

Dent Appeal of Van Vliet Addition

Case No. 11APL-00000-00019

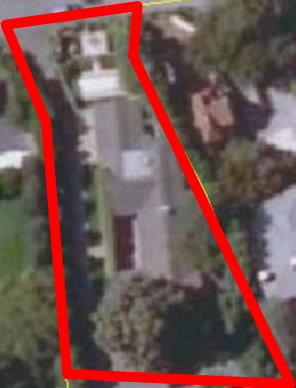
Santa Barbara County Board of Supervisors

February 21, 2012

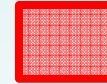
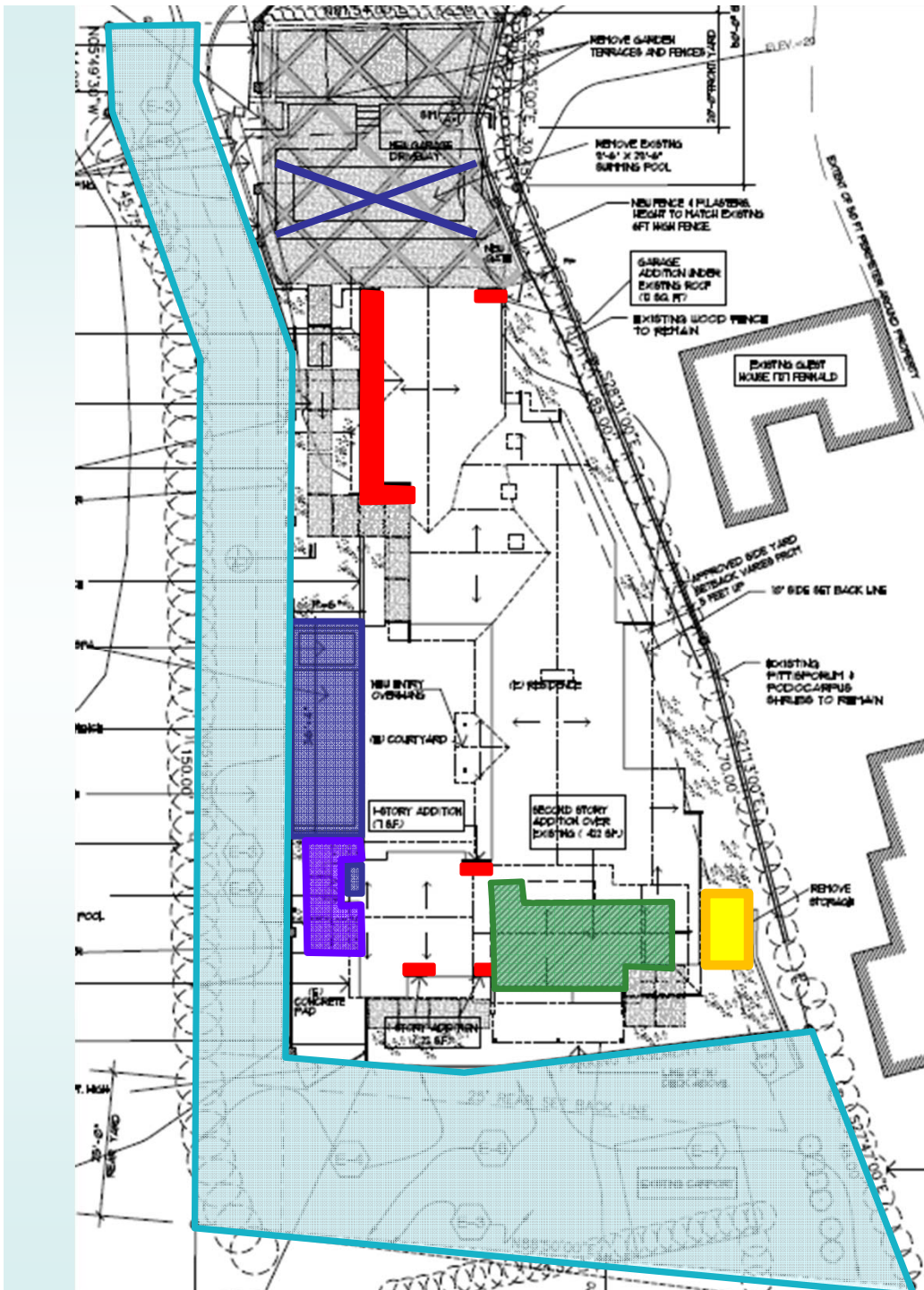
HWY 101

