

# Appeal of the Ni Tennis Court

Case No. 19APL-00000-00025

Appeal by Po Wang

Santa Barbara County Board of Supervisors

October 1, 2019



County of Santa Barbara

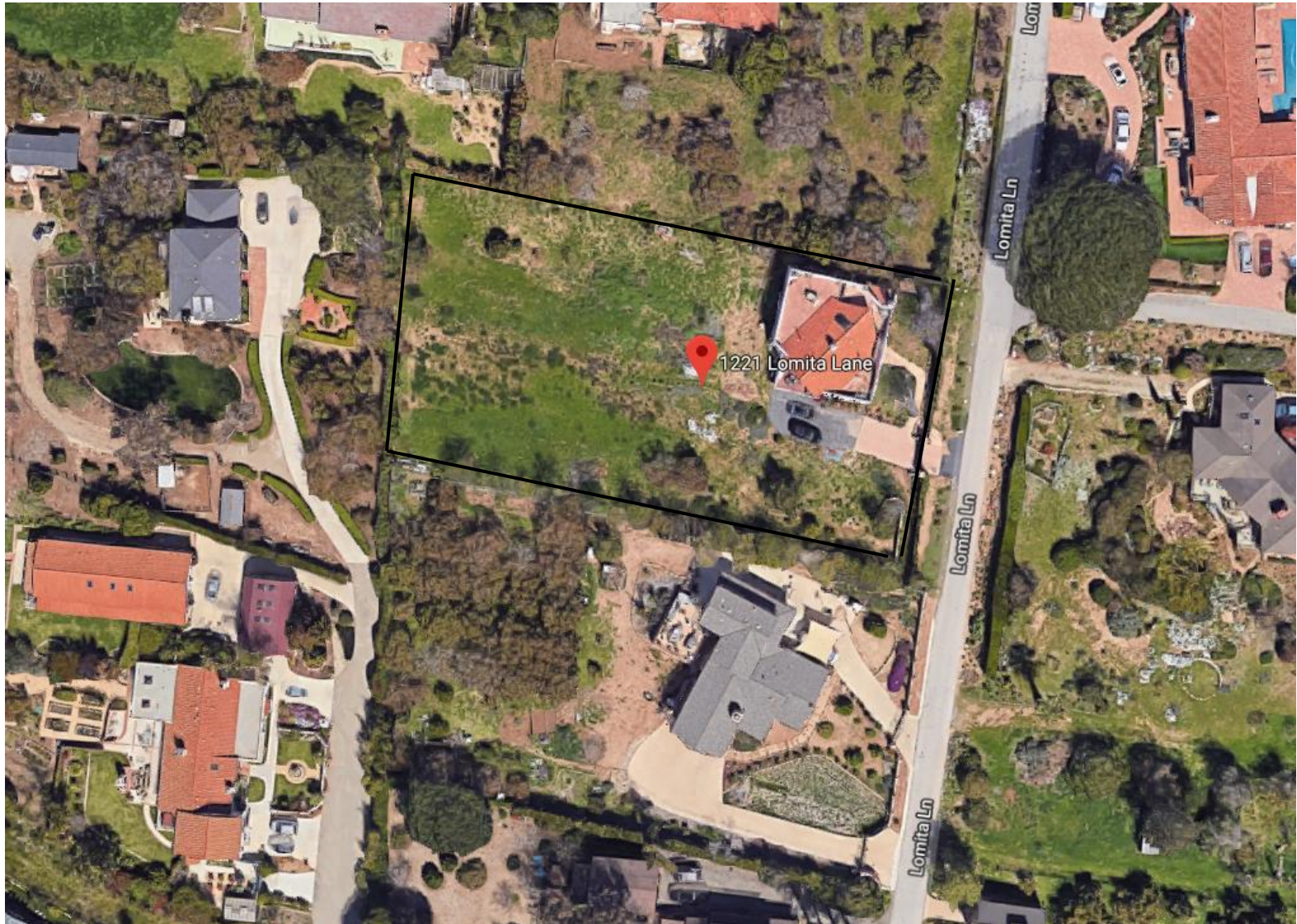
Planning and Development

Ciara Ristig

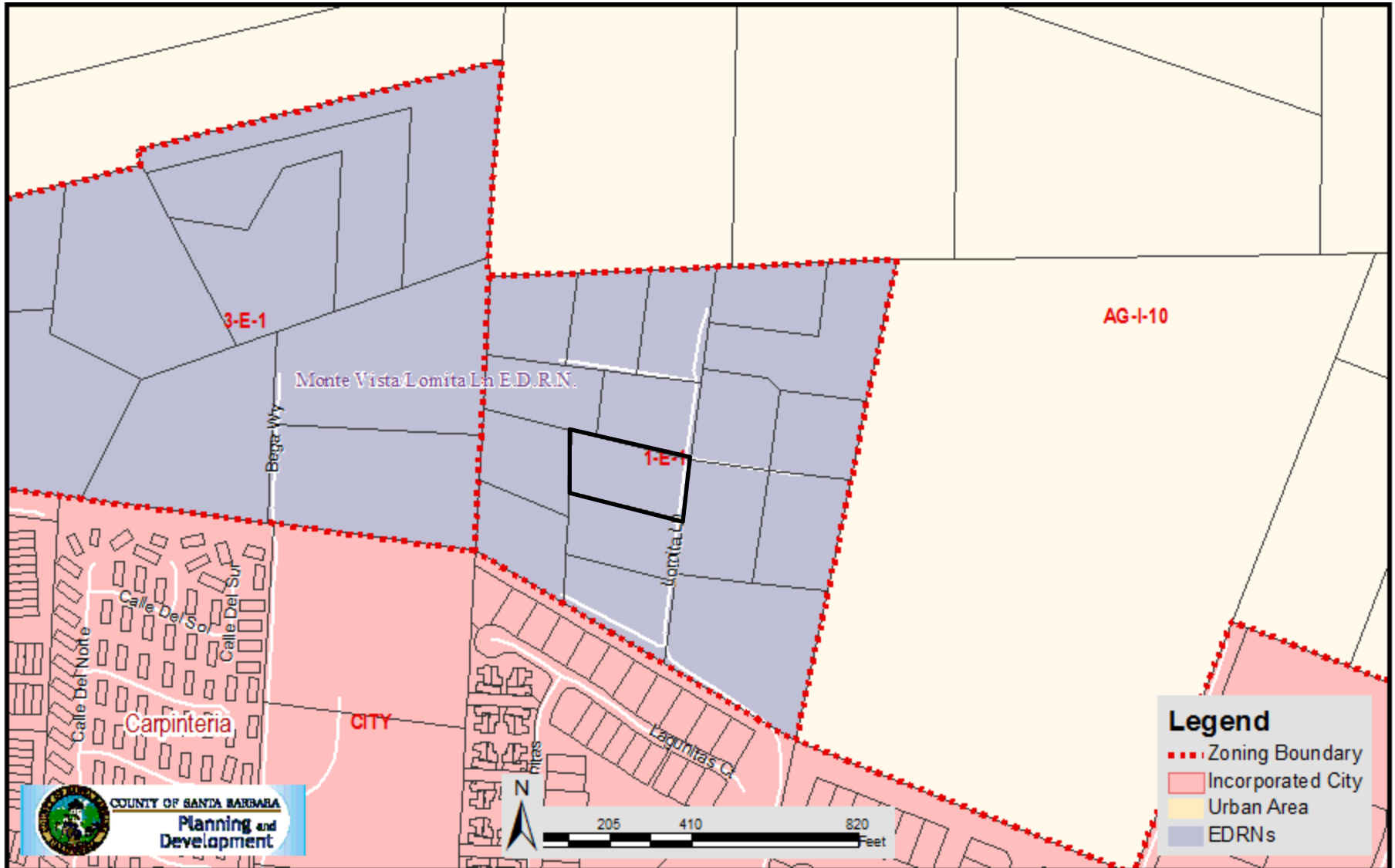
# Vicinity Map



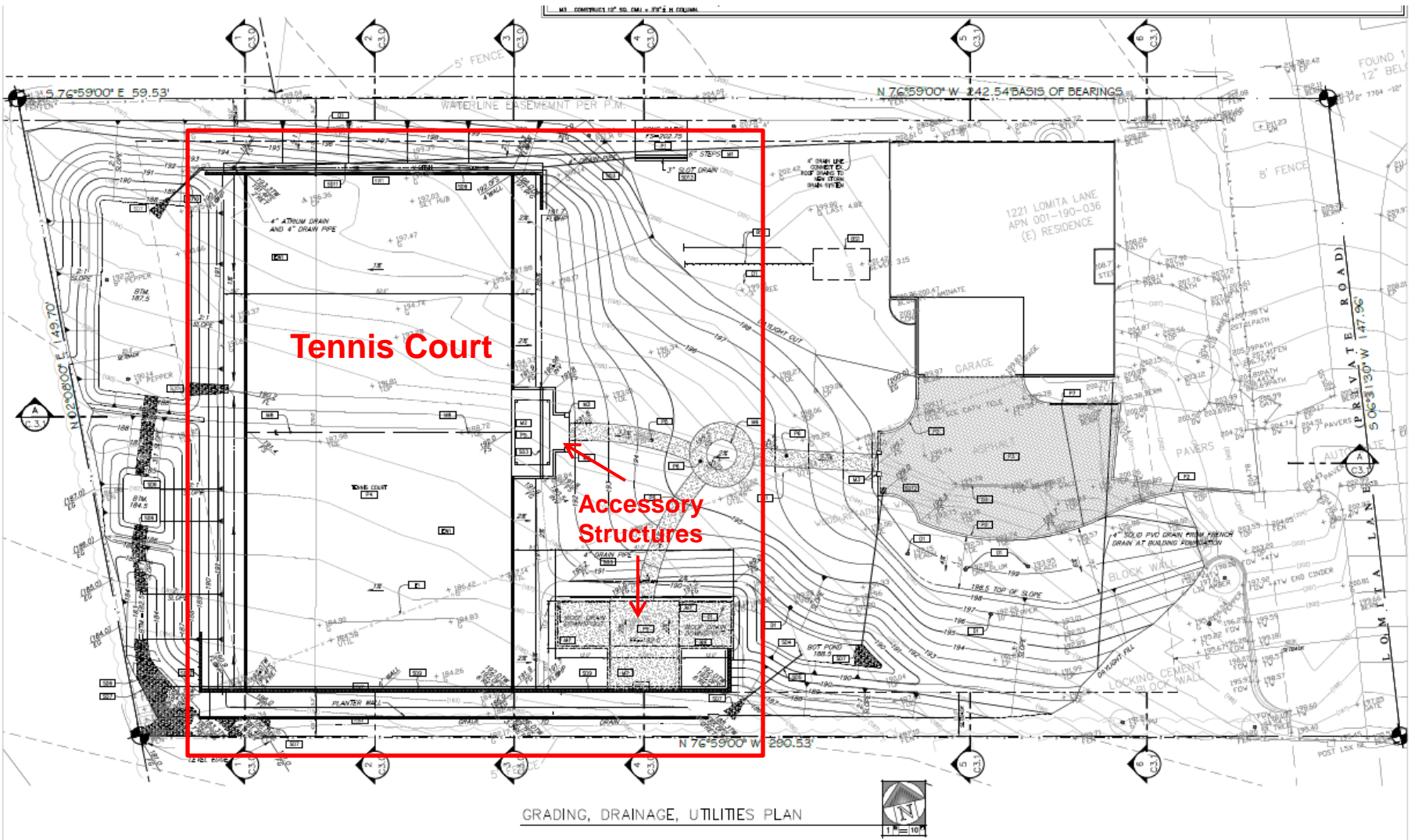
# Aerial View



# Zoning and Land Use Designation



# Site Plan

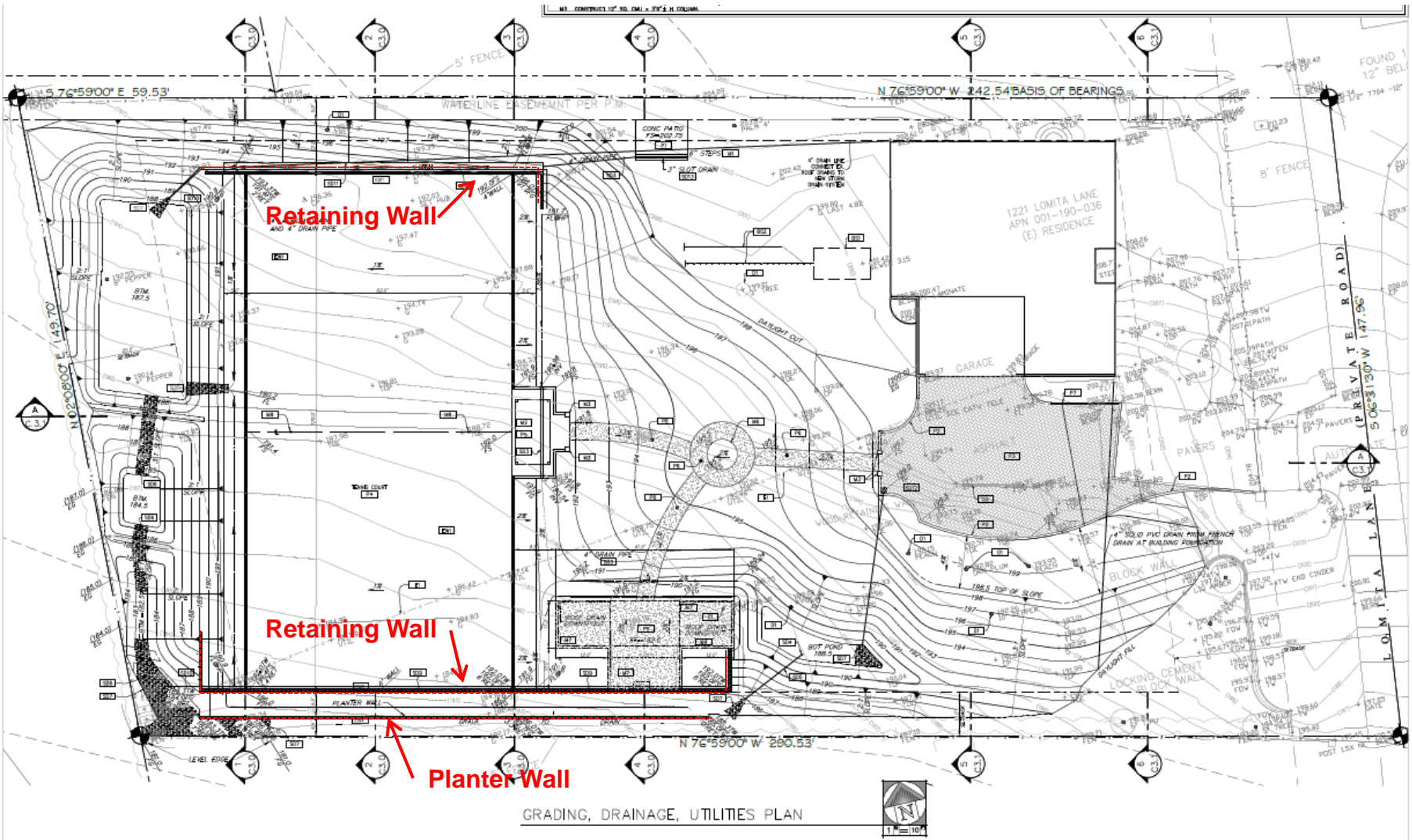


GRADING AND DRAINAGE PLAN  
NI RESIDENCE  
1221 LOMITA LANE, CARPINTERIA CA. 93013  
A.P.N. 001-190-036

DATE: 11/15/18  
C2.0

C2.0

# Site Plan

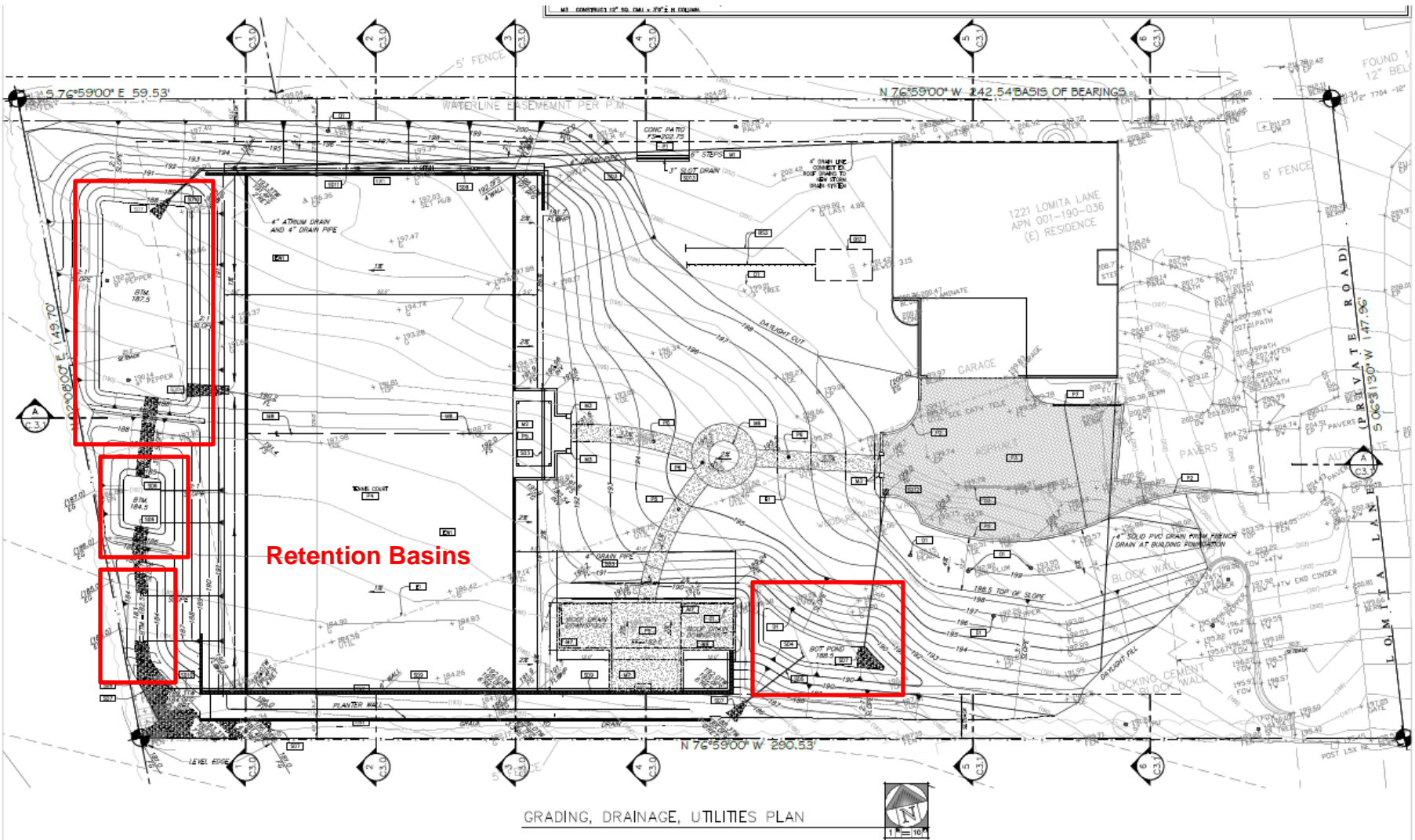


**LEWIS ENGINE**  
LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN

GRADING AND DRAINAGE PLAN  
NI RESIDENCE  
1221 LOMITA LANE, CARPINTERIA, CA. 93013  
A.P.N. 001-190-036

DATE: 07/12/2018  
C2.0

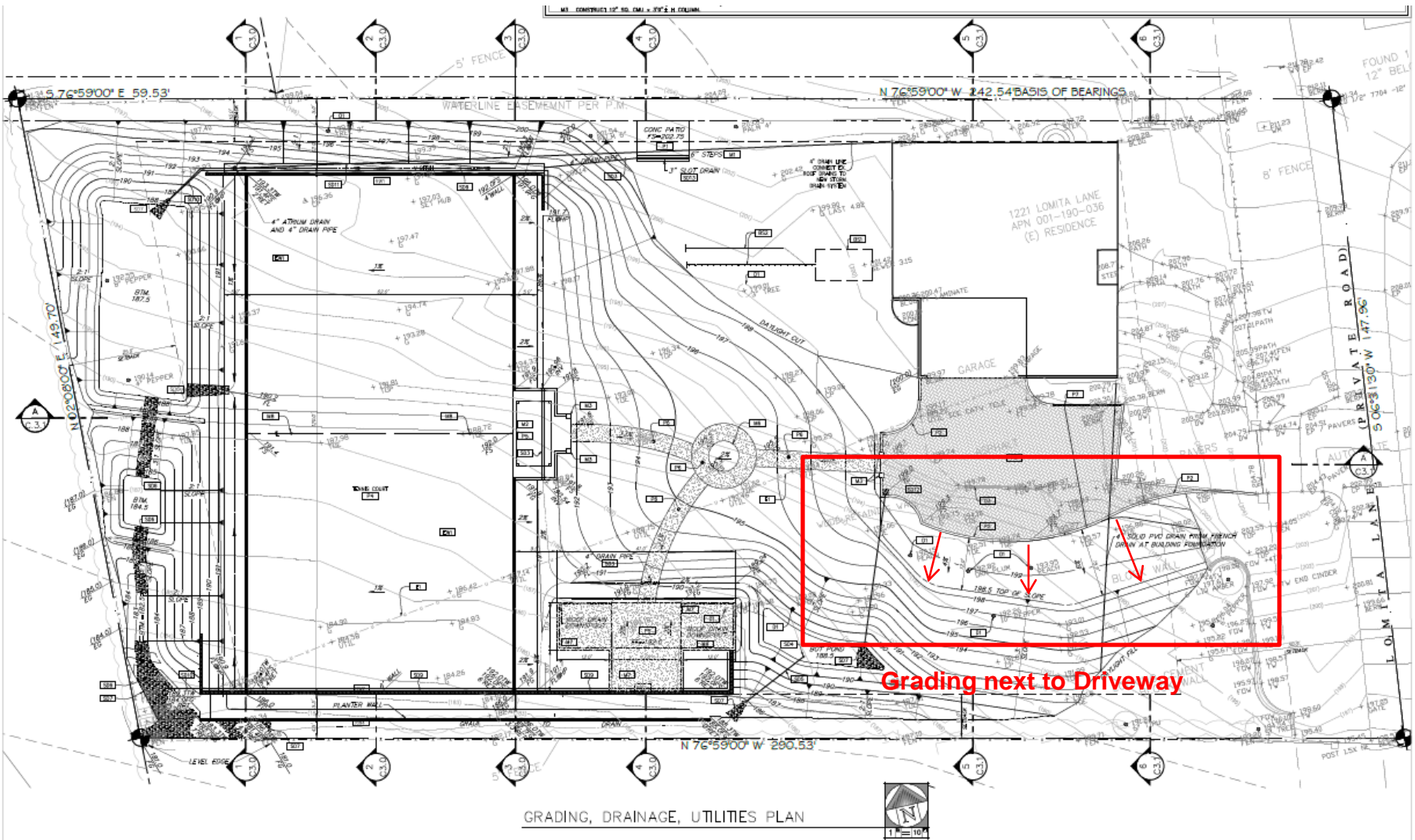
# Site Plan



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# Site Plan



GRADING AND DRAINAGE PLAN  
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1221 LOMITA LANE, CARPINTERIA, CA. 93013  
A.P.N. 001-190-036

DATE: 01/12/2018  
C110

C2.0



# Background Information

- Application submitted 18CDP-00000-00062 to allow unpermitted changes to previous project, 18CDP-00000-00009
- Director approved 18CDP-00000-00062 on April 22, 2019, timely appeal filed on May 2, 2019
