

Sheila de la Guerra

From: Villalobos, David
Sent: Monday, June 22, 2026 10:54 AM
To: Robin Karlsson
Cc: Sheila de la Guerra
Subject: Legal Ad for 6/25/26 - BOS Hearing of 7/7
Attachments: _cstcvr.doc; Mailed Notice.doc

Good Morning Robin,

Would you please publish the attached as a legal ad in the Thursday, June 25, 2026 edition of the Coastal View News?

Thank you!



David Villalobos
AOP Expert/Hearing Support Supervisor
Planning & Development Department
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101
805-568-2058
dvillalo@countyofsb.org
<https://www.countyofsb.org/160/Planning-Development>

TO: COASTAL VIEW NEWS (FAX 684-4650)
LEGAL AD SECTION

FROM: DAVID VILLALOBOS
(805) 568-2058
HEARING SUPPORT STAFF

DATE: JUNE 22, 2026

CASE NUMBERS: 26APL-00009

NUMBER OF PAGES: 3 (including this cover sheet)

CONFIRMATION: Please call David Villalobos at 568-2058 when this ad is received. Thank You.

Please publish the attached public hearing notice as a legal ad on **JUNE 25, 2026**

Two copies of an affidavit of publication should be forwarded to Planning and Development in sufficient time to reach us before the public hearing date of **JULY 7, 2026**.

To expedite payment for this office, please mail a copy of the invoice along with two proofs of publication directly to Planning and Development, 123 East Anapamu Street, Santa Barbara, CA 93101 [Attention: Accounting]. The invoice should include the case number and Department Number 053.

Thank you!



**SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING**

In Santa Barbara
County Administration Building
Board Hearing Room, Fourth Floor
105 East Anapamu Street, Santa Barbara, CA
The hearing begins at 9:00 a.m.

On Tuesday, July 7, 2026, the Board of Supervisors will hold a public hearing to consider Case No. 26APL-00009, an appeal by Tyler Quiel, of the Director's decision to deem the application for the Sandoval Quiel Revocable Living Trust – Accessory Dwelling Unit (Case No. 26CDP-00025) incomplete. The project involves Assessor Parcel No. (APN) 005-340-006, zoned 20-R-1, located at 3196 Serena Avenue, in the Toro Canyon Plan area, First Supervisorial District.

For current methods of public participation for the meeting of July 7, 2026, please see page two (2) of the posted Agenda. The posted agenda will be available on Thursday prior to the above referenced meeting for a more specific time for this item. However, the order of the agenda may be rearranged or the item may be continued.

Please see the posted agenda and staff reports available on the Thursday prior to the meeting at <http://santabarbara.legistar.com/Calendar.aspx> under the hearing date or contact the Clerk of the Board at (805) 568-2240 for alternative options.

For additional information, please contact Willow Brown, Planner, at: Email: wbrown@countyofsb.org | Tel: 805-568-2040.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing.

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Clerk of the Board of Supervisors by 4:00 p.m. on Friday before the Board meeting at (805) 568-2240.

Sheila de la Guerra

From: Robin Karlsson <robin@coastalview.com>
Sent: Monday, June 22, 2026 3:06 PM
To: Villalobos, David
Cc: Sheila de la Guerra
Subject: Re: Legal Ad for 6/25/26 - BOS Hearing of 7/7
Attachments: 41_SBpublicHearing.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Proof attached
Cost is \$157

Sincerely,
Robin Karlsson
Staff photographer
805.990.5997 cell
coastalview.com

On Mon, Jun 22, 2026 at 10:54 AM Villalobos, David <dvillalo@countyofsb.org> wrote:

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Planning & Development Department

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Email: wbrown@countysfb.org | Tel: 805-568-2040.

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Publish: June 25, 2026

Sheila de la Guerra

From: Villalobos, David
Sent: Monday, June 22, 2026 3:15 PM
To: Robin Karlsson
Cc: Sheila de la Guerra
Subject: RE: Legal Ad for 6/25/26 - BOS Hearing of 7/7

That looks good to go, Robin. Thank you.

