

# **Nicholas Appeal of the Stewart Single Family Dwelling & Agricultural Storage Barn**

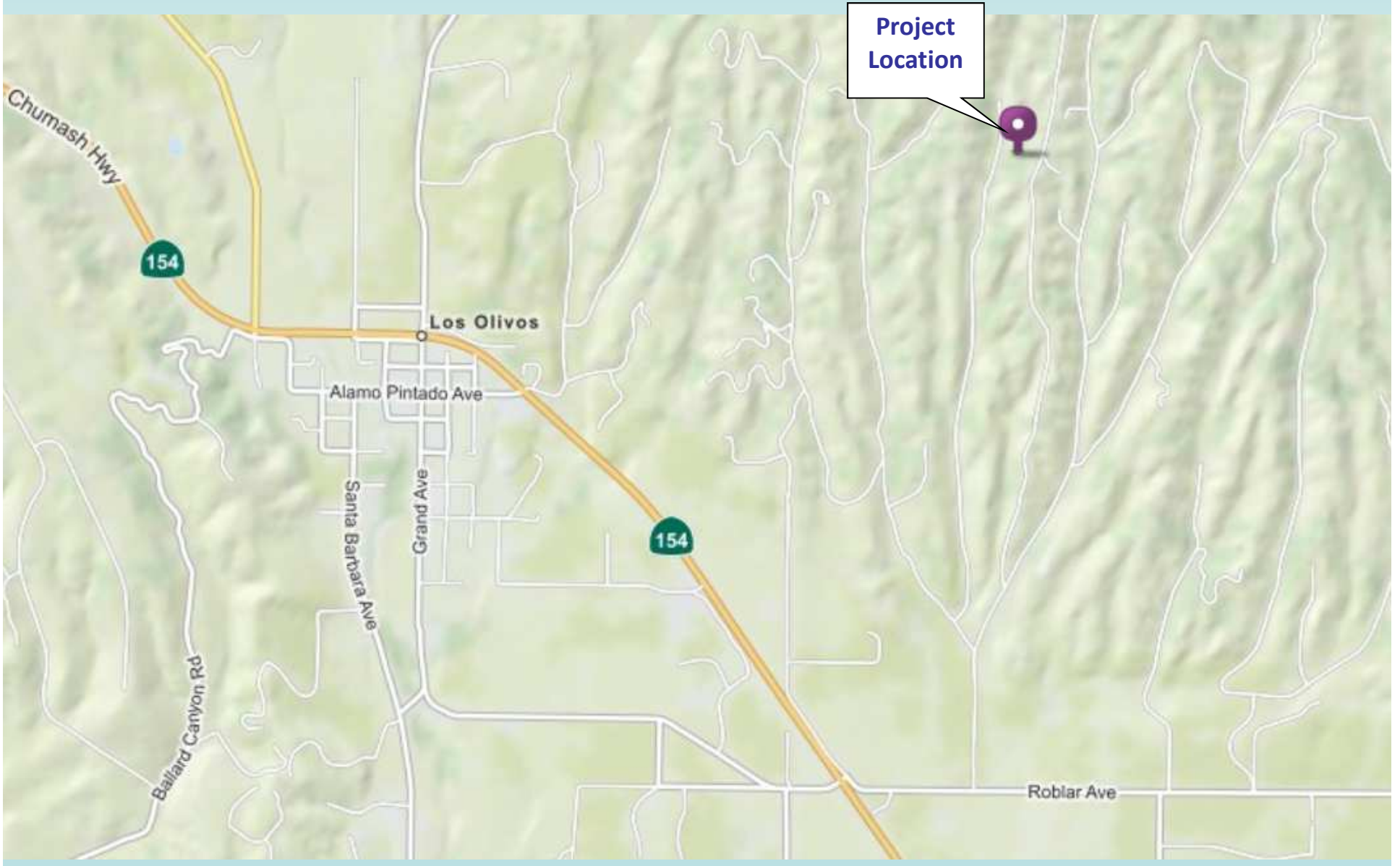
