



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
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PHONE: (805) 568-2000
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September 8, 2015

Bill and Lara Urbany
851 Cheltenham Road
Santa Barbara, CA 93105

PLANNING COMMISSION
HEARING OF SEPTEMBER 2, 2015

**RE: *Urbany Appeal of the Bonillo-LaTorre New Single-Family Dwelling & Garage;
15APL-00000-00004***

Hearing on the request of Bill and Lara Urbany, appellants, to consider Case No. 15APL-00000-00004, [application filed on February 27, 2015] to appeal the South County Board of Architectural Review's preliminary approval of Case No. 14BAR-00000-00063 and the Director's approval of Case No. 14LUP-00000-00144, in compliance with Chapter 35.102.040.A of the County Land Use and Development Code, on property located in the 7-R-1 zone; and to determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270 and 15303. The application involves AP No. 023172-001, located at 849 Cheltenham Road in the Mission Canyon area of Santa Barbara County, First Supervisorial District. (Continued from 7/22/15)

Dear Mr. and Ms. Urbany:

At the Planning Commission hearing of September 2, 2015, Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Deny the appeal, Case No. 15APL-00000-00004;
2. Make the required findings for approval of the revised project, case numbers 14LUP-00000-00144 and 14BAR-00000-00063, as revised and included as Attachment A to the staff memo dated August 25, 2015, including CEQA findings;
3. Determine that approval of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, as specified in Attachment C to the staff memo dated August 25, 2015; and
4. Grant *de novo* approval of the revised project, case numbers 14LUP-00000-00144 and 14BAR-00000-00063, as depicted on the August 20, 2015 plans, and subject to the conditions included in Attachment B to the staff memo dated August 25, 2015.

The following revision to the Project Description was made at the Commission Hearing of September 2, 2015:

The project is for a Land Use Permit and Preliminary Design Review to allow construction of a new approximately 2,907 square foot [gross]/2,338 square foot [net] two-story single-family dwelling with an attached 539 square foot garage. Grading would include 130 cubic yards of cut/export and 120 cubic yards of import/fill. Drainage shall be maintained consistent with historic drainage pattern as it enters and exits the property. A total of four avocado trees are proposed for removal. The parcel would be served by the City of Santa Barbara for water and sewer services, the Santa Barbara County Fire Department, and the Santa Barbara County Sheriff's Department. Access would be provided off of Cheltenham Road. The property is a 0.18-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-172-001, located at 849 Cheltenham Road in the Mission Canyon area, First Supervisorial District.

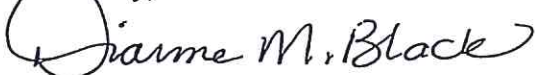
The attached Findings for Approval (Attachment A) and the Conditions of Approval (Attachment B) reflect the Planning Commission's actions of September 2, 2015.

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, September 14, 2015 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$648.26 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 15APL-00000-00004
Planning Commission File
Owner: Christian Bonillo and Ana Latorre, 121 W. Pueblo Street, Santa Barbara, Ca 93105
Architect: Cearnal Andrulaitis, 521 ½ State Street, Santa Barbara, CA 93101
County Chief Appraiser
County Surveyor
Fire Department
Flood Control

Community Services Department

Public Works

Environmental Health Services

APCD

Salud Carbajal, First District Supervisor

Michael Cooney, First District Planning Commissioner

Jenna Richardson, Deputy County Counsel

✓ J. Ritterbeck, Planner

DMB/dmv

Attachments:

Attachment A – Findings for Approval

Attachment B – *de novo* Land Use Permit with Conditions of Approval