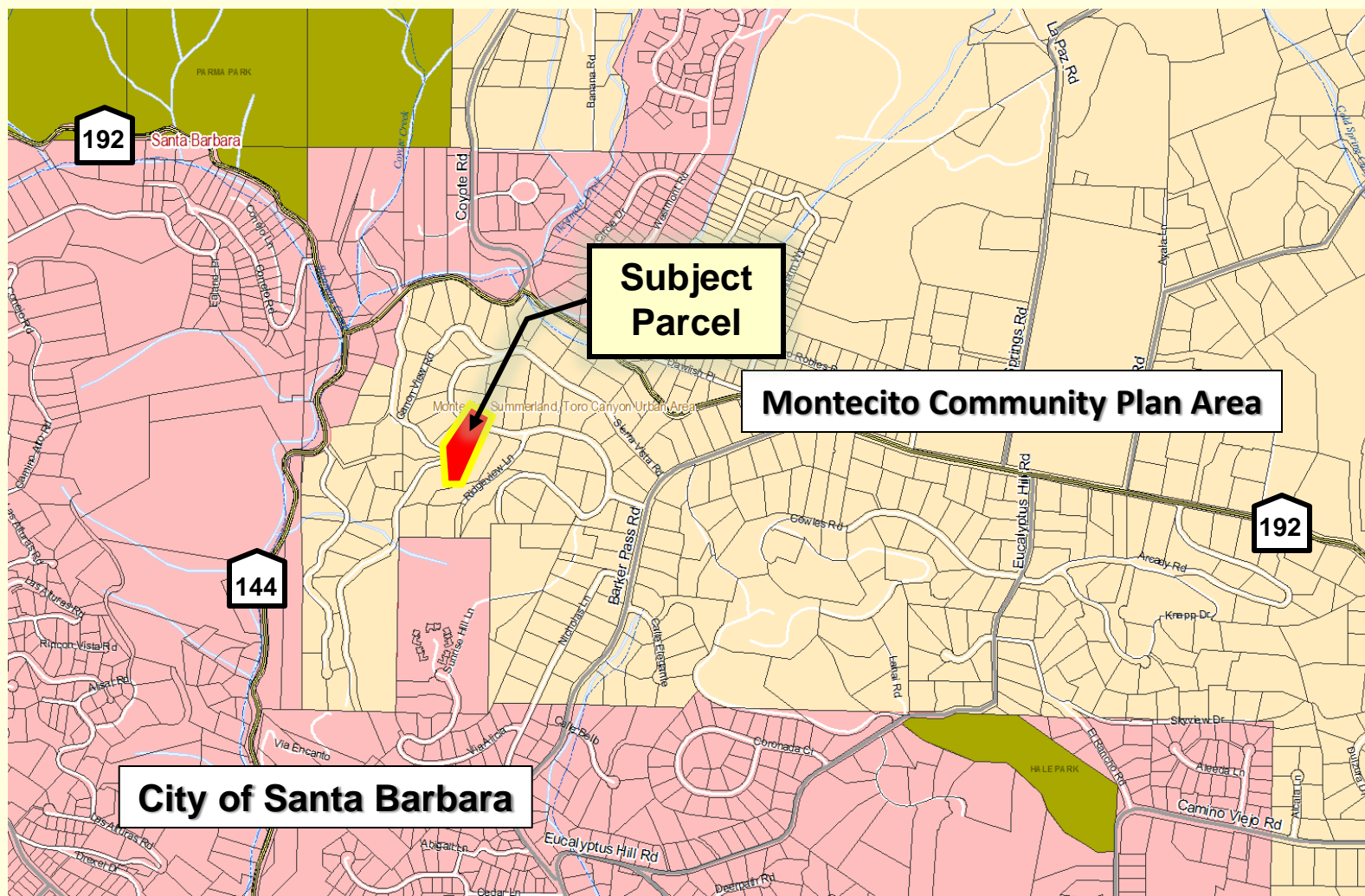
**13APL-00000-00018 & 13APL-00000-00026**