**Case No. 15APL-00000-00015**

**Santa Barbara County Board of Supervisors**

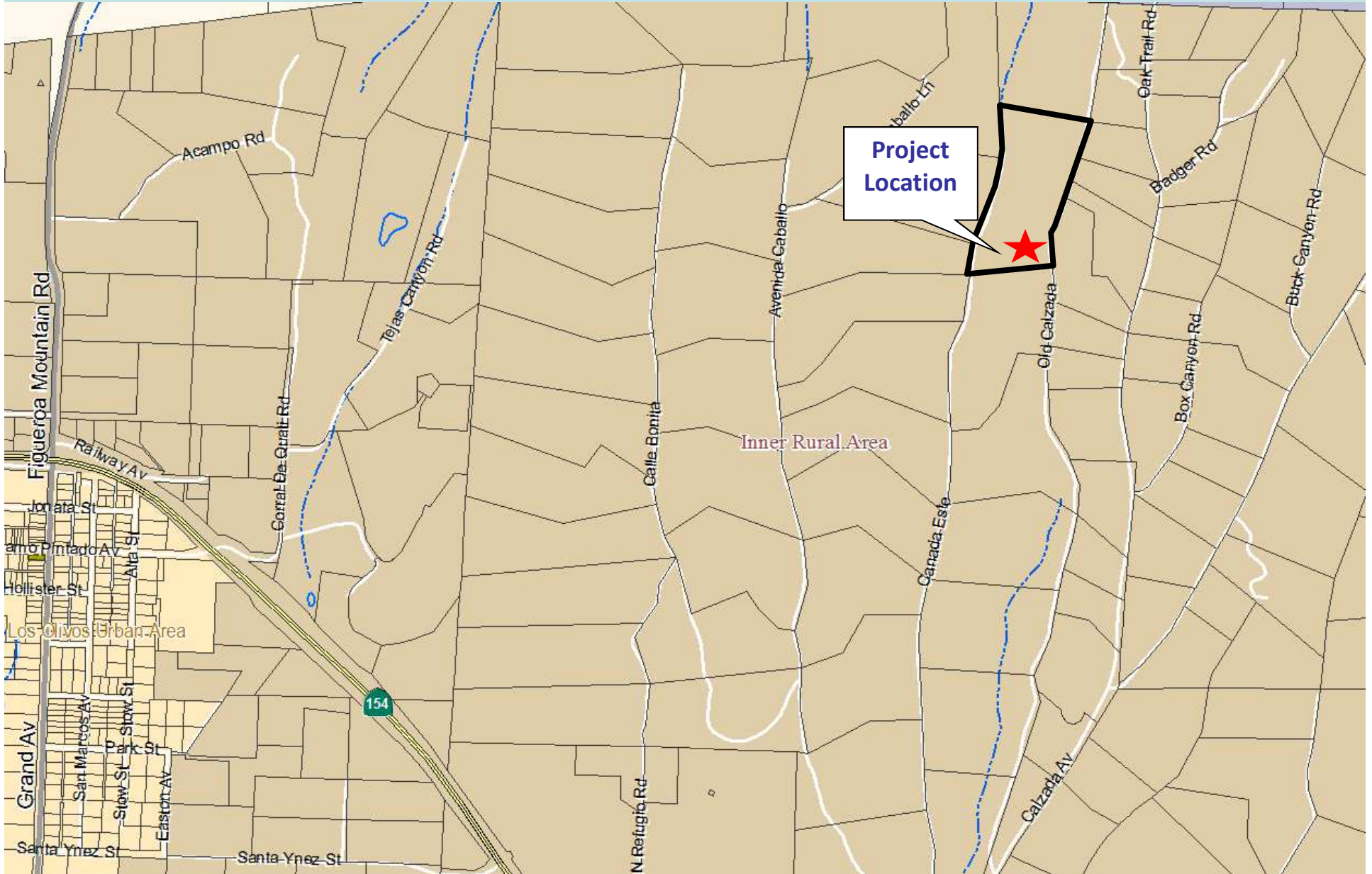
**November 10, 2015**



