



18APL-00000-00003

MACELHENNY APPEAL OF THE LIGHTHOUSE TRUST DEMO/REBUILD

May 15, 2018 Board of Supervisors



Project Location: 1948 & 1952 Tollis Avenue



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Board of Supervisors Hearing, Item _: 17APL-00000-00013/14 MacElhenny Appeal



Project Description: 1948 & 1952 Tollis Avenue



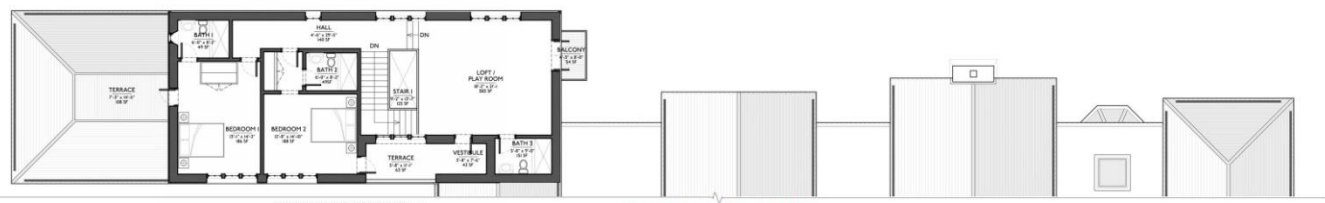
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Ridgeline Diagram

Rw²
24 AUG 2017



SECOND FLOOR PLAN



SOUTH ELEVATION



GROUND FLOOR PLAN

MAIN HOUSE - RIDGELINE HISTORY
LIGHTHOUSE TRUST

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

1/8" = 1'-0" FEET





Background

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Board of Supervisors Hearing, Item _: 17APL-00000-00013/14 MacElhenny Appeal

- ❑ November 4, 2016. BAR submittal
- ❑ December 19, 2016. First conceptual MBAR review
- ❑ February 2, 2017. LUP submittal
- ❑ April 6, 2017. MBAR site visit with story poles
- ❑ May 11, 2017 & June 22, 2017. Further conceptual review by MBAR
- ❑ August 24, 2017. Preliminary BAR and LUP approval
- ❑ September 5, 2017. Appeals filed, 17APL-00000-00013, -14
- ❑ MPC Hearing – MPC Denies appeals, Approve project
- ❑ Appeal of MPC Action Filed, 18APL-00000-00003



Appeal Issue #1

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- The Montecito Planning Commission (MPC) decision to grant *de novo* approval to the project is inconsistent with the Montecito Architectural Guidelines and Development Standards:

Staff Response:

The MPC considered the following:

- Reviewed by MBAR 5 times
- Appellant provided written/verbal comments
- Applicant responded to MBAR comments
 - ▣ Siting, massing, roofline
- MBAR given authority to interpret Guidelines
- No County ordinance/policy to protect private views



Appeal Issue #2

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- Findings for *de novo* approval of the project were made in reliance on a flawed MBAR approval.

Staff Response:

- MPC considered all written documents and oral testimony from staff, the applicant, the appellant, their respective representatives, the general public and other planning commissioners in making their decision on the appeals;



Appeal Issue #3

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- MBAR abused its discretion when it failed to study the height of the master bedroom suite or consider Appellants requests

Staff Response:

- Master suite wing added after 4/6/17 site visit.
- Master suite ridge lowered by 1' following MBAR 5/11/17 direction
- The need for new story poles was considered and determined not to be necessary by the MBAR and MPC



Environmental Review

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- Exempt from CEQA review pursuant to Sections 15301 and 15303 – New Construction or Conversion of Small Structures



Policy & MLUDC Consistency

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- The project is consistent with Comprehensive Plan Policies, including the Montecito Community Plan:
 - ▣ Adequate services
 - ▣ Aesthetic/Visual Resources
 - ▣ Biological Resources
- The project is compliant with MLUDC:
 - ▣ Setbacks, parking, height



Staff Recommendations

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- ❑ Deny the appeals, Case Nos. 17APL-00000-00013/14;
- ❑ Make the required findings of approval of the project, as specified in Attachment A, including CEQA findings;
- ❑ Determine that approval of the project is exempt from CEQA pursuant to Sections 15301 & 15303;
- ❑ Grant *de novo* approval of the project, Case Nos. 17LUP-00000-00035 & 16BAR-00000-00219, subject to the conditions, included as Attachment B.



End of Presentation