**12BAR-00000-00128 & 12LUP-00000-00387**

July 8, 2014



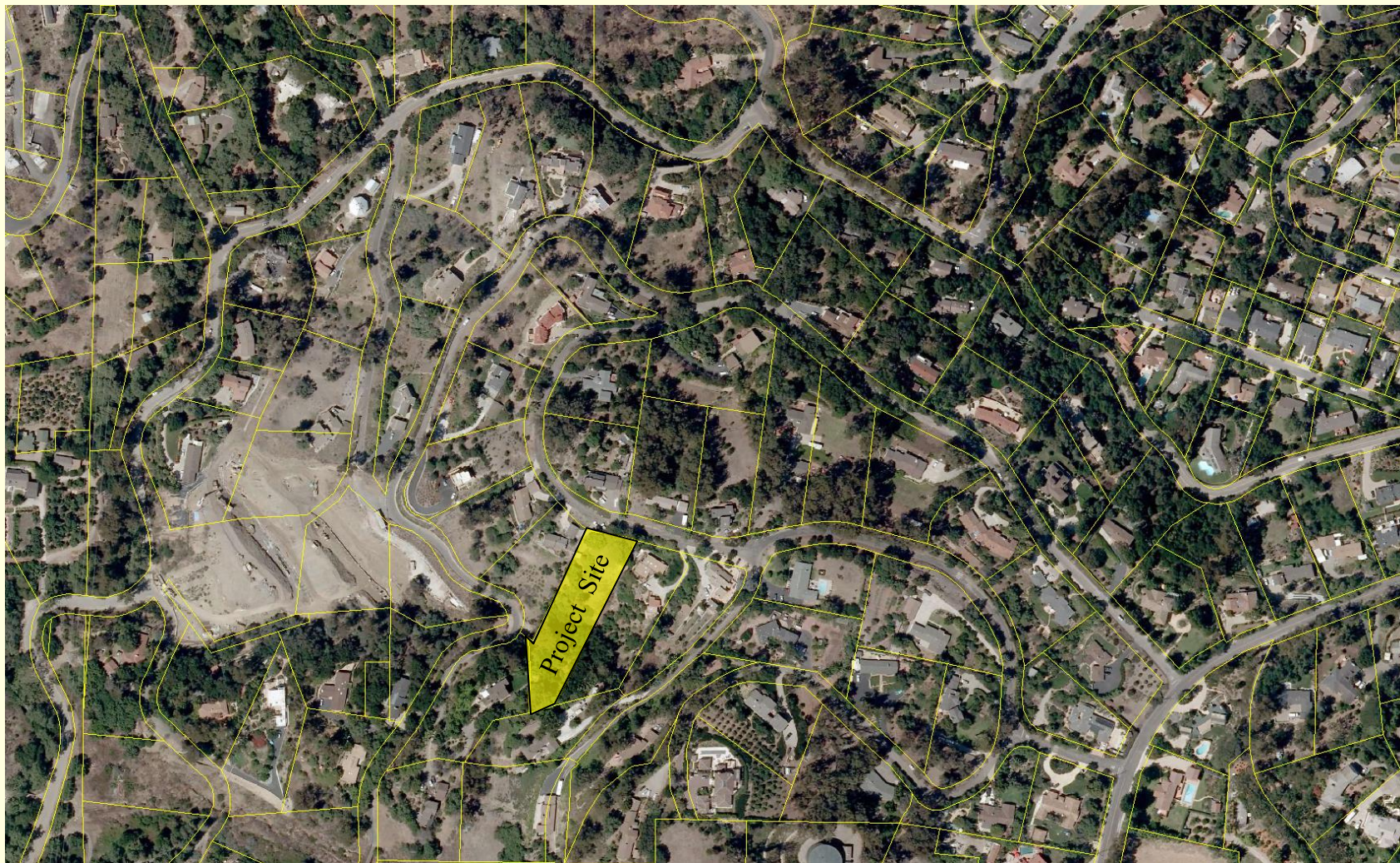
# Vicinity Map







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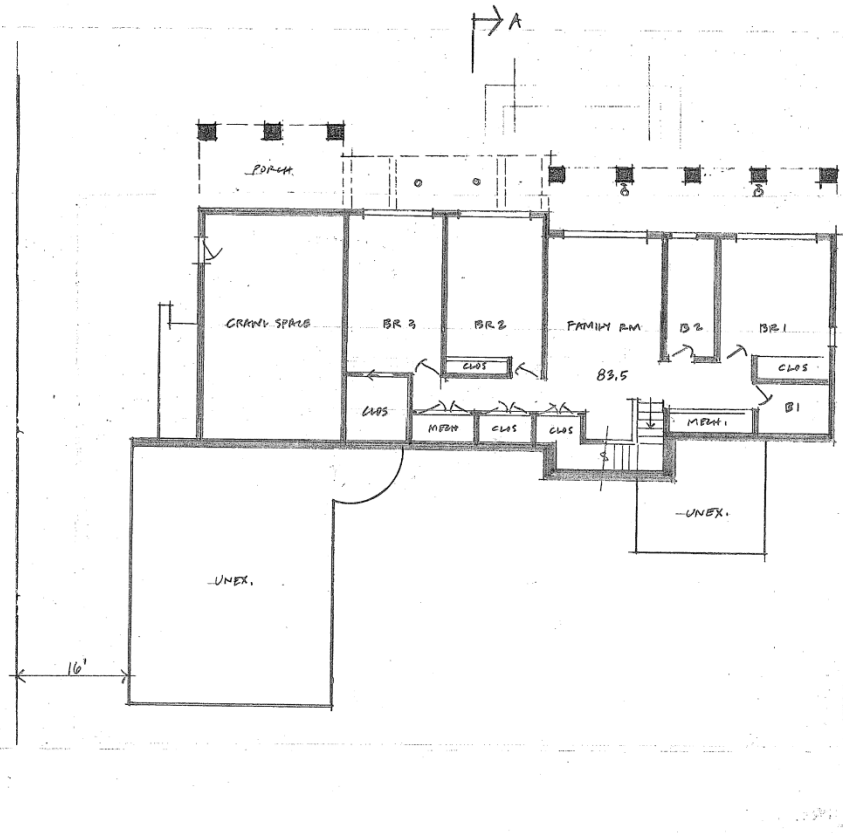