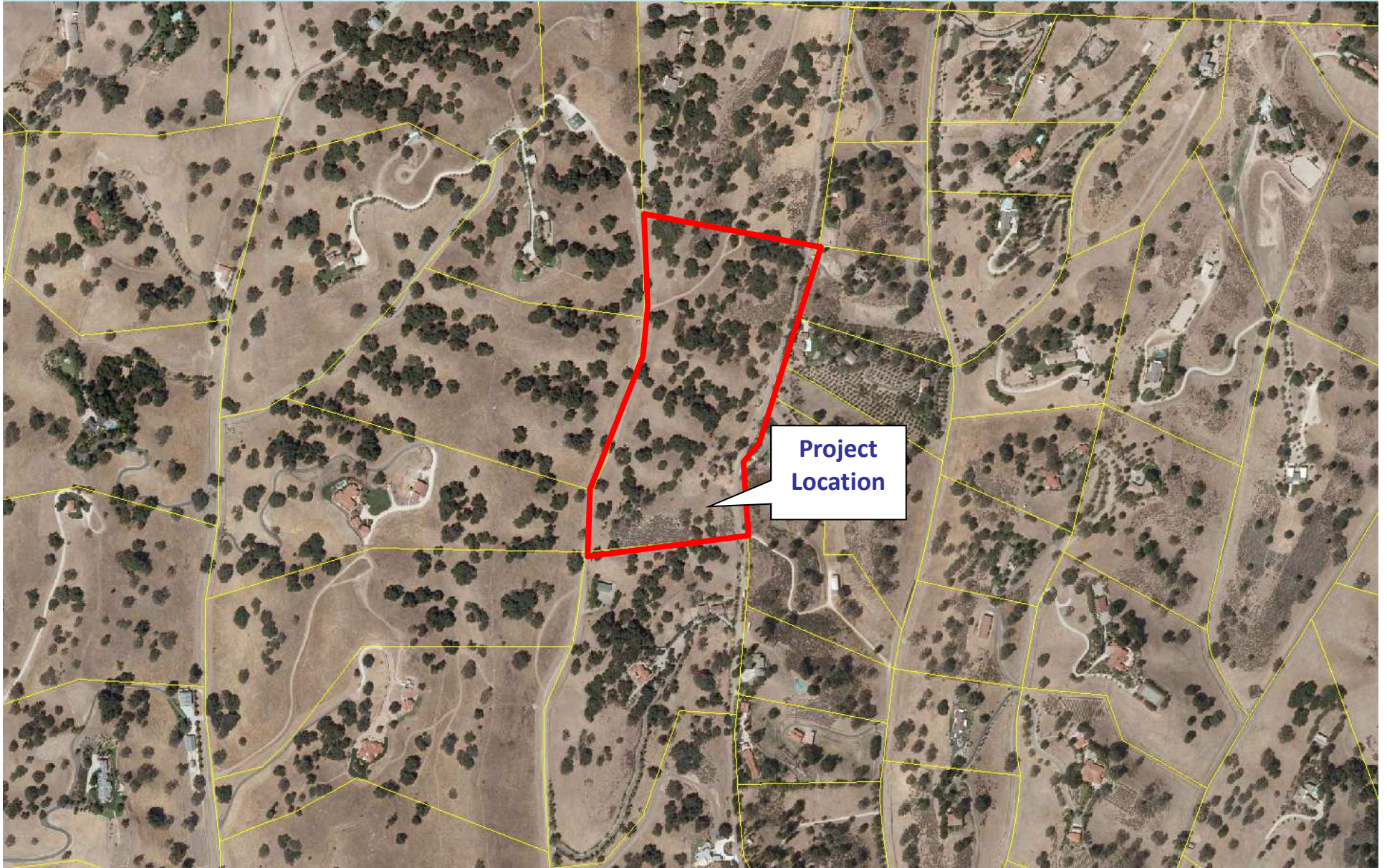
# Vicinity Map



# Project Site Location



# Aerial Views of Project Site





**Proposed Single Family Dwelling