



ZONING ADMINISTRATOR AGENDA

**HEARING OF AUGUST 3, 2015
9:30 A.M.**

**COUNTY OF SANTA BARBARA
Planning and Development
123 East Anapamu Street
Santa Barbara County Engineering Building
Third Floor, Courtyard Conference Room
Santa Barbara, CA 93101**

REMOTE TESTIMONY: Persons may address the Zoning Administrator by using the remote video testimony system located at Planning & Development, 624 West Foster Road, Suite C, Santa Maria.

I. PUBLIC COMMENT: Public Comment time is set aside in order to allow public testimony on items not being heard on today’s agenda. Each speaker is allocated 5 minutes.

II. STANDARD AGENDA:

- Items will be heard in the order listed on the agenda unless the Zoning Administrator rearranges the order of the agenda or the item is to be continued.
- Applicants/Agents are expected to be present to represent their items when they come up on the agenda.
- In the absence of representation the Zoning Administrator will decide whether to act on the item or continue it to a future date.
- Decisions made under the authority of Chapter 21 and Chapter 35 of the Santa Barbara County Code may be appealed to the County Planning Commission by the applicant or any aggrieved person adversely affected by such decision. An appeal, which shall be in writing, and accompanying fee shall be filed with the Planning and Development Department Zoning and Permit Information Counter located at either 123 East Anapamu Street, Santa Barbara, CA, or 624 West Foster Road, Suite C, Santa Maria, CA, within the 10 calendar days following the date of the action by the Zoning Administrator. There is a \$608.26 fee for both non-applicants and owner/applicant appeals to the Planning Commission. A fee will not be charged if the development which is the subject of the appeal is defined as development that may be appealed to the California Coastal Commission in compliance with Public Resources Code Section 30603(a).
- Any questions pertaining to individual projects should be directed to the designated planner.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Zoning Administrator and that are distributed to the Zoning Administrator prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Zoning Administrator and that are distributed to the Zoning Administrator during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.
- The public has the opportunity to comment on any item on today’s Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Zoning Administrator will announce when public testimony can be given. Please be aware that the Zoning Administrator will consider testimony on both the project and the related environmental document.

1. 15TEX-00000-00011	Schmidt Lot Line Adjustment	Los Alamos
Exempt, CEQA Guideline Section 15305(a)	Roxana Bonderson, Planner (805) 884-8051	

Hearing on the request of Ms. Juliana Schmidt, agent for herself and owner, to consider Case No. 15TEX-00000-00011, [application filed on June 5, 2015] for a Time Extension for 36 months for the Schmidt Lot Line Adjustment [09LLA-00000-00006], approved by the Zoning Administrator on August 20, 2012; in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110

of the County Land Use and Development Code to adjust lines between three legal parcels of 3.31-acres gross/net (parcel one), 0.44-acres gross/net (parcel two), and 0.37-acres gross/net (parcel three) resulting in three parcels of 1.63-acres gross/net (parcel A), 1.25-acres gross/net (parcel B), and 1.25-acres gross/net (parcel C), on property located in the RR-5, and 3-E-1 Zone Districts; and to determine the project is exempt pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 101-120-035, located approximately ½ mile northeast of the Bell Street/Highway 101 interchange, Los Alamos area, Third Supervisorial District.

2. 15CDH-00000-00006 Primack Demo Rebuild Single Family Dwelling Goleta
Exempt, CEQA Guideline Sections 15301(1) 15303(a) Roxana Bonderson, Planner (805) 884-8051

Hearing on the request of Doug Keep, agent, for Andrew Primack, property owner, to consider Case No. 15CDH-00000-00006, [application filed on March 11, 2015] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on a property zoned 20-R-1 to allow the demolition of an existing 2,300 square foot residence and construction of a new main residence of 3,309 square feet, a covered front porch, exterior decks, and detached 3 car garage totaling 1,349 square feet; and to determine the project is exempt from CEQA, pursuant to Section 15301(1) and Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 065-290-027, located at 1253 Orchid Dr. in Goleta, Second Supervisorial District.

