

Beach Club
Tentative Parcel Map
(12TPM-00000-00006 / TPM 14,791)
Gabion Wall and Grading
(11CDH-00000-00006)
New Residence
(11CDH-00000-00054)

Santa Barbara County
Board of Supervisors
April 1, 2014





US 101 to Summerland

US 101 to Carpinteria

Padaro Ln

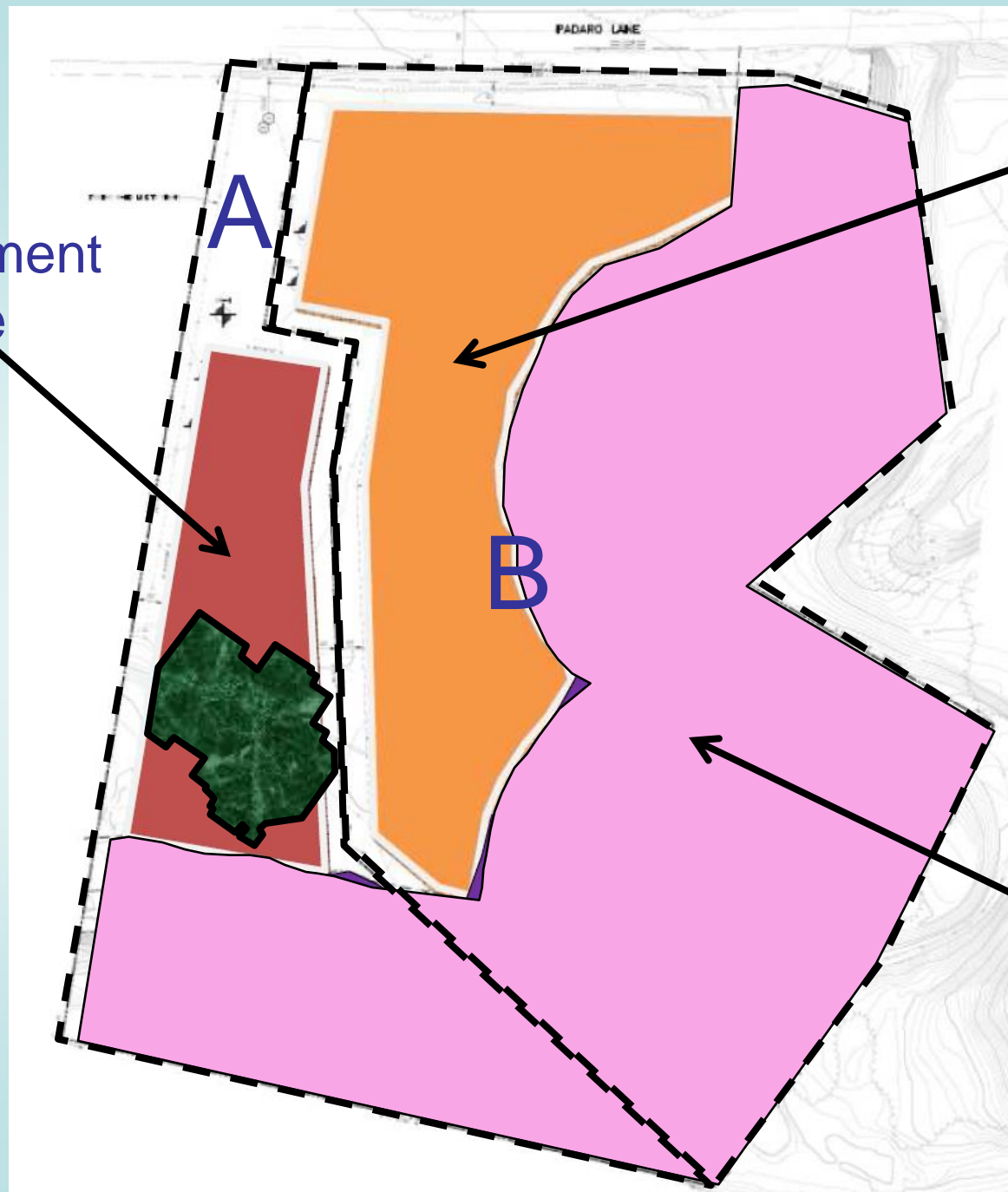
Project Site



BACKGROUND

- Three permits
 - Tentative Parcel Map
 - New residence
 - Resolution of grading violation and other issues within various setbacks
- Approved by the Planning Commission on December 4, 2013

Development
Envelope



Development
Envelope

Development
Exclusion
Envelope
(Resource
Capping and
Setbacks)

Appeal Issues

1. Compliance with applicable ordinance and policy requirements
2. Adequacy of MND
3. County's process for resolution of zoning violations

Appeal Issue 1: Ordinance and Policy Compliance

- **Draft Summerland Community Plan Update**
- **Parks, Recreation and Trails Policies**
 - **SCP PRT-S-2**
 - **CZO Section 35-63**
 - **CLUP 7-25**
- **Visual Resources Policies**
 - **CLUP 4-3**
 - **Coastal Act Policy 30251**
 - **SCP VIS-S-3**

Appeal Issue 1 (continued)

Summerland Community Plan

Does CZO Section 35.169.4.1.e require that the project is consistent with the Draft SCP Update?