Location**

**Existing Barn**

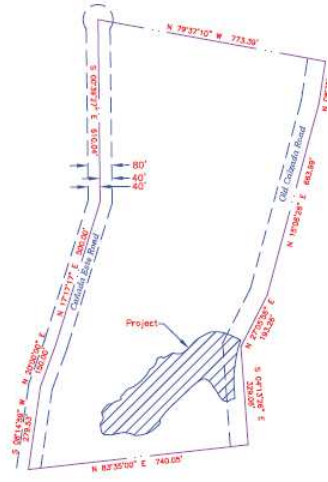
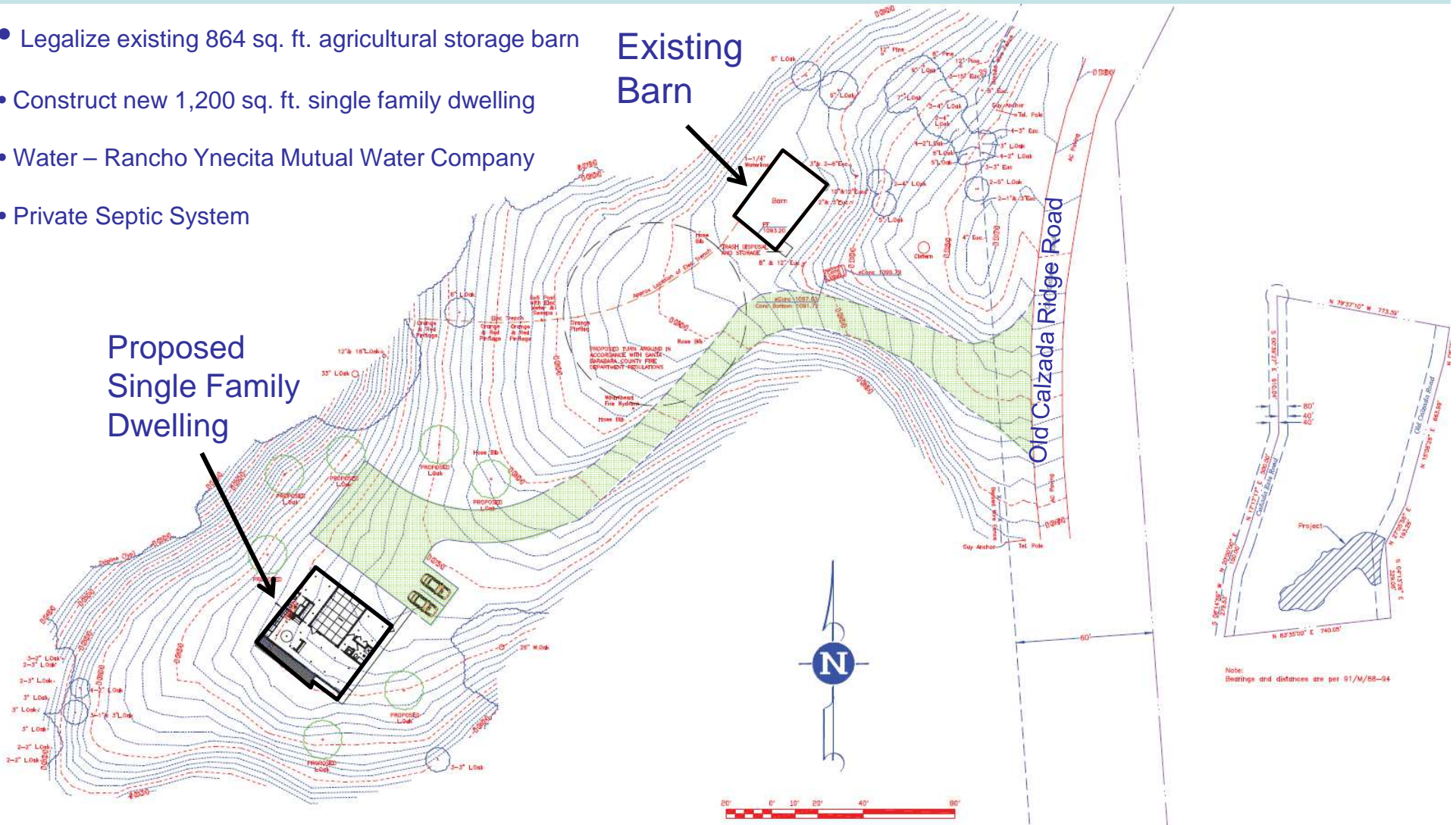
**Old Calzada Ridge Road**