From: Robin Karlsson <robin@coastalview.com>
Sent: Monday, June 22, 2026 3:06 PM
To: Villalobos, David <dvillalo@countyofsb.org>
Cc: Sheila de la Guerra <sdelaguerra@countyofsb.org>
Subject: Re: Legal Ad for 6/25/26 - BOS Hearing of 7/7

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Santa Barbara, CA 93101

805-568-2058

dvillalo@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

Sheila de la Guerra

From: Villalobos, David
Sent: Wednesday, June 24, 2026 1:07 PM
To: Sheila de la Guerra
Subject: FW: Board Letter - Applicant Appeal of Director Incompleteness Determination for the Sandoval Quiel Revocable Living Trust ADU
Attachments: Board Agenda Letter.pdf; Mailed Notice Scan.pdf

Good Afternoon Sheila,

We did the noticing for this item. I copied you when I sent the legal ad into the paper. See attached scan of the mailed notice, for your records.

Thank you,
David

From: Villalobos, David
Sent: Wednesday, June 24, 2026 9:54 AM
To: Board Letters <boardletters@countyofsb.org>
Subject: Board Letter - Applicant Appeal of Director Incompleteness Determination for the Sandoval Quiel Revocable Living Trust ADU

For BOS hearing of 7/7/26,

Thank you!



David Villalobos
AOP Expert/Hearing Support Supervisor
Planning & Development Department
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101
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005-270-006

POLODONKEY, LLC
4640 ADMIRALTY WY 1200
MARINA DEL REY CA 90292

Occupant
3215 FOOTHILL RD
CARPINTERIA, CA 93013

005-270-006

005-340-003

JENKS KATHARINE TREMAINE 1988 TRUST 5/6/98
127 PUBLIC SQ
CLEVELAND OH 44114 1217

Occupant
3182 SERENA AVE
CARPINTERIA, CA 93013

005-340-003

005-340-004

THUNER, JEFFREY K & KATHLEEN A TRUST 1/30/03
2408 GUM TREE LN
FALLBROOK CA 92028

Occupant
3194 SERENA AVE
CARPINTERIA, CA 93013

005-340-004

005-340-005

CHMIELNIK, MARGARET A
PO BOX 235
CARPINTERIA CA 93014

Occupant
3190 SERENA AVE
CARPINTERIA, CA 93013

005-340-005

005-340-006

SANDOVAL QUIEL REVOCABLE LIVING TRUST
3196 SERENA AVE
CARPINTERIA CA 93013 3034

Occupant
~~3196 SERENA AVE
CARPINTERIA, CA 93013~~

005-340-006

005-340-009

GEORGE, JAMES O FAMILY TRUST 11/28/06
193 HIEGLEN LOOP
GRANTS PASS OR 97526

Occupant
3180 SERENA AVE
CARPINTERIA, CA 93013

005-340-009

005-340-010

MACIAS, ANNETTE A
3198 SERENA AVE
CARPINTERIA CA 93013 3034

Occupant
~~3198 SERENA AVE
CARPINTERIA, CA 93013~~

005-340-010

005-340-011

SMITH FAMILY TRUST 7/17/24
3186 SERENA AVE
CARPINTERIA CA 93013 3034

Occupant
~~3186 SERENA AVE
CARPINTERIA, CA 93013~~

005-340-011

005-340-014

ZWERDLING, GEORGE H TRUST 10/26/01
3138 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3138 SERENA AVE
CARPINTERIA, CA 93013~~

005-340-014

005-340-019

COTTER FAMILY TRUST 11/9/2016
3162 SERENA AVE
CARPINTERIA CA 93013 3034

Occupant
~~3162 SERENA AVE
CARPINTERIA, CA 93013~~

005-340-019



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005-340-020

WILSON FAMILY TRUST 3/6/87
3160 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3160 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-340-020

005-471-001

MACLEOD FAMILY TRUST 8/4/13
3214 SERENA AVE
CARPINTERIA CA 93013 3036

Occupant
~~3214 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-471-001

005-471-002

MORDEN FAMILY TRUST 10/20/15
3218 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3218 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-471-002

005-473-001

BERNSTEIN LIVING TRUST 10/7/15
190 SENTAR RD
CARPINTERIA CA 93013

Occupant
~~190 SENTAR RD~~
~~CARPINTERIA, CA 93013~~

005-473-001

005-473-002

GALLUP G KEENE/REBECCA J TRUSTEES (for) GALLUP FAM T
1978 ARRIBA DR
CARPINTERIA CA 93013

Occupant
185 SERAFIN WAY
CARPINTERIA, CA 93013

005-473-002

005-501-003

STAROBIN TRUST 6/30/00
3238 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3238 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-501-003

