

THE LIGHTHOUSE TRUST

1948 & 1952 TOLLIS AVENUE

Santa Barbara County Board of Supervisors - May 15, 2018

- Traditional barn with modern elements

- Steep gable roof on primary mass inspired by English architecture

- Natural stone walls and slate roof

- Tall window and door openings to maximize view

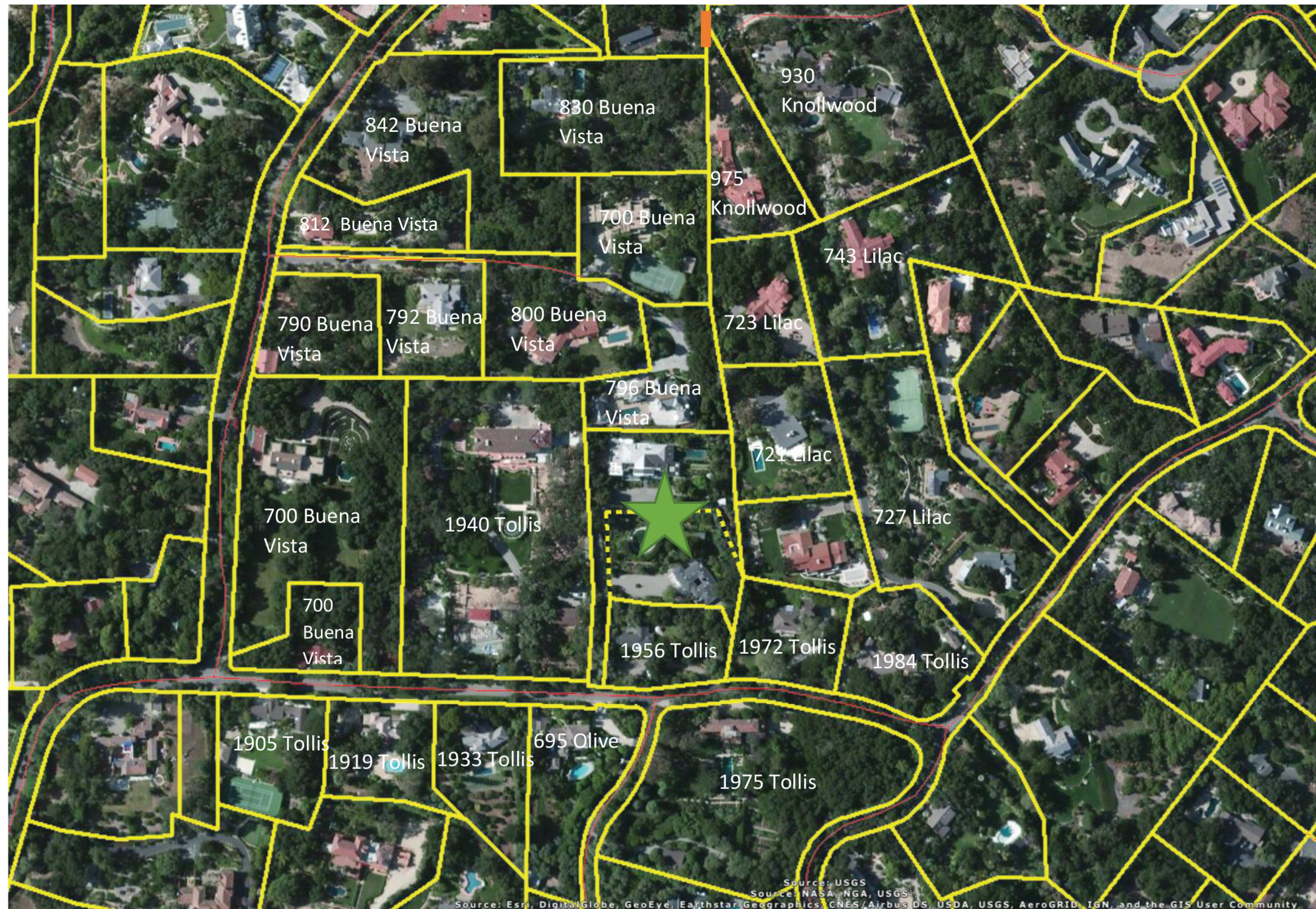


DESIGN INSPIRATION



SITE CONDITION

View of exisiting house and proximity of neighboring property



PROPERTIES

The property is compatible with its neighbors in size and development.