# Proposed Project

- Legalize existing 864 sq. ft. agricultural storage barn
- Construct new 1,200 sq. ft. single family dwelling
- Water – Rancho Ynecita Mutual Water Company
- Private Septic System

Existing Barn

Proposed Single Family Dwelling



Note: Setbacks and distances are per 01/M/08-04

# Agricultural Storage Barn

7



# Existing Driveway

8





# Proposed Driveway Location

9



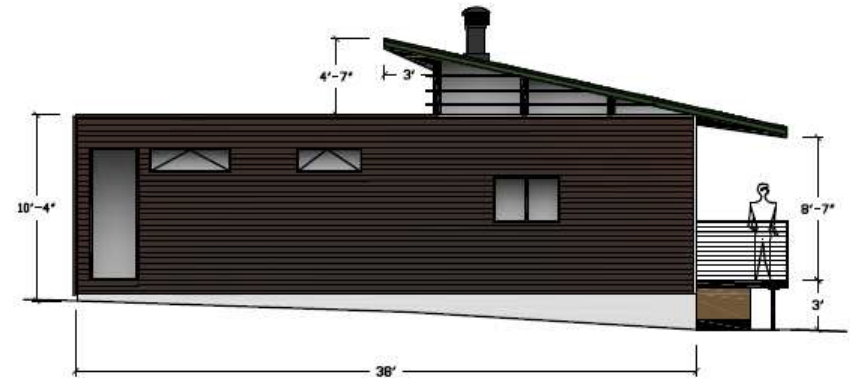
# Proposed Location of Single Family Dwelling