# Site Plan

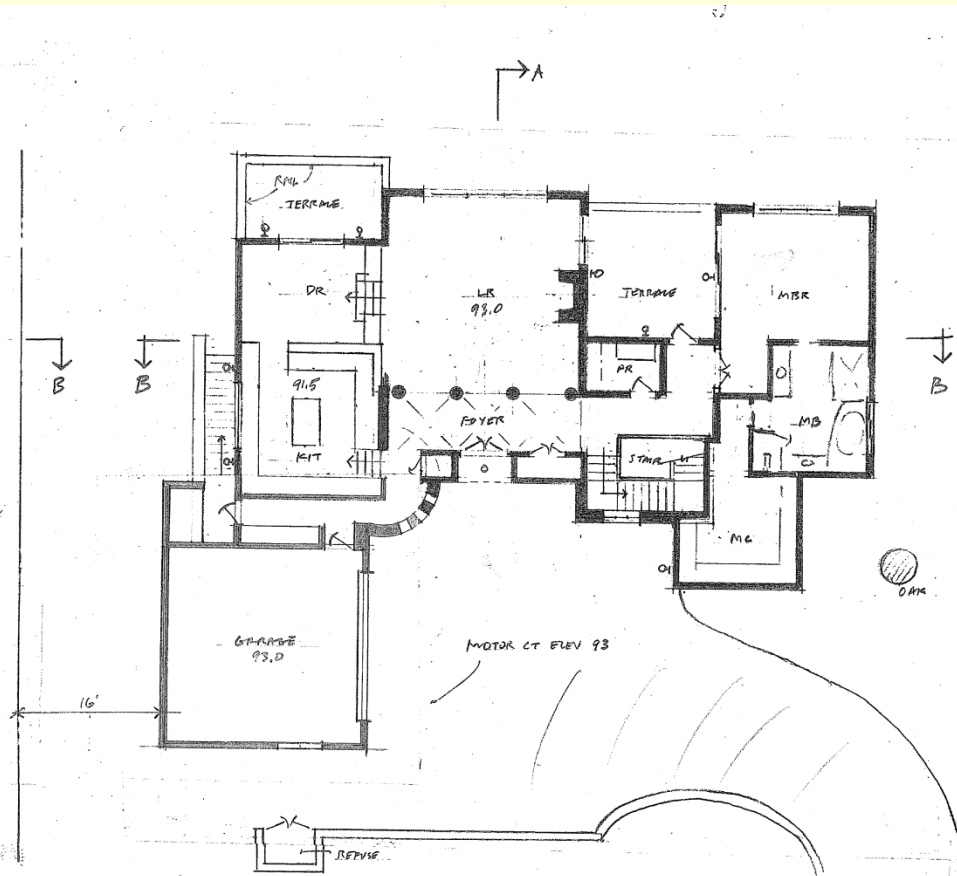




# Floor Plan



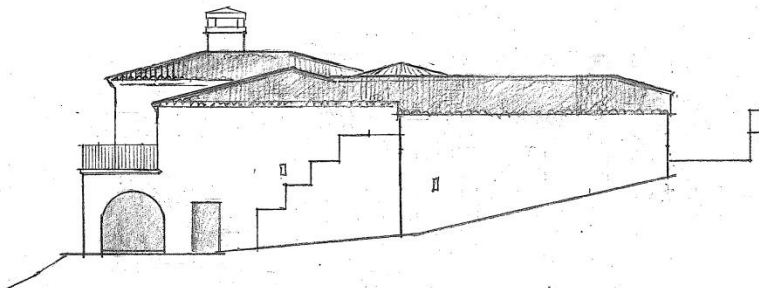
**Lower Floor Plan**



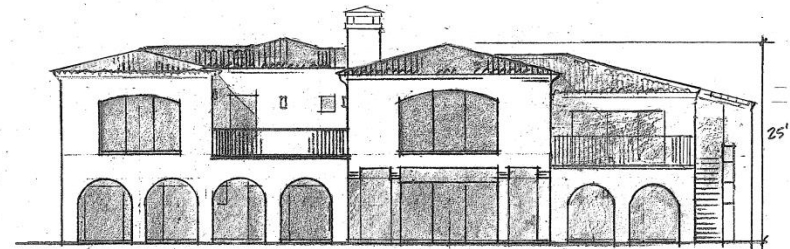
**Main Floor Plan**



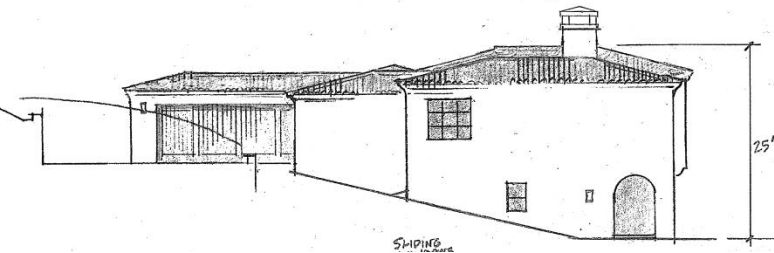
# Elevations



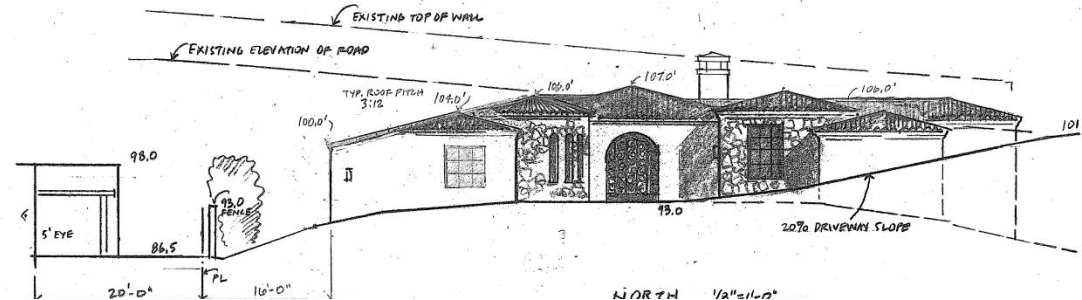
**East**



**South**



**West**



**North**



# Environmental Review

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Exempt from CEQA review, pursuant to Sections

**15301** – [Existing Facilities]





# Policy Consistency

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The project is consistent with Comprehensive Plan Policies, including Montecito Community Plan:

- Adequate services
- No visual resource impacts
- Minimal grading & avoiding steep slopes
- Air quality protections



# Montecito LUDC Compliance

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The proposed project is compliant with:

- Purpose and intent of the 2-E-1 zone district
- Applicable design standards
- Applicable zoning requirements



# Staff Recommendation

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## P&D recommends the Board:

1. Uphold the appeal, Case No. 14APL-00000-00011;
2. Make the required findings for approval of Design Review Case No. 12BAR-00000-00128 and Land Use Permit No. 12LUP-00000-00387, [as revised], included as Attachment 1 to this Board letter, including CEQA findings;
3. Determine the project is exempt from CEQA pursuant to Section 15301 (Notice of Exemption, included as Attachment 3 to this Board Letter); and
4. Approve, *de novo*, Design Review Case No. 12BAR-00000-00128 and Land Use Permit No. 12LUP-00000-00387, [as revised], subject to the Conditions of Approval included in Attachment 2.

Alternatively, refer back to staff if your Board takes other than the recommended action for appropriate findings and, if necessary, conditions of approval.





# End of Presentation

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