



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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:** May 3, 2022  
**Placement:** Administrative Set Hearing on May 3, 2022, for May 24, 2022  
**Estimated Time:** 1 hr. on May 24, 2022  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning and Development  
Director(s) (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518  
**SUBJECT:** Set Hearing to Consider the Stassinis Appeal, Case No. 22APL-00000-00006, of the Planning Commission Approval of the 3508 Via Real Development Plan, Minor Conditional Use Permit, and Coastal Development Permit, Case Nos. 19DVP-00000-00020, 22CUP-00000-00005, and 19CDP-00000-00027, First Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

As to form: No

**Recommended Actions:**

On May 3, 2022, set a hearing for May 24, 2022, to consider Case No. 22APL-00000-00006, an appeal of the County Planning Commission's March 2, 2022, approval of the 3508 Via Real Development Plan, Minor Conditional Use Permit, and Coastal Development Permit (Case Nos. 19DVP-00000-00020, 22CUP-00000-00005, and 19CDP-00000-00027). The appeal was filed by Jill Stassinis.

On May 24, 2022, staff recommends that your Board take the following actions to deny the appeal and approve the Project:

- a) Deny the appeal, Case No. 22APL-00000-00006;
- b) Make the required findings for approval of the Project, Case Nos. 19DVP-00000-00020, 22CUP-00000-00005, and 19CDP-00000-00027, including CEQA findings;
- c) Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent Environmental Impact Report or Negative Declaration is required pursuant to State CEQA Guidelines Sections 15162 and 15168(c)(2), and

- d) Grant *de novo* approval of the Project, Case Nos. 19DVP-00000-00020, 22CUP-00000-00005, and 19CDP-00000-00027, 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 hearing on May 24, 2022.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on May 24, 2022. The notice shall appear in the Santa Barbara News Press. The Clerk of the Board shall also fulfill mailed noticing requirements. The Clerk of the Board shall forward a minute order of the hearing, as well as proof of publication to the attention of Gwen Beyeler, and return one printed copy of the Cannabis Program PEIR to the attention of Planning and Development Department: Hearing Support.

**Authored by:**

Gwen Beyeler, Planner, (805) 934-6269  
Development Review Division, Planning and Development Department