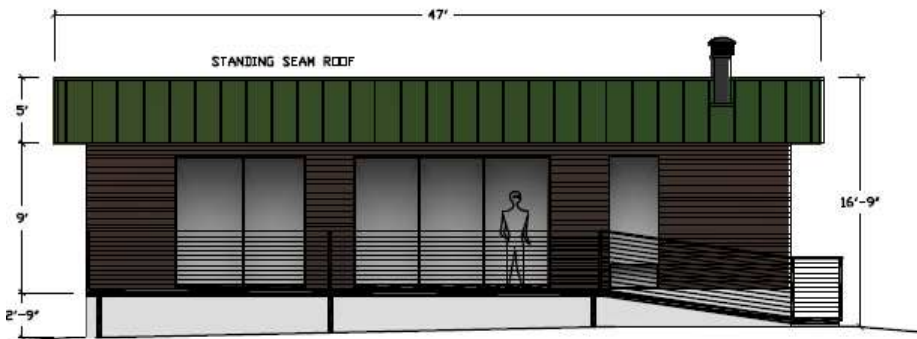
# Elevations



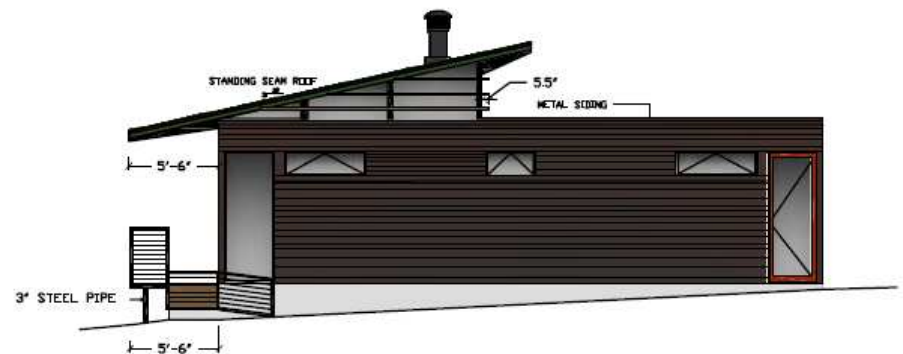
NORTH ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"



SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



EAST ELEVATION  
SCALE: 1/4"=1'-0"

# Background Information

- Land Use Permit Approved – March 18, 2015
  - Land Use Permit Appealed – March 23, 2015
- Planning Commission Hearing – July 1, 2015
  - Planning Commission denied the appeal 5-0
- Appeal of Planning Commission Decision Filed on July 7, 2015

# Appellant Appeal Issue #1

- The appellant contends that the approval of the project is not consistent with the objectives and findings contained in the CBAR's Purpose of Architectural Review.
  
- Staff Response:
  - CBAR Review & Findings
  - Neighborhood Compatibility
  - Grading
  - Aesthetics
  - Property Values

# Existing Residence to the South



# Existing Barn to the South

15



# Existing Residence to the West





## Existing Residence and Accessory structures to the Southeast



# Existing Residence to the East

18



# Appellant Appeal Issue #2

19

- The appellant contends the following:
  - His request to include letters and comments into the CBAR minutes was denied by staff.
  - There was no communication following the CBAR's approval or during the 10-day appeal period.
  - Notice of the 10-day appeal period was not printed on the CBAR hearing notice documents.

# Staff Response

- Comment letters were provided to the CBAR secretary and staff for inclusion in the public record.
- The appellant was notified of the 10-day appeal period following approval of the Land Use Permit.
- Noticing for the BAR hearings was completed in compliance with County requirements.