- PC denied appeal on June 26, 2019
- Timely appeal filed on July 8, 2019

# Appeal Issue #1

## Appellant

The property owner has shown a continued pattern of unauthorized construction, most recently the import of excess fill not consistent with the approved permit.

Change in topography “raises concerns of soil erosion, retention, run-off and drainage.”

## Staff Response

- Site inspected by County Grading inspector and Stop Work Order issued
- Owner applied for a permit to allow for as-built work on the site
- Approval of 18CDP-00000-00062 would bring the as-built project into compliance
- Plans designed by licensed engineer, to be reviewed by County Grading Inspector

# Appeal Issue #2

## Appellant

Water and dirt washed off onto adjacent properties during winter 2019 as a result of unapproved changes and lack of soil retention and drainage plan.

Change in location of retention basins will “increase likelihood of excessive runoff.”

## Staff Response

- October 2018 Stop Work order
- Applicant installed erosion control measures in coordination with County Grading Inspector
- Upon completion of all project components, will retain runoff created by new impervious surfaces
- Stormwater management and erosion control plan designed by licensed engineer

# Appeal Issue #3

## Appellant

Height increase of tennis court and surrounding fence not “consistent with the neighborhood character”.

Grading adjacent to driveway was not included in original CDP.

## Staff Response

- Increase in tennis court elevation of 2.5 feet
- Tennis court and retaining walls outside setbacks
- Planting on southern planter wall to soften view
- Minimal change from previous project

# Project Analysis

- Tennis court, accessory structures and the proposed changes to the project are consistent with the residential character of the area and are accessory and customarily incidental to the current use as a single family dwelling.
- Meets all applicable Article II Coastal Zoning Ordinance, and Comprehensive Plan requirements

# Environmental Review

## **CEQA Guideline § 15303 [New Construction or Conversion of Small Structures]**

- Applies to new construction or conversion of small structures, including accessory structures, such as a tennis court and retaining walls

## **CEQA Guideline § 15304 [Minor Alterations to Land]**

- Applies to alterations in the condition of land which do not involve the removal of healthy, mature, scenic trees.

# Recommended Actions

- Deny the appeal, Case No. 19APL-00000-00025
- Make the required findings for approval of the project specified in Attachment 1 of this Board Letter, including California Environmental Quality Act (CEQA) findings.
- Determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15304, included as Attachment 3.

**End of Presentation**