

Vandebos Appeal of Planning Commission's Approval of the Adamson SFD

Case No(s). 22APL-00000-00005 & 21LUP-00000-00146

Appeal by Jan Vandebos

Santa Barbara County Board of Supervisors

May 17, 2022

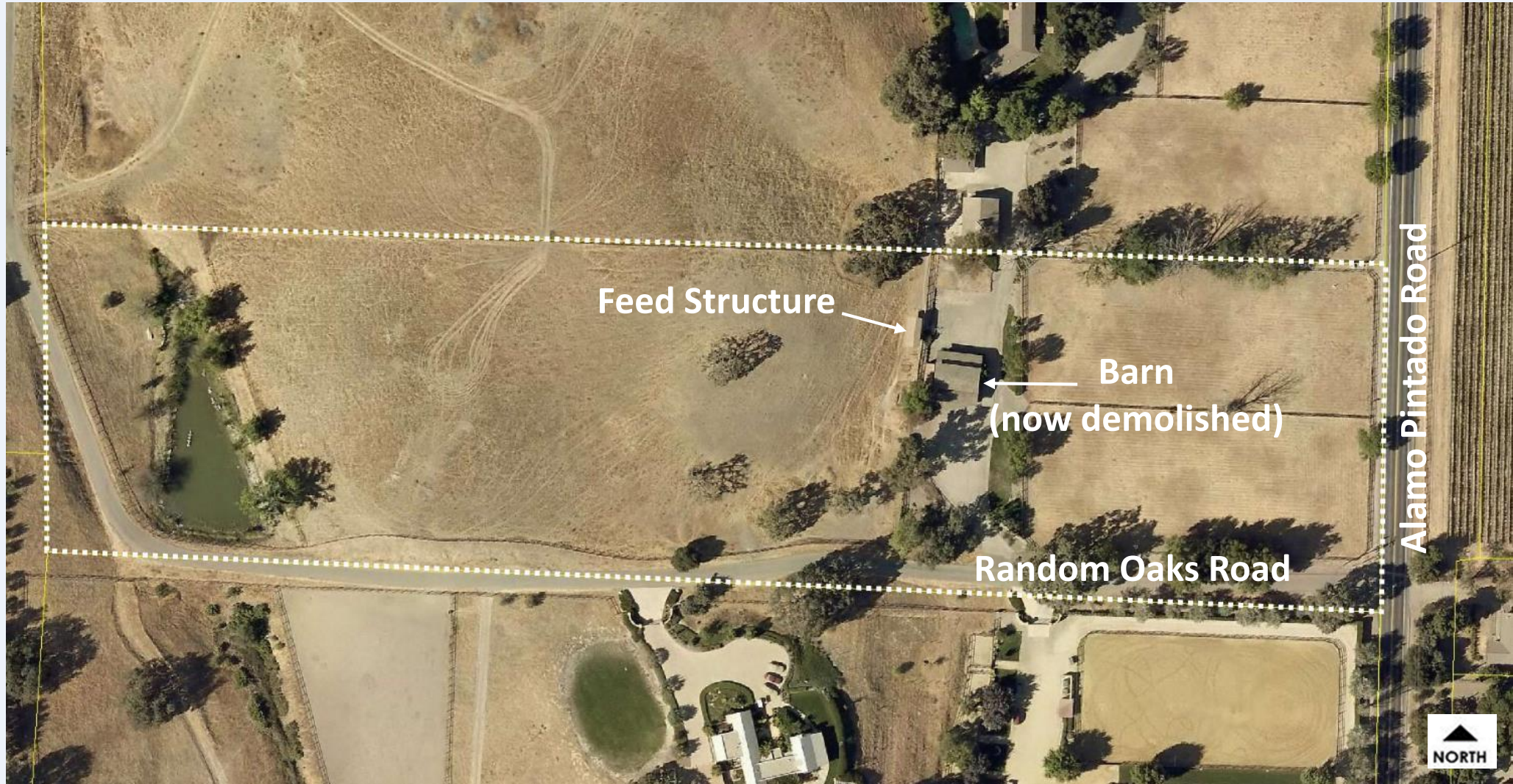


County of Santa Barbara
Planning and Development
Tina Mitchell

Vicinity Map



Aerial of Site



Site Photos



Background Information

- **14COC-00000-00001**: Conditional Certificate of Compliance dated May 27, 2014
- **14LUP-00000-00211**: Land Use Permit to validate barn and feed structure, issued on June 13, 2014
- **21BDP-00000-00692**: Demo Permit for barn issued on June 8, 2021
- **21LUP-00000-00142**: Current project
 - Land Use Permit approved on August 11, 2021
 - Appeal to Planning Commission filed on August 20, 2021
 - Planning Commission *de novo* approval on February 9, 2022
 - Appeal to Board of Supervisors filed on February 22, 2022

Appeal Issues Raised

Significant new evidence relevant to the decision concerning:

- 1. Widening and lengthening of Random Oaks Road**
- 2. Age of the demolished barn and risk of asbestos during barn demolition**
- 3. CEQA exemption for building on the same plot as an existing structure**

Responses to Appeal Issues

1. Widening and lengthening of Random Oaks Road

Response: Applicant has legal authority to use Random Oaks Road; Condition No. 5 (Onsite Construction Parking); Compliance with County Fire Department Standards

2. Age of demolished barn and risk of asbestos

Response: Barn was less than 50 years old; no asbestos-containing materials

3. CEQA exemption for building on same plot as existing structure

Response: Project is exempt from environmental review pursuant to Sections 15303 and 15304; no exceptions or limitations apply

Environmental Review

CEQA Guidelines § 15303 [New Construction or Conversion of Small Structures] and § 15304 [Minor Alterations to Land]

Project is exempt from CEQA:

- Class 3 applies to the construction of one single-family residence and accessory structures in a zone which permits residential uses
- Class 4 applies to private alterations in the condition of land, water, and/or vegetation which do not involve certain exceptions

Recommended Actions

1. Deny the appeal, Case No. 22APL-00000-00005;
2. Make the required findings for approval of the Project (Case No. 21LUP-00000-00146) as specified in Attachment 1 of the Board Agenda Letter dated May 17, 2022, including California Environmental Quality Act (CEQA) findings;
3. Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 and 15304 (Attachment 3 of the Board Agenda Letter dated May 17, 2022); and
4. Grant *de novo* approval of the Project, Case No. 21LUP-00000-00146, subject to the conditions of approval included as Attachment 2 of the Board Agenda Letter dated May 17, 2022