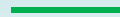

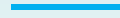
# Appellant Appeal Issue #3

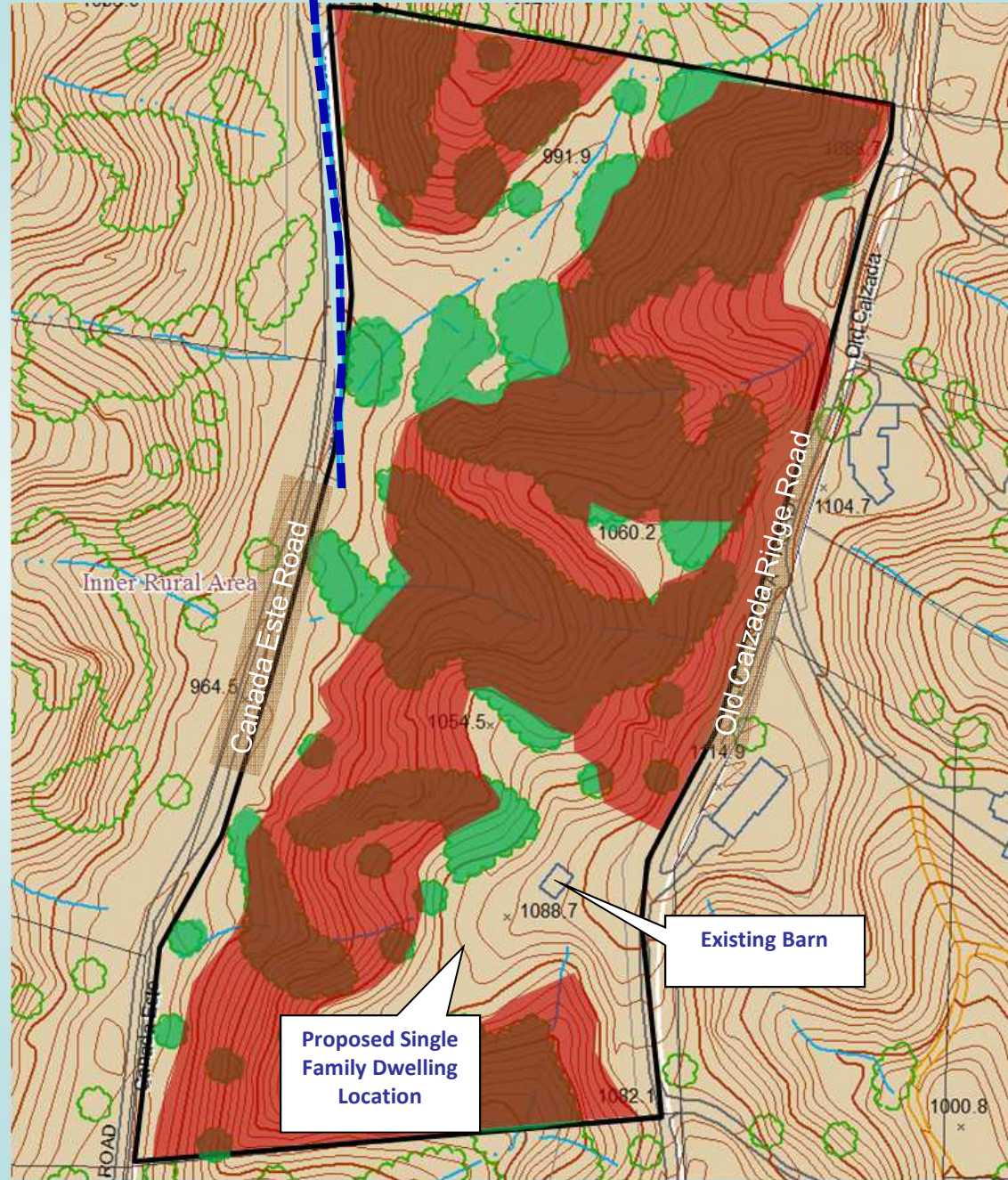
- The appellant identifies concerns regarding the information and analysis contained in the Planning Commission staff report dated June 11, 2015, and states the following:
  - The project is inconsistent with the CBAR Bylaws and Guidelines.
  - The project is inconsistent with Visual Resources Policy 3.
  - CBAR members did not respond to appellant's comments.
  - There are other suitable sites on the property for the proposed project.

# Staff Response

- The project complies with the CBAR Bylaws & Guidelines.
- The project is consistent with Visual Resources Policy 2.
- CBAR members are not required to respond to public comments.
- Due to site constraints, there are no other suitable areas onsite for the proposed project.

