



Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

March 19, 2025

Ginger Anderson
Brownstein Hyatt Farber Schreck
1021 Anacapa Street, Floor 2
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF MARCH 19, 2025

RE: *Stoltey Appeal of Director Decision; 25APL-00007*

Hearing on the request of Michael Stoltey, appellant, to consider the following:

- a) **Case No. 25APL-00007**, to consider the Stoltey Appeal, in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to determine the Richard's Ranch, LLC, Multifamily Housing and Commercial Development discretionary application for a Tract Map (Case No. 24TRM-00003), Development Plan (Case No. 24DVP-00018), and Conditional Use Permit (24CUP-00033) incomplete, as provided by Government Code Section 65943.

The application involves AP Nos. 107-250-019, -020, -021, and -022, located at East Union Valley Parkway and Orcutt Road, on property zoned C-2 Retail Commercial in the Orcutt Community Plan area, Fourth Supervisorial District.

Dear Ms. Anderson:

At the Planning Commission hearing of March 19, 2025, Commissioner Reed moved, seconded by Commissioner Cooney and carried by a vote of 4 to 0 (Martinez absent) to:

1. Deny the Appeal, Case No. 25APL-00007.
2. Determine that the Application, Case Nos. 24DVP-00018, 24CUP-00033, and 24TRM-00003, is incomplete.
3. Find that the proposed action is an administrative activity of the County, which will not result in direct or indirect physical changes in the environment and is therefore not a "project" defined for purposes of the California Environmental Quality Act (CEQA) under CEQA Section 15378(b)(5).

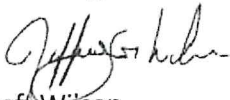


The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form, a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business day of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this decision ends on Monday, March 31, 2025 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$793.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Owner: Michael Stoltey, Richards Ranch, LLC, 893 Marsh Street #13914, San Luis Obispo, CA 93405
Attorney: Beth Collins, Brownstein Hyatt Farber Schreck, 1021 Anacapa Street, Floor 2, Santa Barbara, CA 93101
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
Santa Barbara County Air Pollution Control District
Bob Nelson, Fourth District Supervisor
Alia Vosburg, Planner

JW/dmv