Fernald Point Lane

Dent



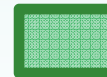
Project



159 SF 1st Floor Additions



83 SF 1st Floor Demolition



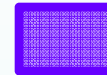
422 SF 2nd Floor Addition



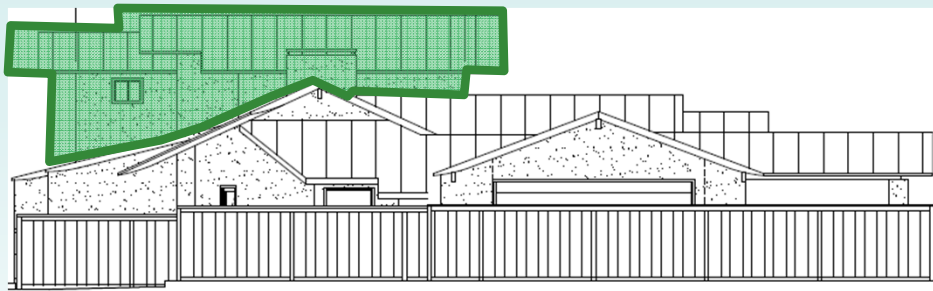
Relocate Pool and Equip.



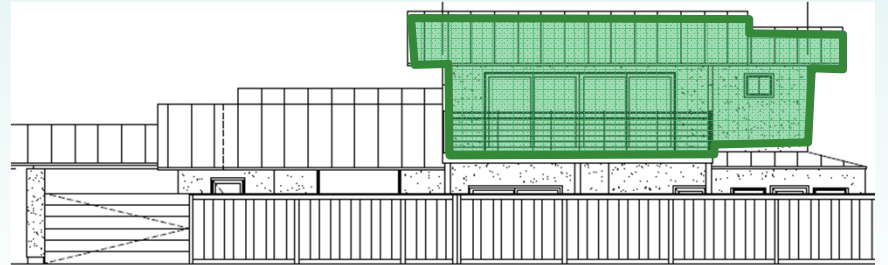
Easements



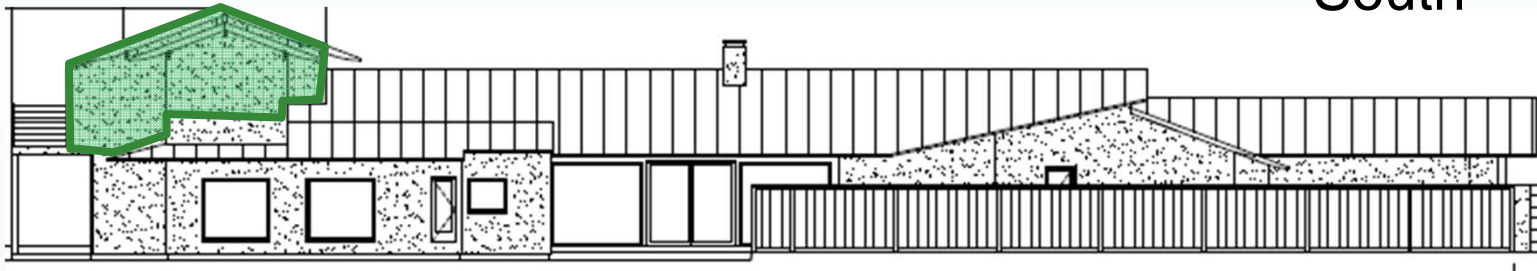
169 SF Carport



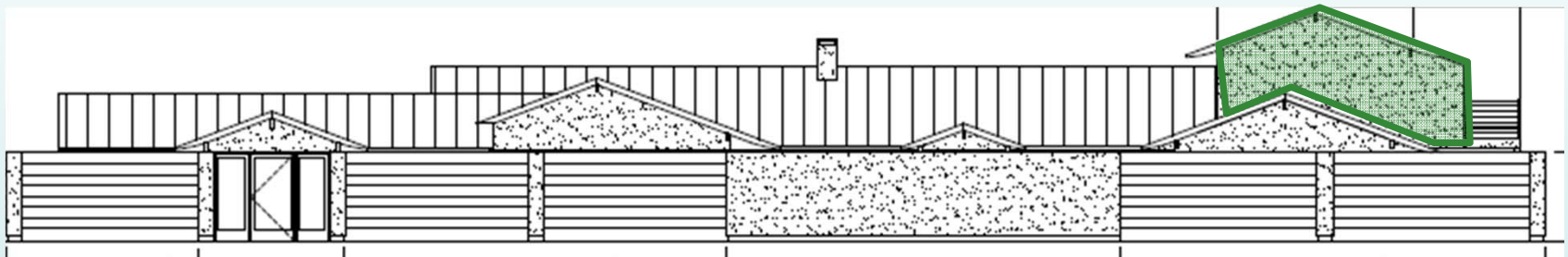
North



South



East



West

Appeal Issues

- Access & Parking
 - Construction Parking Plan Condition
 - Recommended Addition: *construction parking shall occur outside of access easement*
- Construction Noise & Debris
 - Waste Management Condition
 - Construction Hours Condition
- Lighting
 - Lighting Plan Condition