005-501-004

WILLIAMS, KIMANI
3234 SERENA AVE
CARPINTERIA CA 93013 3036

Occupant
~~3234 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-501-004

005-501-005

MILLER FAMILY TRUST 4/23/92
3230 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3230 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-501-005

005-501-006

HASLUND-WIENECKE DECEDENTS TRUST 9/2/99
3224 SERENA AVE
CARPINTERIA CA 93013 3036

Occupant
~~3224 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-501-006

005-502-009

STRASSBURG, SARAH BETH
3239 SERENA AVE
CARPINTERIA CA 93013

Occupant
~~3239 SERENA AVE~~
~~CARPINTERIA, CA 93013~~

005-502-009



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Use Avery Template 5161

005-502-010

PET FRANK & JUDITH LIVING TRUST 11/15/22
PO BOX 12269
SEATTLE WA 98102 0269

005-502-010

Occupant
3233 SERENA AVE
CARPINTERIA, CA 93013

005-502-011

VAN EYCK FAMILY 2004 TRUST 11/22/04
190 SERAFIN WAY
CARPINTERIA CA 93013

005-502-011

Occupant
190 SERAFIN WAY
CARPINTERIA, CA 93013

005-502-012

GARRATTY SUB-TRUST A 8/20/90
178 SERAFIN WAY
CARPINTERIA CA 93013

005-502-012

Occupant
178 SERAFIN WAY
CARPINTERIA, CA 93013



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

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:

Planning and Development

Department Number:

053

Agenda Date:

July 7, 2026

Placement:

Departmental Agenda

Estimated Time:

30 min.

Continued Item:

No

If Yes, date from:

N/A

Vote Required:

Majority

TO: Board of Supervisors

FROM: Department Director(s): Lisa Plowman, Director, Planning and Development

DocuSigned by:
Lisa Plowman
84A1F2CF48D248C...

CONTACT: Travis Seawards, Deputy Director, Planning and Development

SUBJECT: Hearing to Consider the Applicant Appeal of the Director Incompleteness Determination for the Sandoval Quiel Revocable Living Trust – Accessory Dwelling Unit, Case Nos. 26CDP-00025 & 26APL-00009; First Supervisorial District

Concurrences:

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors take the following actions:

- a) Deny the appeal, Case No. 26APL-00009;
- b) Determine and find that the application, Case No. 26CDP-00025, is Incomplete for the reasons discussed in this Board Letter: and

- c) Determine that the above recommended 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).

Summary Text:

Tyler Quiel (hereinafter Appellant) requests a hearing to consider Case No. 26APL-00009, an appeal of the Director’s decision to deem the application for the Sandoval Quiel Revocable Living Trust – Accessory Dwelling Unit (Case No. 26CDP-00025) Incomplete. The appeal was filed on May 4, 2026, in compliance with Government Code Section 66317(d). Staff reviewed the appeal and finds the issues raised are without merit. The appeal issues, along with staff’s responses, are outlined in this Board Agenda Letter, and support the recommended actions to deem the application (Case No. 26CDP-00025) Incomplete.

Discussion:

Proposed Project

The project is a request for a Coastal Development Permit to allow the as-built conversion of an existing 526-square-foot garage to an accessory dwelling unit. No grading is proposed. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access will continue to be provided off Serena Avenue. The property is a 0.52-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-340-006, located at 3196 Serena Avenue in the Toro Canyon Plan area, First Supervisorial District.

Appeal Issues

On May 3, 2026, the Appellant filed an appeal of the Director’s determination to deem the Sandoval Quiel Revocable Living Trust – Accessory Dwelling Unit application (Case No. 26CDP-00025) Incomplete. The appeal issues and staff’s responses are discussed below.

- 1. The Appellant states that the Director’s determination to deem the application incomplete unlawfully imposes substantive and discretionary conditions on a ministerial accessory dwelling unit (ADU) approval, including off-site requirements to widen roads to neighboring properties.**

Staff Response: The County has not unlawfully imposed substantive and discretionary conditions on the ADU application. On April 23, 2026, staff sent the Appellant an Incompleteness Letter (Attachment B) determining the ADU application was Incomplete. The incompleteness items are discussed in detail in Appeal Issue 3, below. The incompleteness items requested by the Carpinteria-Summerland Fire Protection District (Fire District) and the Santa Barbara County Flood Control and Water Conservation District (Flood Control) include required information that is needed by each Department to determine that that application meets basic health and safety requirements, as permitted by State law.

