

ATTACHMENT 3 - CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Katie Nall, Planning & Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 011-220-003

Case No.(s): 21LUP-0000-00292

Location: 539 Periwinkle Lane

Project Title: Scibird Exterior Alterations

Project Applicant: Richard & Lisa Scibird, and Mackenzie McGonegle

Project Description: The project is a request for a Land Use Permit (Case No. 21LUP-0000-00292) to abate a zoning violation (Case No 21ZEV-00000-00007) for unpermitted exterior changes to an 831-square-foot Moody Sister's Cottage, including raising the northeastern portion of the roof by 3.5-inches, raising a portion of the eastern roof by 1-foot 5-inches, and installing new doors, windows and siding. Replacement windows match the appearance of the house's historic window types with regard to the type and appearance of glazing bars. Replacement board and batten siding will be installed to match the original material and appearance throughout the exterior, including the water heater door. The existing 532-square-foot carport/utility room includes as-built exterior paint, and material changes as well. The proposed roof material of the residence and carport will be 'Max Def Shenandoah' asphalt shingles with the windows painted 'Swiss Coffee' white. The residence and carport will be repainted Sherwin-Williams Incredible White (SW #7028). No grading or tree removal is proposed. The maximum height of the residence is 13-feet. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Periwinkle Lane. The property is a 0.17-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-003, located at 539 Periwinkle Lane in the Montecito Community Plan Area, first Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Sophie Calvin

Exempt Status: (Check one)

Ministerial

Statutory Exemption

Categorical Exemption

Emergency Project

_____ Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15301(a) [Existing Structures] and 15331 [Historic Resource Rehabilitation]

Reasons to support exemption findings: The project is categorically exempt from environmental review pursuant to Section 15301(a) [Existing Facilities] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Given that the project is for interior and exterior alterations to an existing private structure that will not expand the existing residential use or increase the floor area, the project is exempt under State CEQA Guidelines Section 15301.

Section 15331 Historical Resource Restoration/Rehabilitation exempts maintenance, repair, rehabilitation, and reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. A Phase 1-2 Historic Resources Management Report prepared by Post/Hazeltine Associates and dated May 28, 2021 for the project concluded the residence is a significant historic resource for the purposes of environmental review as a potential County of Santa Barbara Place of Historic Merit. The report also concluded that the project meets the Secretary of the Interior's Standards for Rehabilitation provided four identified design recommendations are included in the final design, all of which have been incorporated into the project description. Therefore, implementation of the project would not materially impair the house's integrity of design, materials, and workmanship, and the project is exempt under State CEQA Guidelines Section 15331.

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This exception to the categorical exemptions does not apply because no significant impacts that threaten the environment will result from the project. The residential structure is considered a significant historic resource for the purposes of environmental review because retains many features of its original design characteristic and motifs of Moody's cottage style aesthetic, including a small-scaled footprint, board-and-batten siding, wood-framed multi-paned windows, and a steeply-pitched roof. The residence is also eligible for listing as a County of Santa Barbara Place of Historic Merit. As detailed in the Phase 1-2 Historic Resources Management Report, prepared by Post/Hazeltine Associates and dated May 28, 2021, the proposed project description meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the project would not materially impair the house's integrity of design, materials, and workmanship. The alterations to the residence do not harm the historic nature of the structure, the neighborhood, or Montecito's architectural heritage of Moody Cottages. There is no mapped Environmentally Sensitive Habitat on the subject parcel and the interior and exterior remodel will not affect any environmental resources.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The residence is one of several historically-designed houses on Periwinkle Lane, which convey a strong sense of time and place. The house forms part of a streetscape, which contributes to this thematically related grouping of houses sharing similar development history and design theme. The exterior alterations have not irretrievably impaired the house's ability to convey its original architecture therefore the street façade retains most of its original features. This exception to the categorical exemptions does not apply because there are no significant incremental or measurable cumulative impacts associated with successive projects of this type in the same place over time. Any future alteration to existing historically-significant houses on Periwinkle Lane, if similarly completed consistent with the Secretary of the Interior's Standards for Rehabilitation, will not result in a significant cumulative impact. The subject property is located in the 20-R-1 zone district with similar uses and development density on adjacent properties.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

This exception to the categorical exemptions does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project is for interior and exterior alterations to the existing single family dwelling. The project will result in continued

residential use of the parcel. There are no unusual environmental circumstances associated with the site. All services are available and adequate.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located within or within viewing distance of a Scenic Highway. Therefore, the proposed project will not result in damage to a scenic resource and this exception to the categorical exemption does not apply.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site. Therefore, this exception to the categorical exemption does not apply.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

A Phase 1-2 Historic Resources Management Report, prepared by Post/Hazeltine Associates and dated May 28, 2021 was prepared for the subject property to evaluate the proposed project's potential impact to a historic resource. When reviewing the County of Santa Barbara's Significance Criteria for Historic resources (A-I), the report found that the house is considered a significant resource for the purposes of environmental review because it retains many features of its original design characteristic motifs of Moody's cottage style aesthetic, including a small-scaled footprint, board-and-batten siding, wood-framed multi-paned windows, and a steeply-pitched roof. The Historic Report also found that the Moody Sisters-designed house at 539 Periwinkle Lane is eligible for listing as a County of Santa Barbara Place of Historic Merit. According to the Historic Report, the street façade retains most of its original features and the changes have not irretrievably impaired the house's ability to convey its original architecture. The residence and carport will be repainted and reroofed to closely match the historically accurate characteristics of the site. The report concluded the proposed project description meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the project description would not materially impair the house's integrity of design, materials, and workmanship, and

would not cause a substantial adverse change to the historic resource. The report concludes that the alterations to the residence do not harm the historic nature of the structure, the neighborhood, or Montecito's architectural heritage of Moody Cottages. Additionally, no archaeological or other cultural sites are known to exist on the property. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: Katie Nall Phone #: (805) 884-8050

Department/Division Representative Signature: _____

Date: March 20, 2024

Acceptance Date: April 2, 2024

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____.