

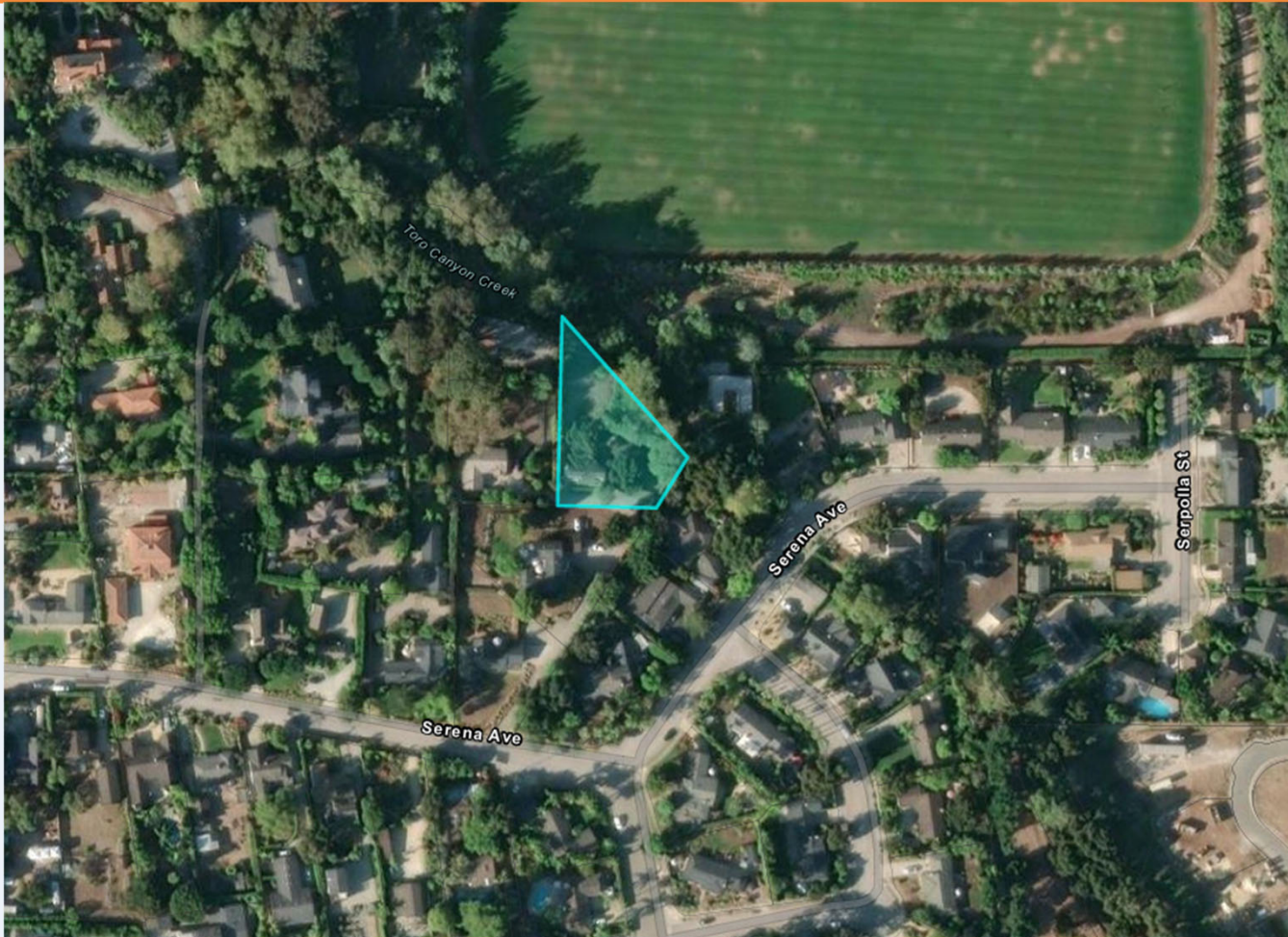
Appeal of Director Incompleteness Determination for Sandoval Quiel Revocable Living Trust ADU Case Nos. 26CDP-00025 & 26APL-00009

Board of Supervisors
July 7, 2026



County of Santa Barbara
Planning and Development
Willow Brown

Site Vicinity



Background

- No action has been taken to approve or disapprove the project. The applicant has appealed the Incomplete determination for the ADU application.
- 4/8/26: ADU application submitted.
- 4/23/26: Application deemed Incomplete.
- 5/3/26: Appeal of Incomplete determination filed by Applicant.
- 7/29/26: Final written determination on appeal shall be provided (60 days of receipt).



Incomplete Items

- The following items were determined to be Incomplete:
 - Carpinteria Summerland Fire Protection District:
 - Specifying if existing sfd has fire sprinklers.
 - Showing Fire District turnaround on plans.
 - Showing location of closest fire hydrant along access route.
 - Flood Control:
 - Delineating the location of the flood hazard areas on the site in order to determine the requirements for habitable structures.

Appeal Issue #1

Appeal Issue: The determination unlawfully imposes discretionary conditions on a ministerial ADU approval, including off-site requirements to widen roads on neighboring properties.

Staff Response:

- No action has been taken on the ADU application and no conditions have been applied.
- Incomplete items requested to determine that application meets basic health and safety requirements.



Appeal Issue #2

Appeal Issue: The application is for the recognition and legalization of a habitable living unit documented prior to 2020 as an ADU, subject to Gov. Code Section 66311.7.

Staff Response:

- No documentation provided showing the structure was a habitable living unit prior to 2020.
- Gov. Code Section 66311.7 pertains to the denial of ADUs, and no action has been taken to approve or deny this ADU.



Appeal Issue #3

Appeal Issue: The Incomplete determination requires the application to comply with 68 different checklists.

Staff Response:

- Application is not subject to 68 different checklists.
- Incomplete items are limited to information that is specified on the “Carpinteria-Summerland Fire Protection District Checklist” and “Flood Control Attached and Detached Accessory Dwelling Units in the Special Flood Hazard Areas Submittal Checklist”.

Recommended Actions

- Deny the appeal, Case No. 26APL-00009;
- Determine and find that the application, Case No. 26CDP-00035, is incomplete; and
- Determine that this action is an administrative activity of the County that will not result in direct or indirect physical changes in the environment and is therefore not a “project” defined for the purposes of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(5).