Staff Response:

- No rezoning or amendment to the CZO for Summerland was initiated by resolution; therefore this section does not apply.
- Project must be consistent with existing SCP policies.

Appeal Issue 1 (continued)

Parks, Recreation and Trails

Project compliance with:

- **Summerland Community Plan Policy PRT-S-2**
- **Coastal Zoning Ordinance Section 35-63**
- **Coastal Land Use Plan Policy 7-25**

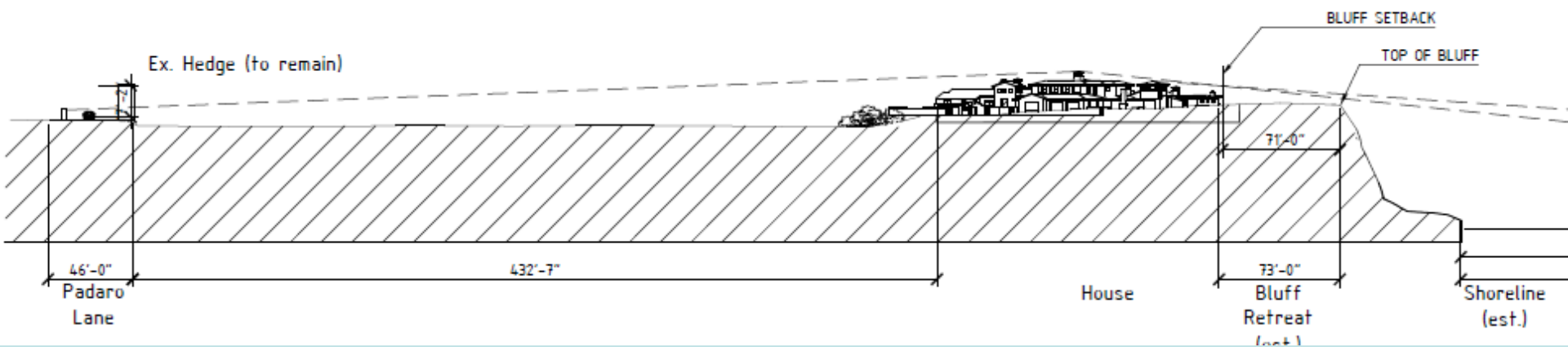
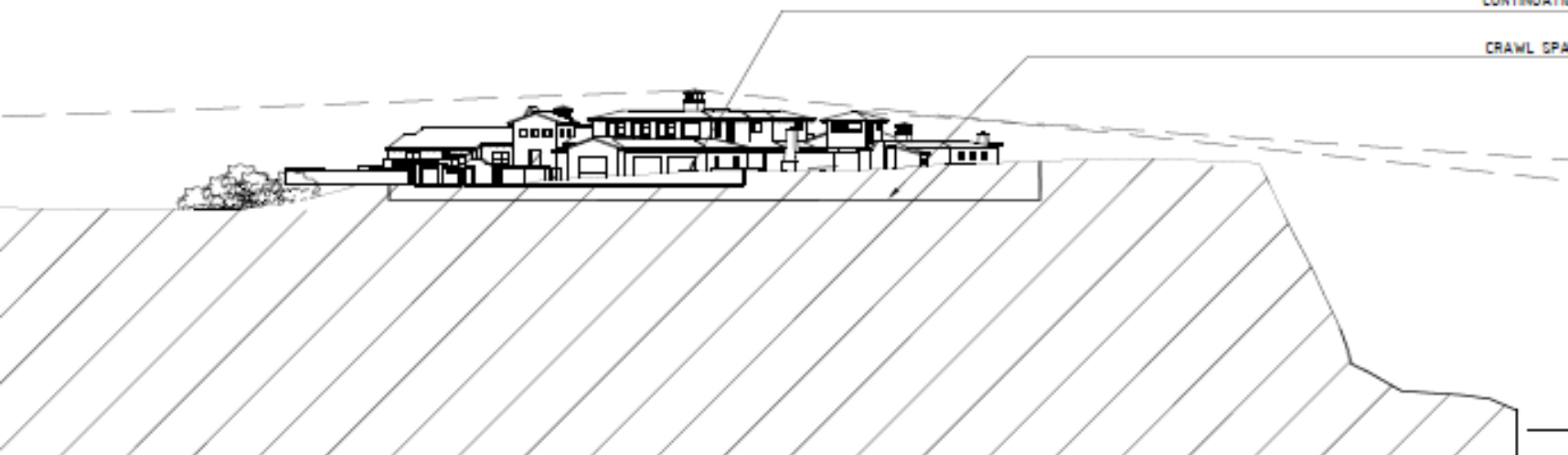
Appeal Issue 1 (continued)

Visual Resource Protection

Compliance with:

- **CLUP Policy 4-3**
- **Coastal Act Policy 30251**
- **Summerland Community Plan
Policy VIS-S-3**





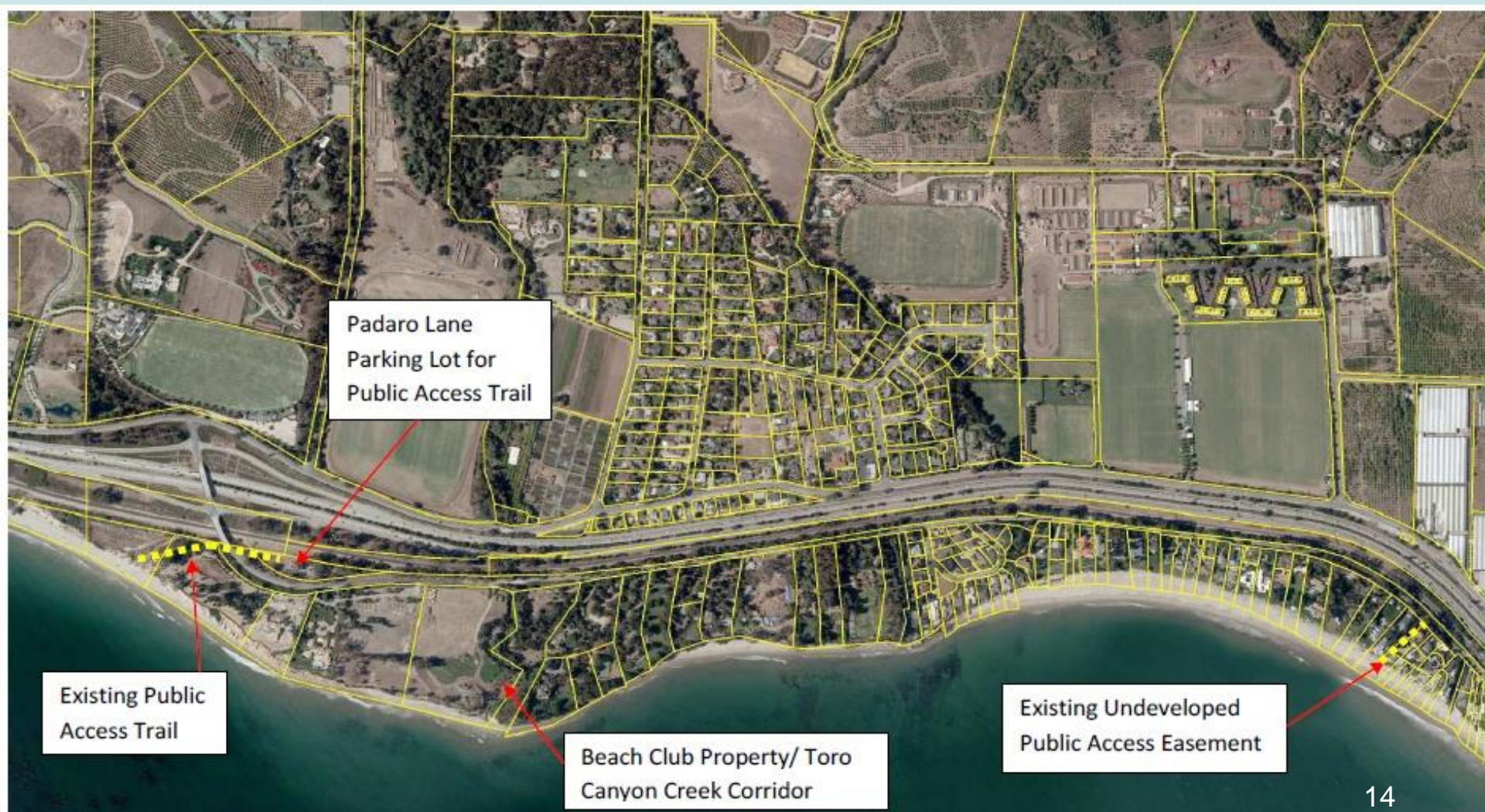
Appeal Issue 2

CEQA Environmental Baseline

- Off-Road Trail
- Use of Creek Corridor
- Adequacy of Beach Access
- View Corridor

Appeal Issue 2 (continued)

Trails











Appeal Issue 2 CEQA (continued)

- Project's conformity with policies adopted to mitigate environmental impacts
- Impacts to public access and recreation, and visual resources

Appeal Issue 3: Legalization of Zoning Violations

- County's process for resolving zoning violations
- Staff Response:
 - P&D considers whether or not to abate through permit on case-by-case basis
 - Fines were assessed
 - Mitigation measures were applied
 - Project now meets all ordinance and policy requirements.

Staff Recommendations

- Deny appeal, thereby affirming the PC approval
- Make the required findings for approval, including CEQA findings
- Adopt the Proposed Revised Final Mitigated Negative Declaration and Mitigation Monitoring Program contained in the conditions of approval
- Grant de novo approval of the project subject to the conditions of approval