



**BOARD OF SUPERVISORS**    **Agenda Number:**  
**AGENDA LETTER**

**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:** Set hearing on March 1, 2022, for March 15, 2022  
**Placement:** Administrative  
**Estimated Tme:** 1.5 hrs. on March 15, 2022  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning and Development  
(805) 568-2086 *Lisa Plowman*  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518  
**SUBJECT:** Set Hearing to Consider the Applicant Appeal, Case No. 20APL-000000-00003, of the Montecito Planning Commission Denial of the Hawker/Philippides Lot Line Adjustment, First Supervisorial District

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

On March 1, 2022, set a hearing for March 15, 2022, to consider the appeal, Case No. 20APL-00000-00003, by Athena Phillippides of the Montecito Planning Commission’s January 15, 2020 deemed denial of the Hawker/Phillippides Lot Line Adjustment, Case No. 16LLA-00000-00003.

On March 15, 2022 staff recommends that your Board take the following actions to approve the Project:

- a) Uphold the appeal, Case No. 20APL-00000-00003;
- b) Make the required findings for approval of the Proposed Project, Case No. 16LLA-00000-00003, including California Environmental Quality Act (CEQA) findings;
- c) Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305(a); and,
- d) Grant *de novo* approval of the Project, reversing the action of the Montecito Planning Commission, for Case No. 16LLA-00000-00003 subject to the conditions of approval.

**Summary Text:**

The analysis related to this agenda item will be docketed with a separate Board Agenda Letter for the March 15, 2022, hearing.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

Total costs for processing the appeal are approximately \$14,000.00 (55 hours of staff time). The costs for processing appeals are partially offset by a fixed fee and General Fund subsidy in Planning and Development's adopted budget. The fixed appeal fee was paid by the appellant in the amount of \$685.06. Funding for processing this appeal is budgeted in the Planning and Development Department's Permitting Budget Program, as shown on page D-301 of the County of Santa Barbara Fiscal Year (FY) 2021-2022 adopted budget.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice in the *Santa Barbara News-Press* at least 10 days prior to the hearing on March 15, 2022. The Clerk of the Board shall also fulfill mailed noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention Willow Brown.

**Authored by:**

Willow Brown, Planner (805) 568-2040  
Development Review Division, Planning and Development Department