No action has been taken to approve or deny the ADU application, nor have conditions been applied, and therefore, contrary to the Appellant’s claims, no substantive and discretionary conditions have been placed on the project.

- 2. The Appellant states that the application is for the recognition and legalization of an existing detached structure with a documented history as a habitable living unit prior to January 1, 2020, as an ADU. They state that the application is subject to Government Code Section 66311.7.**

Staff Response: The applicant did not submit an application identifying that the detached structure identified for conversion to an ADU has ever been documented as a habitable living unit.

Government Code Section 66311.7 prevents agencies from denying permits for previously unpermitted ADUs constructed prior to January 1, 2020, based on violation of building standards pursuant to Division 13 of the Health and Safety Code or due to noncompliance with state ADU law or local ADU ordinances. As stated above, no action has been taken to approve or deny the ADU application, therefore, the County has not violated any requirements of Government Code Section 66311.7. Additionally, the Appellant has not provided any evidence that the detached structure was converted to an ADU prior to January 1, 2020. In fact, County permit records and the Appellant's 2025 application for a separate ADU show that the detached structure has been identified as an "existing garage" as follows:

- The subject detached structure is shown as "existing garage" on approved site plans from 1985 for an addition to the existing single-family dwelling (Attachment E).
- Site plans submitted by the Appellant in 2025 for a separate ADU application for the as-built conversion of a 625-square-foot accessory structure on site (Case No. 25CDP-00037) (Attachment F) also show the subject detached structure as an "existing garage".

Separately, permit denial, which has not occurred, is allowed pursuant to Government Code Section 66311.7 if the local agency finds that correcting the violation is necessary to meet the health and safety standards in Health and Safety Code Section 17920.3. Health and Safety Code Section 17920.3 (Regulation of Buildings Used for Human Habitation) lists conditions that can be used to deem a building substandard, including conditions that endanger the safety of occupants of the building and /or nearby residents. The incompleteness items requested by the Carpinteria-Summerland Fire Protection District (Fire District) and the Santa Barbara County Flood Control and Water Conservation District (Flood Control) are necessary to determine whether the existing structure is safely located outside of a flood hazard area, and whether the structure has the required fire safety access and fire-extinguishing systems. Both requests for information are entirely consistent with Government Code Section 66311.7 and Health and Safety Code Section 17920.3.

- 3. The Appellant states that the Director's determination to deem the application incomplete requires compliance with "all details requested on the County's application checklists" and hyperlinks the County's online submittal-materials directory, which lists 68 distinct case-specific submittal checklists.**

Staff Response: The Director's determination to deem the application Incomplete is consistent with State law requirements as outlined in Government Code 66317, which states that "a permitting agency shall determine whether an application to create or serve an accessory dwelling unit is complete and provide written notice of this determination to the applicant not later than 15 business days after the permitting agency received the application, and if the permitting agency determines an application is incomplete, the permitting agency shall provide

the applicant with a list of incomplete items and a description of how the application can be made complete". All items included in the Incompleteness Letter were identified as required information on the Fire District (Attachment C) and Flood Control (Attachment D) application checklists, pursuant to requirements of Government Code § 65940 (a)(1). The Incompleteness Letter listed eight incomplete items, as follows.

- a. Fire District Incompleteness Items are based on the Carpinteria-Summerland Fire Protection District Checklist (Attachment C).
 - i. The first item requested is to specify if the existing single-family residence has fire sprinklers installed. This item is required to determine if the ADU will need to include fire sprinklers. Pursuant to Government Code Section 66314(d)(C)(12), ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.
 - ii. The second item requested is to "show scaled Fire District turnaround on plans". This item is required to determine if there is sufficient room on the project site for a firetruck to safely enter and exit. This standard is required under the Fire District Development Standard #1 – Fire Apparatus Access, which requires an approved driveway turnaround for building sites on driveways over 150 feet in length.
 - iii. The third item requested is to "show location of closest fire hydrant along an approved access route". This item is required to determine if there is a fire hydrant along the access route for the project (Serena Avenue) that meets the spacing requirements in the Fire Code. This standard is required under the Fire District Development Standard #2 – Fire Protection Water Supply, which provides a method of providing for and maintaining adequate and unobstructed fire hydrants and water supplies for fire department apparatus and personnel, as required by the fire code official, the California Fire Code, and the Carpinteria-Summerland Fire Protection District Ordinance.
- b. The Flood Control incompleteness item is based off the Flood Control Attached and Detached Accessory Dwelling Units in the Special Flood Hazard Areas Submittal Checklist (Attachment D).
 - i. The incomplete item requested is to delineate the limits of both the effective and the preliminary special flood hazard areas with respect to the locations of the structures on the property. The plans are required to show if the proposed ADU is located within the FEMA Preliminary Special Flood Hazard Area, also known as the FEMA Preliminary Floodplain, to determine what requirements apply per SBCC Ordinance 15A.