3. 14MOD-00000-00003 Louch Modification to Setbacks Hope Ranch
Exempt, CEQA Guideline Sections 15301(e) 15305(a) Roxana Bonderson, Planner (805) 884-8051

Hearing on the request of Syndi Souter, agent, for John and Melissa Louch, property owners, to consider Case No. 14MOD-00000-00003, application filed on September 2, 2014, to consider the following: A Modification to the front yard setback requirements of Section 35.82.130 of the Santa Barbara County Land Use and Development Code (LUDC), on property zoned 1.5-EX-1, to allow for: A 31'-6" (529 square foot) encroachment into the 75 foot front yard setback from Camino Medio for the existing, legal nonconforming garage; A 30 foot (468 square foot) encroachment into the 75 foot front yard setback from Camino Medio for the existing, legal, nonconforming detached garage; The enclosure of the existing breezeway, between the existing Single Family Dwelling and the existing detached garage, which would add another 134 square foot to the front yard encroachment; A 5 foot (27 square foot) encroachment of the Single Family Dwelling into the 25 foot side yard setback; and to determine the project is exempt from CEQA, pursuant to Sections 15301(e) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 063-042-001, located at 4135 Lago Drive in the Hope Ranch Area, Second Supervisorial District.

15CUP-00000-00001
15DVP-00000-00008
4. 15CDP-00000-00006 UCSB Storke Road/El Colegio Road Improvements Isla Vista
Exempt, CEQA Guideline Section 15301 J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Ginger Andersen, agent for the applicant, the University of California - Santa Barbara Design & Construction Services Department, to consider the following:

- a) **15CUP-00000-00001**, [application filed on January 13, 2015] for a Minor Conditional Use Permit in compliance with Sections 35-147.2.a.4 and 35-172 of Article II, the Coastal Zoning Ordinance, to allow road improvements of approximately 130,000 square feet;
- b) **15DVP-00000-00008**, [application filed on July 16, 2015] for a Development Plan in compliance with Section 35-74.3 of Article II, the Coastal Zoning Ordinance, to allow new development within the DR (Design Residential) zone district; and

- c) **15CDP-00000-00006**, [application filed on January 13, 2015] for a concurrently processed Coastal Development Permit in compliance with Section 35-169.4.3.a.2 of Article II, the Coastal Zoning Ordinance, within the road right-of-way for Storke Road on property zoned DR-3, and within the road right-of-way for El Colegio Road on property zoned DR-3 and DR-30;

and to determine the project is exempt pursuant to CEQA Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves an approximately 1,475-foot segment of the El Colegio Road right-of-way and an approximately 740-foot segment of the Storke Road right-of-way, in the Isla Vista area, Third Supervisorial District.

15CUP-00000-00015

5. **15CDP-00000-00064** **Flood Control Creek Maintenance Plan** **County Wide**
Exempt, CEQA Guideline Section 15301 Sean Herron, Planner (805) 568-3510

Hearing at the request of Seth Shank, representing the Santa Barbara County Flood Control District (District), to consider Case Nos. 15CUP-00000-00015 and 15CDP-00000-00064 (applications filed June 23, 2015) for a Minor Conditional Use Permit (CUP) under Section 35-172 of Article II and an accompanying CDP under Section 35-109 of Article II in various zone districts to allow routine flood control maintenance activities consisting of six general maintenance activities: 1) selective brushing; 2) herbicide spraying; 3) channel shaping and bank stabilization; 4) bank protection repair; 5) maintenance and repair of lined channels; and 6) channel desilting; and to accept the Addendum to 01-EIR-01 pursuant to the State Guidelines for Implementation of CEQA. There would be no new significant effects on the environment as a result of this request. The EIR identified significant effects on the environment in the following categories: Water Quality; Wetlands, Riparian Habitat and Rare Plants; Fish; Aquatic Species and Wildlife; Hydrology; Air Quality; Noise; Cultural Resources; Recreation; and Visual Resources. The project would allow for any of the six maintenance activities to occur on any reach in the County of Santa Barbara's jurisdiction within the Coastal Zone in the following creeks and drainages: Gobernador Creek; Lillingston Canyon Creek; Carpinteria Creek; Franklin Creek; Arroyo Paredon Creek; East and West Toro Canyon Creek; Garrapata Creek; Greenwell Creek; Romero Creek; Buena Vista Creek; San Ysidro Creek; Oak Creek; Montecito Creek; Maria Ygnacio Creek; El Encanto Creek; Winchester Creek; Tecolote Creek; Refugio Creek; Canada de la Pila Creek; Gaviota Creek; Solomon/Orcutt Creek; Upper Green Canyon Ditch; and the Santa Maria River.

Linda Liu, Zoning Administrator