Appellant
Related Entity

812 Buena Vista
Owner: Buena Vista 812,
LLC-
Michael MacElhenny,
Manager

Appellant Entity

796 Buena Vista
Owner: Buena Vista 796,
LLC-
Michael MacElhenny,
Manager



PROPERTIES

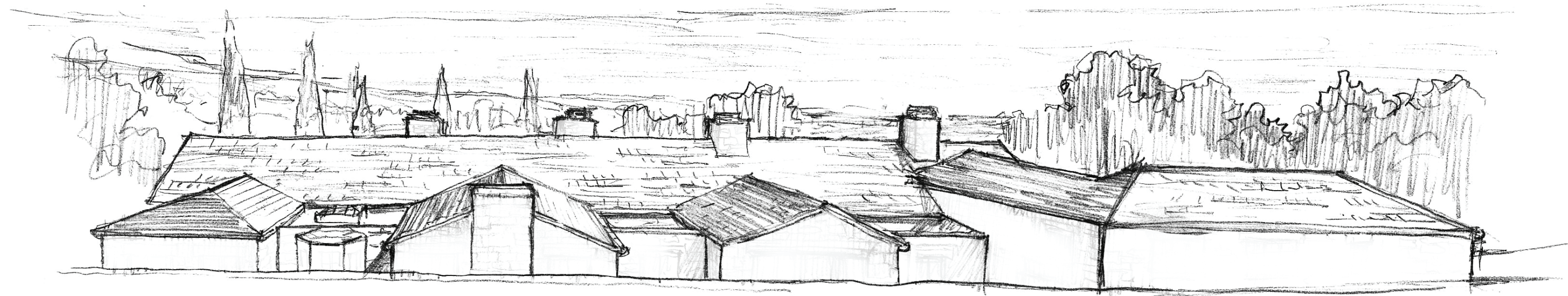
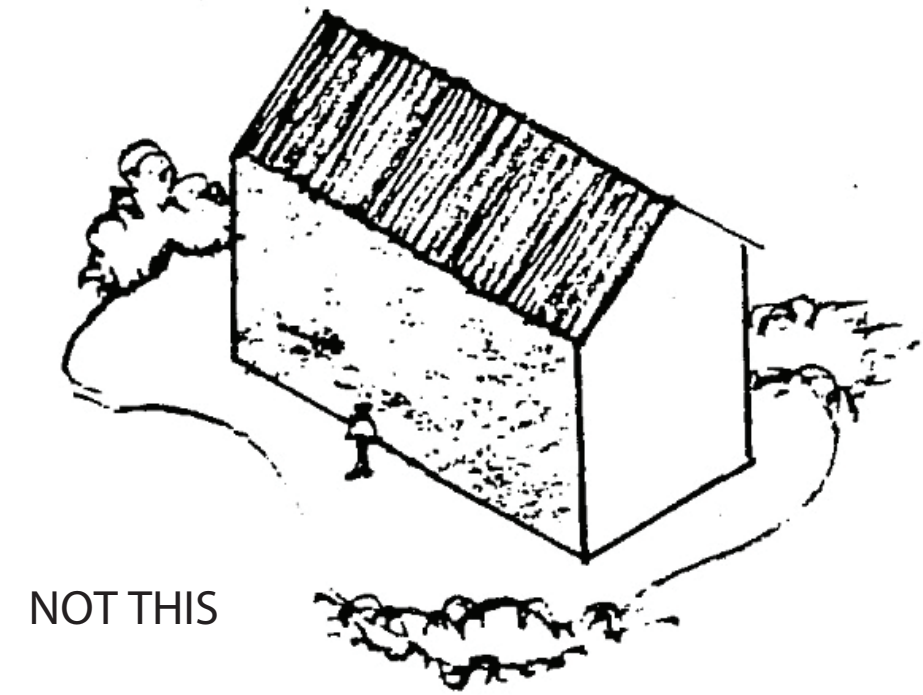
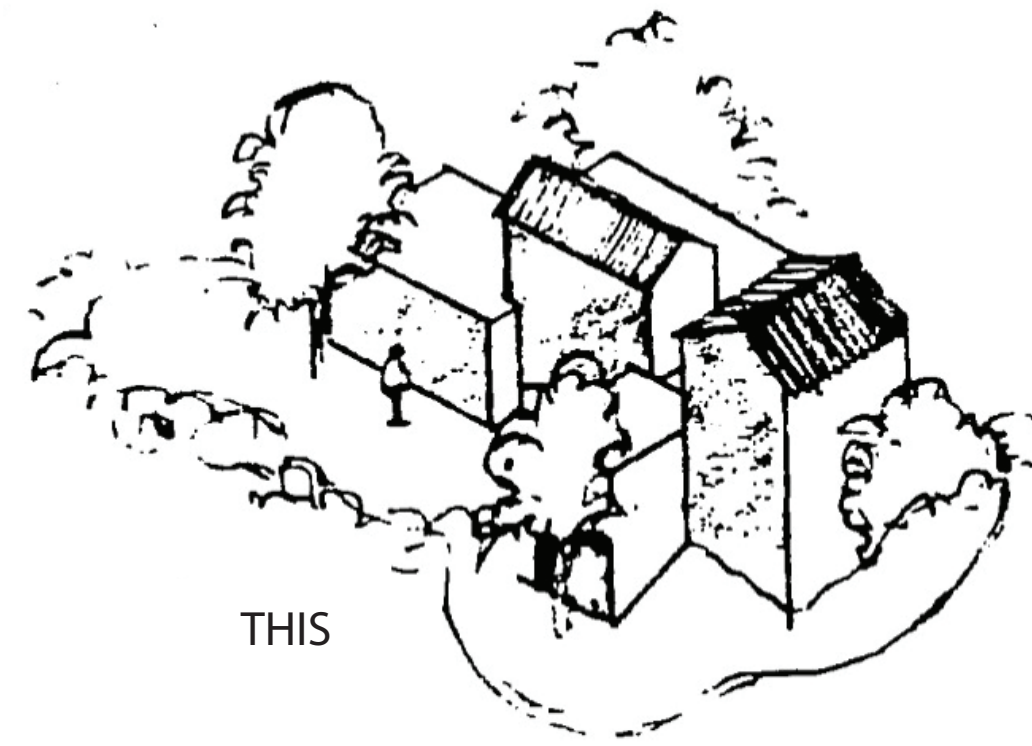
The property is compatible with its neighbors in size and development.



