

# **Applicant Appeal of the Planning Commission Denial of Hacienda Amador Homestay**

**Case Nos. 21APL-00000-00033 and 21HOM-00005**

**Applicant Appeal by Jacqueline Abbud**

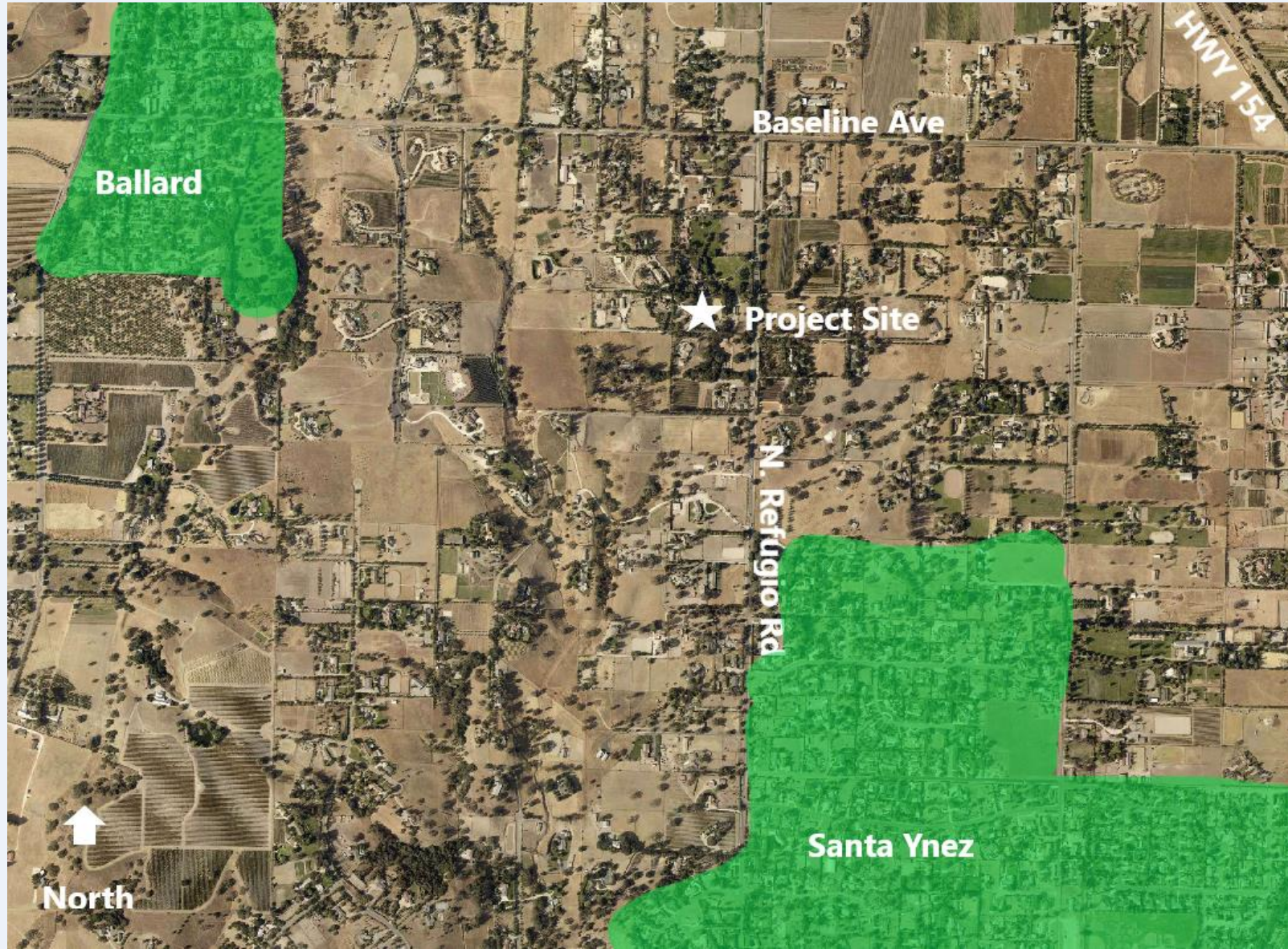
**Santa Barbara County Board of Supervisors**

