

ATTACHMENT A: COASTAL DEVELOPMENT PERMIT FINDINGS

1.0 CEQA FINDINGS

The proposed project is found to be exempt from environmental review pursuant to Sections 15303(a) and 15303(e), New Construction or Conversion of Small Structures, of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment B, Notice of Exemption.

Pursuant to Section 35-169.5 of the Article II Zoning Ordinance, a Coastal Development Permit shall only be issued if all of the following findings are made:

2.0 Those findings specified in Section 35-169.6.1.

Pursuant to Section 35-169.6 of the Coastal Zoning Ordinance, a Coastal Development Permit shall be issued only if all of the following findings are made:

2.0.1. *That the proposed development conforms to 1) the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article or the project falls within the limited exception allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).*

The proposed development conforms to all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan, as discussed in more detail in Section 6.3 of the staff report. The proposed development is also consistent with all provisions of the Coastal Zoning Ordinance, Chapter 35, and Article II of the County Code, as detailed in Section 6.4 of the staff report. The project site is not related to an industrial use and does not fall within regulations pursuant to Section 35-161. Therefore, this finding can be made.

2.0.2. *That the proposed development is on a legally created lot.*

The lot was created by a lot split, TPM 11,452, recorded on May 18, 1972, Santa Barbara County Recorder's Office, Map Book 9, page 100. Therefore, this finding can be made.

2.0.3. *That the subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).*

The property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of Article II. There are no zoning violations on the property. The proposed project would also meet all setback requirements and height limitations. Therefore, this finding can be made.