513.13' Ridge Elevation

ACCURATE STRING LINE FOR MAIN RIDGE

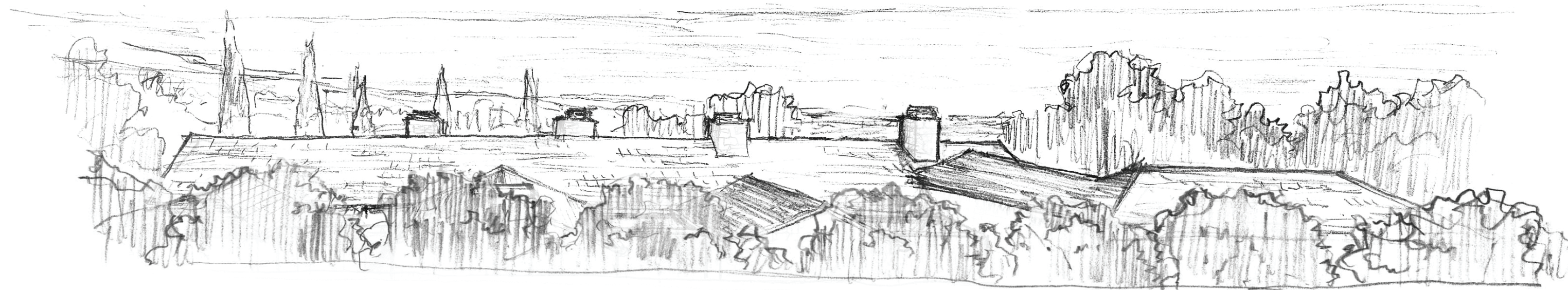
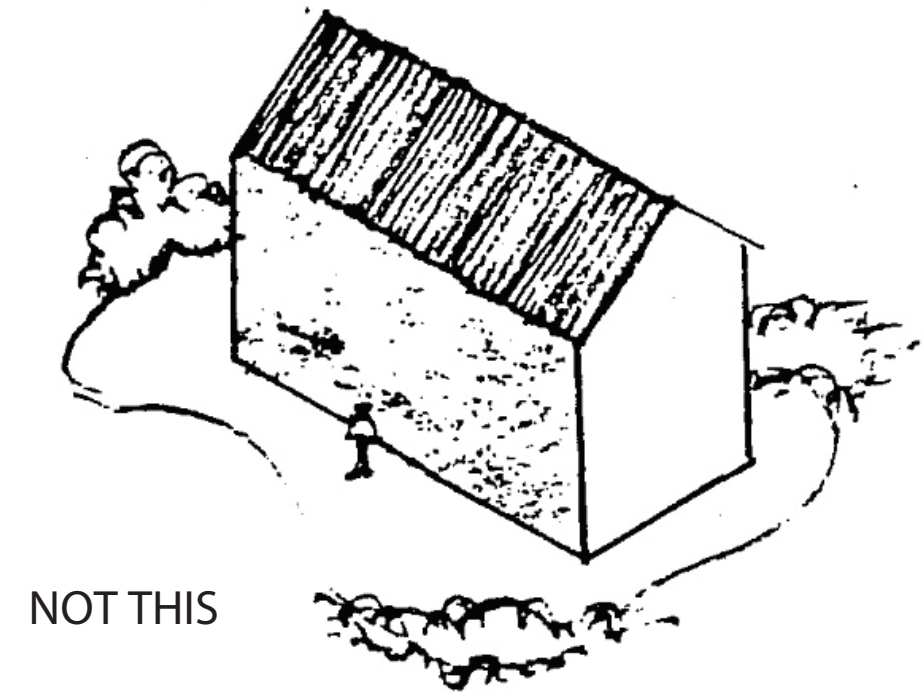
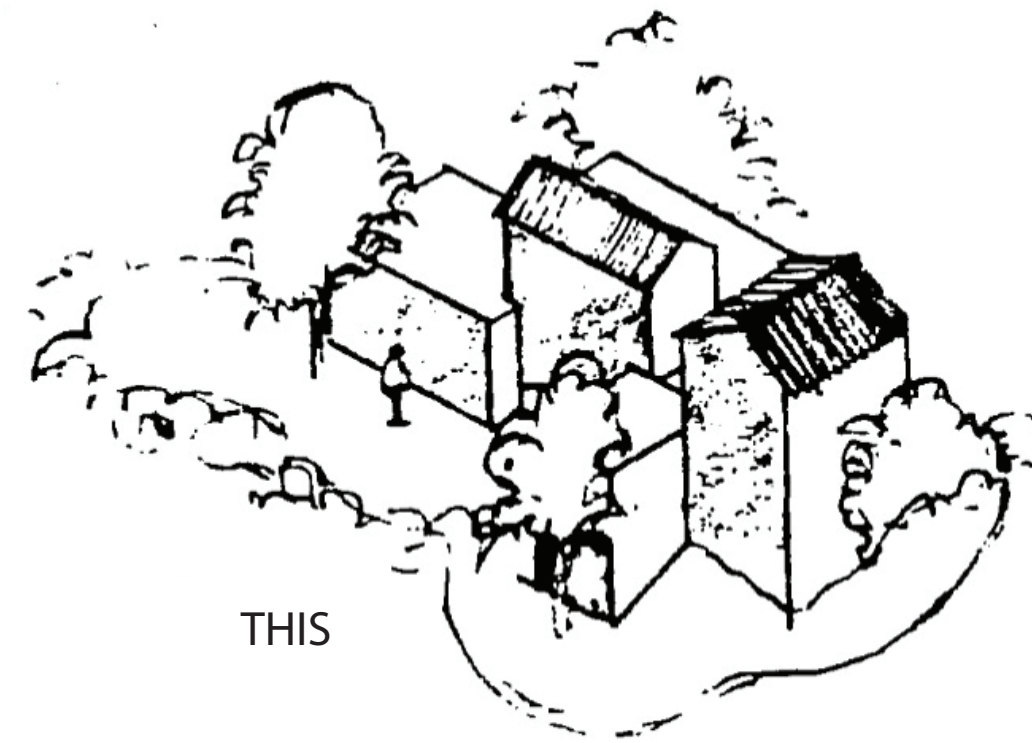
Appellant's ocean view is not impacted



LIGHTHOUSE PROPERTY, VIEWED FROM 796 BUENA VISTA DR
WITHOUT LANDSCAPE FOR CLARITY

MBAR DIAGRAMS

The form and massing of the structure is varied, well articulated,
and architecturally pleasing



