

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 2/07/06  
**Department Name:** P&D  
**Department No.:** 053  
**Agenda Date:** 2/21/06  
**Placement:** Administrative  
**Estimate Time:** n/a (20 min. staff presentation on 3/07/06; 60 min. total)  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning and Development

**STAFF CONTACT:** Steve Chase, Deputy Director (568-2520)

**SUBJECT:** Set Hearing for the Appeal of the Gaviota Bridge and Road Replacement

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## Recommendation(s):

1. That the Board of Supervisors set hearing to consider the Appeal of the Gaviota Bridge and Road Replacement. **SET HEARING FOR MARCH 7, 2006 (ESTIMATED TIME 60 MINUTES).**
2. Adopt the required findings for the project, as specified in the Planning Commission action letter dated January 26, 2006, including CEQA findings;
3. Certify the Environmental Impact Report (05EIR-00000-00007) and adopt the mitigation monitoring program contained in the conditions of approval;
4. Deny the appeal, upholding the Planning Commission's approval of Development Plan 05DVP-00000-00002 and Conditional Use Permit 05CUP-00000-00005;
5. Grant *de novo* approval of the project subject to the conditions included in the Planning Commission's action letter.

## Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

## Executive Summary and Discussion:

Case Nos. 05DVP-00000-00002 for a Development Plan and 05CUP-00000-00005 for a Minor Conditional Use Permit were considered at the Planning Commission hearing of January 25, 2006 at the request of Joy

Hufschmid, representative for the applicant, Santa Barbara County Public Works Department. The Development Plan and Conditional Use Permit would allow the removal of the existing Gaviota Beach Road and bridge and the construction of a new road and bridge. The development would occur on two legal parcels owned by the State of California (California State Department of Parks and Recreation) in the REC Zone District under Article II. Both parcels are located within Gaviota State Park in the Gaviota Area in the Third Supervisorial District. On January 25, 2006 the Development Plan and Minor Conditional Use Permit were approved by the Planning Commission, but were appealed by the Gaviota Coast Conservancy on February 2, 2006, and by the Santa Barbara Urban Creeks Council and the Citizens Planning Association on February 6, 2006. The appeal issues will be discussed in the staff report docketed for the departmental hearing.

**Mandates and Service Levels:**

Pursuant to Section 35-182.3 of Article II of Chapter 35 of the County Zoning Ordinances, the decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant, an aggrieved person or any two members of the Coastal Commission.

**Fiscal and Facilities Impacts:**

The costs for processing appeals of land use projects are typically provided through a fixed fee and funds in P&D's adopted budget. No fees are collected for appeals in the appeals jurisdiction of the Coastal Zone. Planning and Development offsets all costs associated with processing of the appeal, budgeted in Development Review South Division, in the Permitting and Compliance Program on page D-294 of Planning and Development's 2005-2006 fiscal year budget.

**Special Instructions:**

Clerk of the Board shall complete noticing in the Santa Barbara News Press and shall complete the mailed noticing for the project at least ten (10) days prior to hearing (mailing labels will be attached).

Clerk of the Board shall forward a copy of the Minute Order to P&D, Hearing Support Section, Attn: Cintia Mendoza.

**Concurrence:** n/a

Prepared by: Mark Walter, Ph.D., Planner