**April 5, 2022**



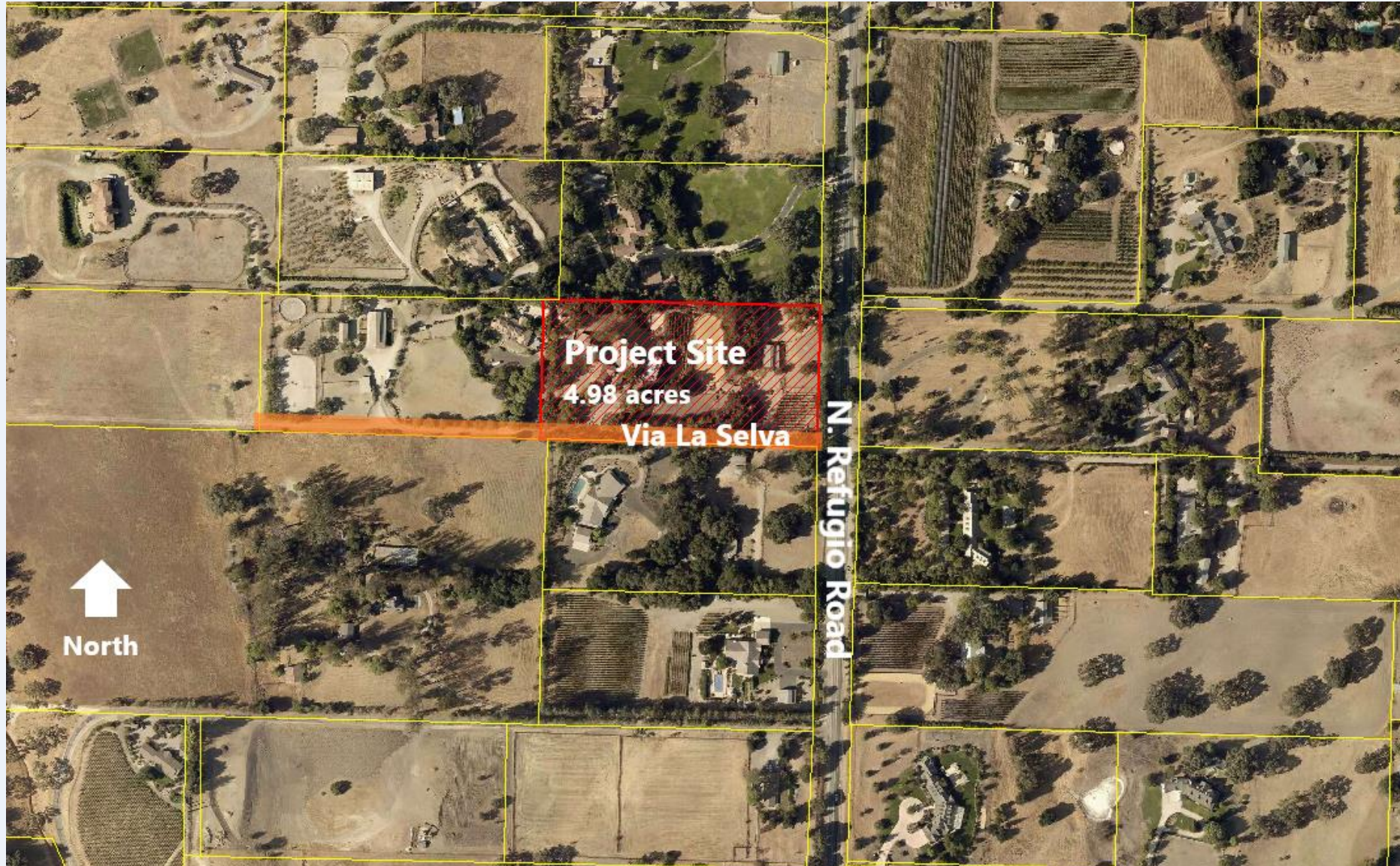
**County of Santa Barbara  
Planning and Development  
Ben Singer**

# Location





# Vicinity Map



# Project Timeline

- **Violation Filed:** January 12, 2021
- **Project Submittal:** February 11, 2021
- **Project Approval:** Approved over the counter on February 11, 2021, appealed filed on February 22, 2021
- **Planning Commission:** Heard and denied on June 9, 2021, appeal filed on June 21, 2021



# Project Description

- A Homestay in two bedrooms of an existing single-family dwelling
  - Two person limit per bedroom (not counting children)
  - Parking onsite
  - Quiet hours from 10pm – 8am



# Appeal Issues Raised

## 1. Issue:

The Appellant contends that the Proposed Project is compliant with the Homestay Requirements, and specifically the Nuisance Response Plan requirements.

## Response

- The Planning Commission found the Project inconsistent due to the Applicant blocking her neighbor's phone number.
- This means she cannot take calls from her neighbor, which the Nuisance Response Plan requires.

# Appeal Issues Raised add proximity and noise

## 2. Issue:

The Appellant asserts the Proposed Project is consistent with the SYVCP and compatible with the neighborhood.

## Response

- The Planning Commission found the Proposed Project inconsistent with the pattern of development and goals of the SYVCP to maintain the Santa Ynez Valley's rural character.
- Inconsistent due to noise generation and proximity to neighboring residences.

# Recommended Actions

- a) Deny the appeal, Case No. 21APL-00000-00033;
- b) Make the required findings for denial of the Proposed Project as specified in Attachment 1, including California Environmental Quality Act (CEQA) findings;
- c) Determine that denial of the Proposed Project is exempt from CEQA pursuant to CEQA Guideline Section 15270(a) (Attachment 2); and
- d) Deny *de novo* the Proposed Project, Case No. 21HOM-00005.