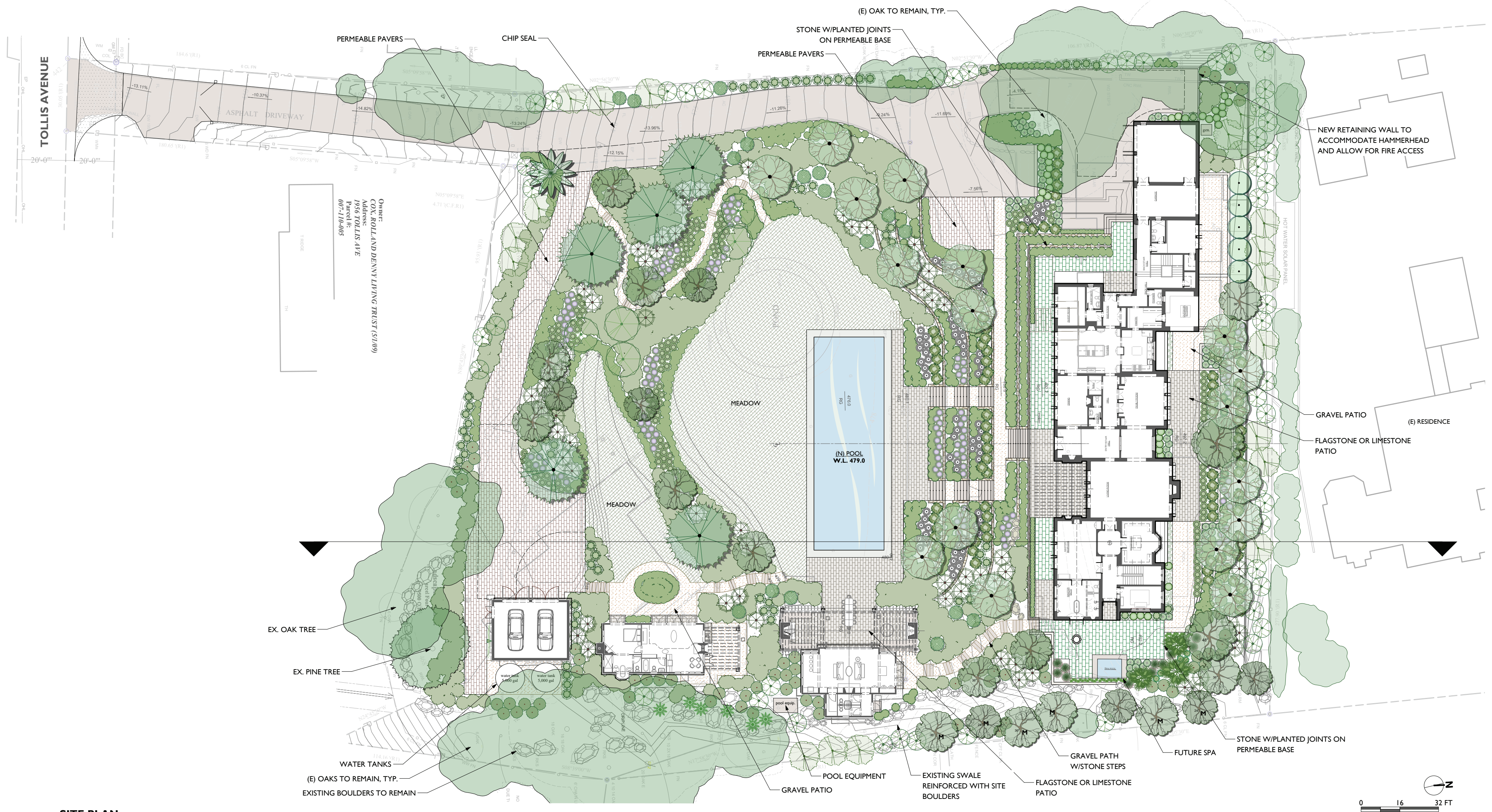
LIGHTHOUSE PROPERTY, VIEWED FROM 796 BUENA VISTA DR
WITH LANDSCAPE SHOWN AT MATURITY

MBAR DIAGRAMS

The form and massing of the structure is varied, well articulated,
and architecturally pleasing