The Flood Control incompleteness items also requested information as to when the existing garage was built, when it was converted to an ADU, whether it was habitable prior to the conversion, and to delineate the top-of-creek bank and 50-foot setback. P&D staff provided permit records to Flood Control for the garage, which provided answers to the last four Flood incompleteness items, and therefore, the County no longer considers these incompleteness items.

Summary

The County deemed the Appellant's ADU application Incomplete in full compliance with state laws as outlined in Government Code Section 66317. In addition, no action has been taken to deny the

ADU application. The incomplete items identified by the County are contained on required application checklists, and the particular information requested by the Fire District and Flood Control is important to determine if the proposed ADU meets basic health and safety requirements. Once the required information is provided, the County can proceed with reviewing the application for concurrence with all State and County ADU requirements.

Background:

On April 8, 2026, the Appellant submitted an application for approval of a conversion of an existing detached accessory structure into a 526-square-foot ADU on a property located at 3196 Serena Avenue. Pursuant to Government Code Section 66317, a permitting agency shall determine whether an application to create or serve an ADU is complete and provide written notice of this determination to the applicant not later than 15 business days after the permitting agency received the application. Staff sent the Appellant a letter determining the application was Incomplete (Attachment B) on April 23, 2026.

On May 3, 2026, the Appellant submitted an appeal of the Incompleteness determination. Pursuant to Government Code Section 66317(d), if a permit application for an ADU is determined to be Incomplete, the permitting agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency. State law allows jurisdictions to codify an appeal process that could designate the Planning Commission or other body to hear ADU appeals, however, the County has not yet adopted an ordinance and therefore the governing body for the County is the Board of Supervisors.

The permitting agency on the appeal shall provide a final written determination by not later than 60 business days after receipt of the applicant's written appeal. 60 business days from the date the appeal application was submitted is July 29, 2026. Therefore, if the Board takes action on July 7, the Board's determination on the appeal will occur within the allowed timeframe pursuant to Government Code Section 66317.

Fiscal and Facilities Impacts:

Budgeted: Yes

Total costs for processing the Project are approximately \$8,200 (25 hours of staff time). Funding for the Project is budgeted in the Planning and Development Department's Permitting Budget Program as shown in the County of Santa Barbara Fiscal Year (FY) 2025-26 Adopted Budget and the FY 2026-2027 Recommended Budget. The processing fees are paid by the applicant and factored into the FY 2025-26 Adopted Budget. There will be no impact to the General Fund.

Fiscal Analysis:

Funding Source	FY [2025-26]	FY [2026-27]	FY [fiscal year 3]	Total
Fees	\$6,560	\$1,640		\$8,200
Total				\$8,200

Special Instructions:

The Planning and Development Department shall publish a legal notice in the *Santa Barbara Independent* at least 10 days prior to the hearing on July 7, 2026. The Planning and Development

Page 6 of 6

Department shall also fulfill mailed noticing requirements at least 10 days before the scheduled hearing. The Clerk of the Board shall forward the Board minute order via email to the assigned case planner, Willow Brown, at wbrown@countyofsb.org.

Attachments:

Attachment A – Appeal Application Case No. 26APL-00009

Attachment B – Incomplete Letter for Case No. 26CDP-00025, dated April 23, 2026

Attachment C – Carpinteria-Summerland Fire Protection District Checklist

Attachment D – Flood Control Checklist

Attachment E – Approved Plans from 1985 Addition Permit

Attachment F – Approved Plans for 25CDP-00037

Contact Information:

Willow Brown

Planner, Planning and Development Department

wbrown@countyofsb.org