



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** October 20, 2015  
**Placement:** Set hearing on 10/20/15  
for 11/10/15  
**Estimated Tme:** 1 hour on 11/10/15  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Glenn Russell, Ph.D., Director, Planning & Development  
Director(s) (805) 568-2085  
Contact Info: Alice McCurdy, Deputy Director, Development Review Division  
(805) 568-2518

**SUBJECT:** Nicholas Appeal of the Stewart Land Use Permit  
Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

On October 20, 2015, set a hearing for November 10, 2015 to consider the appeal filed by Jim Nicholas of the Planning Commission's July 1, 2015 *de novo* approval of the Stewart Single Family Dwelling & Agricultural Barn Land Use Permit, Case No. 14LUP-00000-00438.

On November 10, 2015, staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No. 15APL-00000-00015;
- b) Make the required findings for approval of the project, including CEQA Findings;
- c) Determine that the project is exempt from CEQA pursuant to Section 15303(a) of the State Guidelines for the Implementation of the California Environmental Quality Act; and
- d) Grant *de novo* approval of the project, Case No. 14LUP-00000-00438, subject to the conditions of approval.

The project site is identified as Assessor Parcel No. 135-310-041, located at 3209 Old Calzada Ridge Road, Santa Ynez Community Planning area, Third Supervisorial District.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on November 10, 2015. The notice shall appear in the Santa Ynez Valley News (labels attached). The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

**Authored by:**

Dana Eady, Planner, 934-6266  
Development Review Division, Planning and Development Department