Owner acquires 1948/1952 Tollis Ave	03/23/2016
MBAR Application Submittal	11/4/2016
Conceptual MBAR Hearing	12/19/2016
Appellant acquires 796 Buena Vista	3/28/2017
Conceptual MBAR Hearing	4/16/2017
Conceptual MBAR Hearing	5/11/2017
Conceptual MBAR Hearing	6/22/2017
MBAR Preliminary Approval	8/24/2017
Director Approves Land Use Permit	8/24/2017
Appeal to MPC filed	9/5/2017
MPC denies appeal and approves project	1/3/2018
Appeal to Board of Supervisors filed	1/12/2018
Attempted Facilitation	1/16/2018 - 3/13/2018
Change of appellant legal counsel	3/23/2018
Board of Supervisors Hearing	5/15/2018

PROJECT TIMELINE



1 SITE PLAN

SITE PLAN

Informal, natural landscaping with drought tolerant/ low water use plantings that provide screening and privacy without impacting views.



2 SITE SECTION

Date: 4/23/18

SITE SECTION

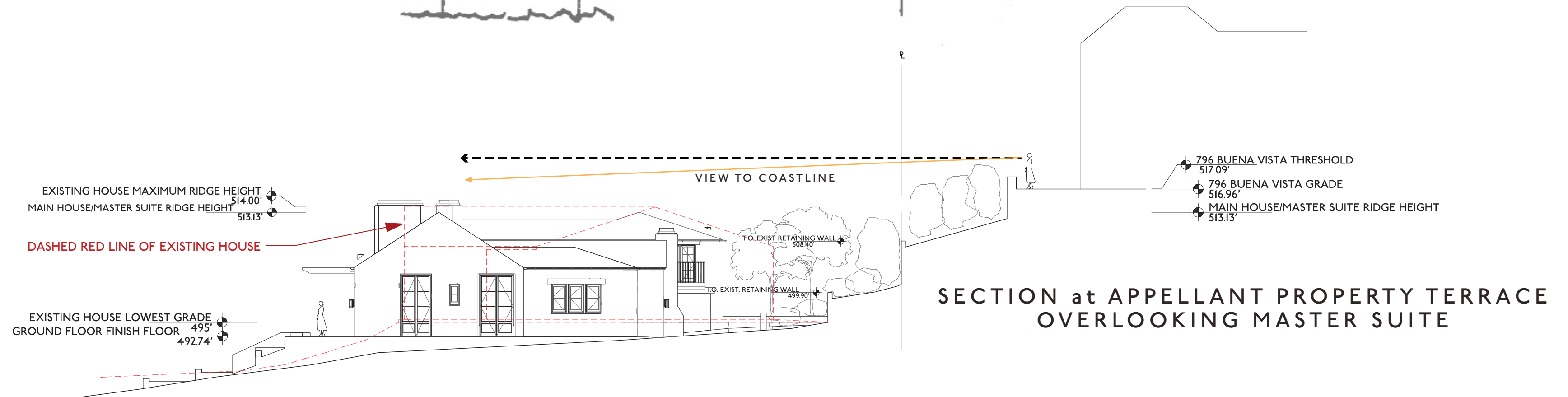
The single story home and ancillary structures are situated and designed to fit the existing site topography.

MBAR comment, August 24th:

“...almost like a perfect condition that should be in the Guidelines...way lower than the house in the back.”

NOT THIS

THIS



MBAR DIAGRAMS

The home is sited and designed to respect views from adjoining parcels. Its ridge lines are lower than the tallest ridge of the existing home on the property.

The project as approved by the MPC is consistent with MLUDC and Montecito Community Plan:

- ♦ Approved project over 12 ft. below MLUDC height limit and consistent with all MLUDC requirements related to setbacks and uses
- ♦ Consistent with Community Plan oak tree protection policies (existing oaks to be preserved)

MONTECITO COMMUNITY PLAN FINDINGS

The project meets all applicable criteria.

Substantial evidence was considered by MPC to determine project is consistent with the Design Guidelines and MLUDC:

- ♦ Review of extensive MBAR review process included testimony and plan review at noticed MBAR hearings of 12/19/16, 4/6/17, 5/11/17, 6/22/17, and 8/24/17
- ♦ Certain MPC members conducted site visits in 12/17 to view story poles (from both applicant and appellant properties) and evaluate the relationship of the project to adjoining properties (including appellant property)
- ♦ The MPC, after considering all the evidence, made all the required findings to deny the Appellants MBAR appeal and support the de novo approval of the project on 1/3/18

MPC FINDINGS