

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: July 2, 2003
Department Name: Planning and Development
Department No.: 053
Agenda Date: July 15, 2003
Placement: Departmental
Estimate Time: 30 minutes
Continued Item: Yes
If Yes, date from: June 17, 2003
Document File Name: G:\group\permitting\casefiles\rdn\02cases\02rdn-00000-00005\BSappeal.doc

TO: Board of Supervisors

FROM: Valentin V. Alexeeff, Director

STAFF Jackie Campbell, Supervising Planner (568-2076)

CONTACT: Kevin Drude, Planner (568-2519)

SUBJECT: Appeal of the Zoning Administrator's decision to rename Santa Claus Lane Road (02RDN-00000-00005) to Seaside Village Drive. The application involves AP Nos. 005-450-001, -002, -003, -006, -007, -008, -009, -012, -013, -014, and -015, located off Highway 101 at the east end of Padaro Lane in the Carpinteria area of the First Supervisorial District.

Recommendations:

Based on your conceptual action on June 17, 2003, staff recommends your Board's motion include the following:

1. Adopt the findings for denial of the project, included as Attachment A of this report, dated July 2, 2003; and
2. Uphold the appeal (03APL-00000-00009), reversing the Zoning Administrator's February 18, 2003 approval of the Santa Claus Lane Road Renaming 02RDN-00000-00005; and
3. Consider directing the Public Works Department to install new road signs at the west and east ends of Santa Claus Lane for public safety reasons.

Alignment with Board Strategic Plan: The recommendations are primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

At the June 17, 2003 hearing, your Board conceptually granted the appeal of the Zoning Administrator's February 18, 2003 approval of the Santa Claus Lane name change and directed staff to return with Draft Findings for Denial.

Your Board stated (in the majority) that your decision to grant the appeal was largely influenced by the public testimony given at the June 17, 2003 hearing. The public testimony in support of the appeal focused on three main issues. The first was the historical importance of Santa Claus Lane, both as an icon of community pride as well as an important part of Santa Barbara County history. A second issue focused on public safety and how removing the U.S. Highway 101 Santa Claus Lane signs could affect emergency response times and how the change may impact local residents and travelers. A third and related issue was the ability of the public, particularly children, to be able to readily recognize and pronounce the road name in the event of an emergency.

Those speakers in favor of the name change, including the applicant, preferred removing all vestiges of the North Pole theme and redeveloping the commercial stretch of Santa Claus Lane into a seaside village, consistent with the proposed road name. The applicant's agent further stated that a road name change is not a project over which your Board has discretionary authority, that the Article V Road Naming and Address Numbering Ordinance provides only that certain criteria must be met in order gain road naming/renaming approval.

County Counsel explained at the hearing that your Board does have discretionary authority over road renamings. Counsel cited the following Section of Article V which grants your Board discretion in such cases:

Sec. 35-507.5. Road Name Selection

1. Objectives. Proposed road names should be pleasant sounding, easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to pride of home and community.

Counsel also explained that the Toro Canyon Plan Environmental Impact Report (EIR) and Addendum identified significant (Class I) impacts with the loss of historic resources along Santa Claus Lane. Counsel further explained that your Board made statements of overriding considerations for those impacts, finding that the potential economic growth in the (Santa Claus Lane) area due to the changes outweighed the historical resource losses. Most importantly, Counsel explained that your Board's prior actions in adopting the Toro Canyon Plan were separate and not binding on your decision in considering this proposed name change.

At the June 17 hearing, there was testimony about the need to install new road signs at the west and east ends of Santa Claus Lane for public safety reasons. Staff recommends that your Board consider directing the Public Works Department to install two new signs on Santa Claus Lane. The west end sign would read "Santa Claus Lane" and the east end sign would designate the intersection of "Santa

Claus Lane” and “Sand Point Road”. As staff informed your Board at the June 17 hearing, the costs of the signs are accounted for within the Public Works Department general budget.

Mandates and Service Levels:

No changes in programs or service levels are anticipated.

Fiscal and Facilities Impacts:

No filing fees are collected for appeals in the appeals jurisdiction of the Coastal Zone. Costs associated with unfunded appeals to the Board of Supervisors are included in Planning & Development’s approved budget.

Special Instructions:

Clerk of the Board should forward a copy of the Board Minute Order to Planning and Development Hearing Support Section, Attention: Cintia Mendoza.

Concurrence:

County Counsel

Attachments:

A. Findings for Denial