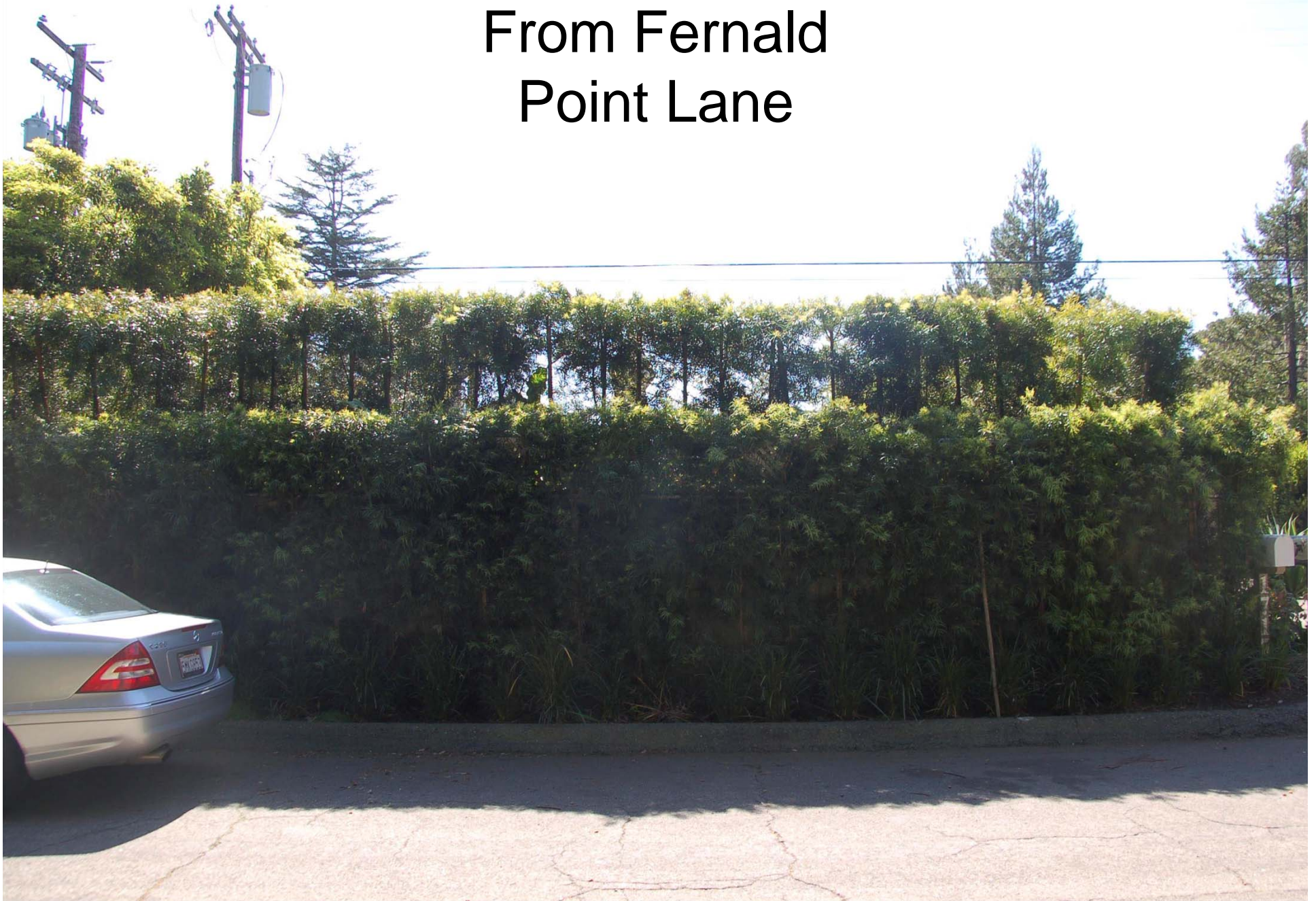
Appeal Issues

- Pool Equipment (Noise)
 - County Threshold: 65 decibels at property line
 - Proposed: 56 ft from property line, ~34.4 decibels
- Non-conforming Parcel Size
- Architectural Review
 - Small project change with overall SF reduction
 - Additional review required (preliminary and final)

From Beach



From Fernald Point Lane



Recommendation

- Deny the appeal, Case No. 11APL-00000-00019
- Make the required findings for approval of Case No. 11CDH-00000-00008
- Determine the project exempt pursuant to CEQA Section 15301(e)
- Grant *de novo* approval the Coastal Development Permit, subject to the conditions