# Parcel Constraints

-  Slopes Greater than 20%
-  Oak Trees
-  Blue Line Creek
-  Drainage

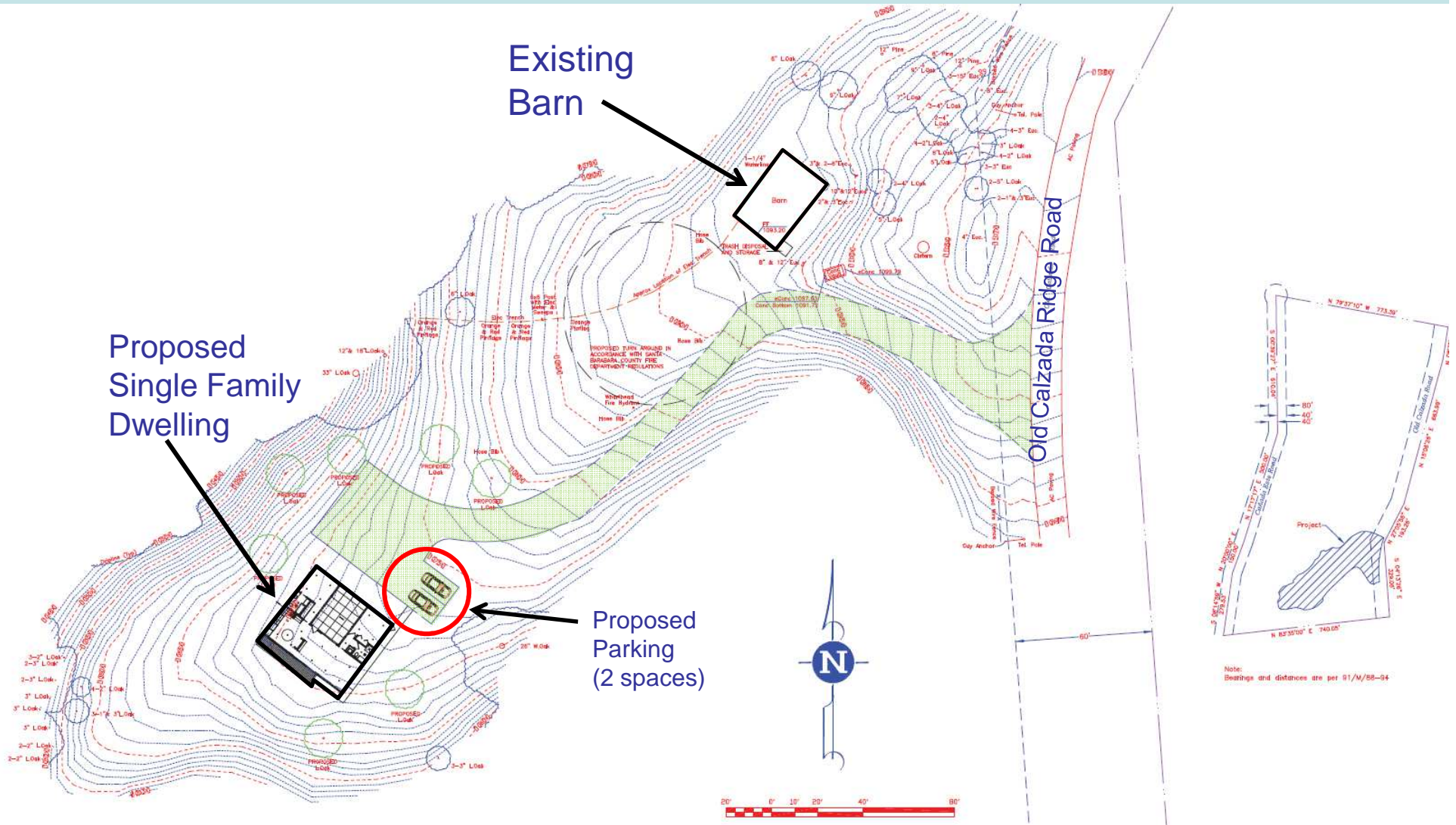


# Appellant Appeal Issue #4

- The appellant contends:
  - Since no garage or utility building is proposed for parking, the project does not conform to residential standards.
  - Cars, trucks, vans, grading equipment, and storage containers are stored on the site without permits.



# Staff Response



## LUDC & Comprehensive Plan Consistency

- The project is consistent with the Santa Barbara County Comprehensive Plan, including the Santa Ynez Valley Community Plan.
- Upon issuance of the subject Land Use Permit, the parcel will be in conformance with the Land Use and Development Code.

# Staff Recommendations and Procedures

- Deny the Appeal, Case No. 15APL-00000-00015;
- Make the required findings for approval of the project, Case No. 14LUP-00000-00438, including CEQA findings;
- Determine that the project is exempt from CEQA pursuant to Section 15303(a).
- Grant de novo approval of Case No. 14LUP-00000-00438 subject to the Conditions of Approval.