

**SANTA BARBARA COUNTY ZONING ADMINISTRATOR**  
**Staff Report for “Via Terrazzo” Private Road Naming**

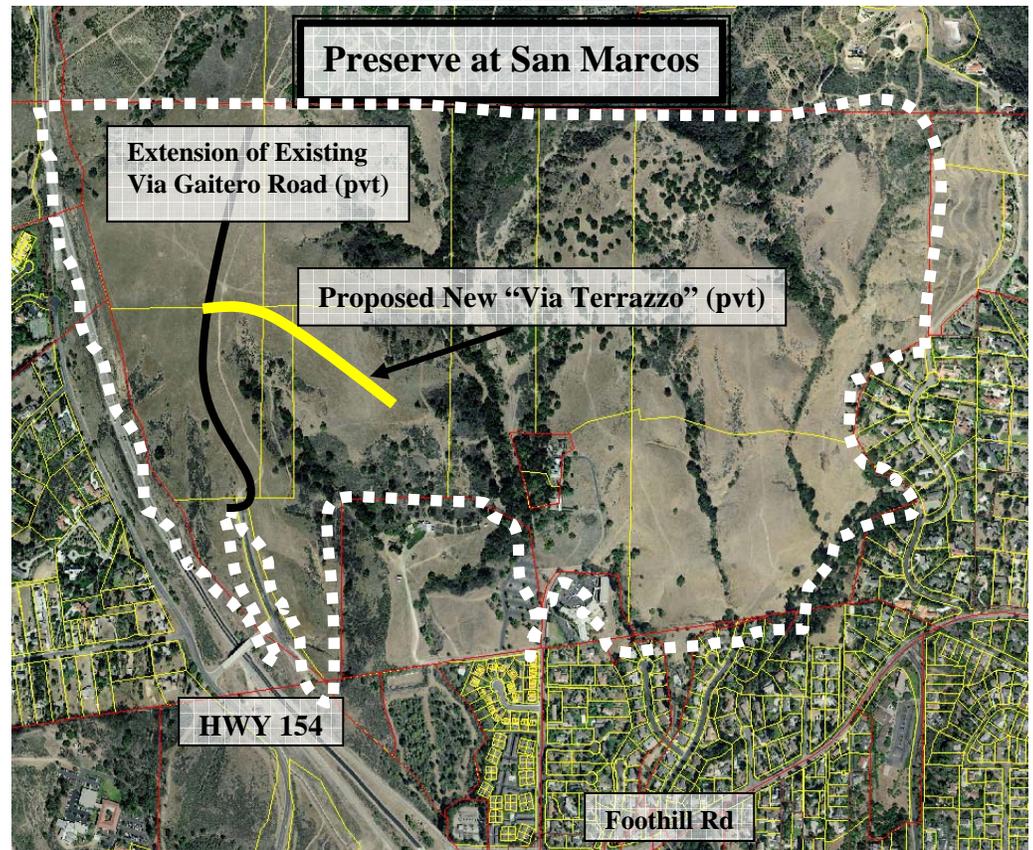
**Hearing Date: November 27, 2006**  
**Staff Report Date: November 6, 2006**  
**Case No.: 06RDN-00000-000014**  
**Environmental Document: N/A**

**Supervisorial District: Second**  
**Staff: J. Ritterbeck**  
**Phone #: (805) 568-3509**

**APPLICANT/AGENT:**  
Laurel Perez, SEPPS  
800 Santa Barbara Street  
Santa Barbara, CA 93101  
(805) 966-2759

**OWNER:**  
Santa Barbara Foothills, LLC  
5383 Hollister Avenue, #150  
Santa Barbara, CA 93111  
(805) 964-7200

**VICINITY MAP**



Assessor’s Parcel Numbers 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Preserve at San Marcos, Second Supervisorial District.

## **1.0 REQUEST**

Hearing on the request of Laurel Perez, agent for the owner, to consider Case No. 06RDN-00000-00014 (under the provisions of Article V, zoned P - Planned Development Districts under Ordinance 661) for approval of the name “Via Terrazzo” for a new private road which will serve four newly created parcels within the Preserve at San Marcos, Tentative Tract Map (01TPM-00000-00005).

Application Filed:	October 13, 2006
Application Complete:	October 24, 2006
Processing Deadline:	60 days from Notice of Exemption

## 2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 06RDN-00000-00014 marked "Officially Accepted, County of Santa Barbara, November 27, 2006, Zoning Administrator Exhibit A," based upon the ability to find conformance with the County's Road Naming Ordinance.

The Zoning Administrator's action should include the following:

1. Adopt the required findings for the project specified in Attachment A of this staff report.
2. Approve the project subject to the conditions included as Attachment B.

Refer to staff if the Zoning Administrator takes other than the recommended action for appropriate findings and conditions.

## 3.0 JURISDICTION

This project is being considered by the Zoning Administrator based upon Section 35-507.3 of Article V, which states that a request to name a private or public road shall be heard before the Zoning Administrator at a publicly noticed hearing.

## 4.0 PROJECT INFORMATION

### 4.1 Site Information

<u>Site Information</u>	
Comprehensive Plan Designation	<i>Planned Residential Development (no minimum lot size)</i>
Ordinance, Zoning District	<i>Ordinance 661, U, Undeveloped, maximum density of 1 DU/10 acres</i>
Present Use & Development	<i>Residential Subdivision: Approved</i>
Surrounding Uses/Zoning	<i>North: AG-1, Agriculture South: DR-1, DR-4.6, DR-8 Design Residential; 15-R-1 Single Family Residential; Recreation/Open Space East: 1-E-1, Residential; AG-I-10, Agriculture I West: Hwy 154</i>
Access	<i>Via Gaitero Road: Private roadway off of Hwy 154</i>
Public Services	<i>Water Supply: Goleta Water District Sewage: Private Septic Fire: Santa Barbara County Fire Department</i>

## **4.2 Background Information**

The new private road proposed for naming was provisionally approved through Tentative Tract Map 01TRM-00000-00005, TM 14,585, on July 27, 2005. The roadway will exist entirely within the Preserve at San Marcos and serve 4 parcels (Lots: 5, 12, 13, 14). The applicant is proposing a road naming as in response to a Fire Department request. Under Article V, Section 35-500 of the Road Naming and Address Number Ordinance, the protection of public health and safety through the improvement of the response time for emergency vehicles is listed as a prime reason for the adoption of the ordinance. Although the Santa Barbara County Fire Department did not require a road naming as a condition of approval associated with 01TRM-00000-00005, the applicants have requested this road naming in order to improve the response time of emergency personnel for future property owners.

## **4.3 Project Description**

The applicant is requesting that the new private road be located off of a new road extension to Via Gaitero Road, an existing private road off of Hwy 154. Parcels to be served have yet to be assigned Assessor Parcel Numbers. Within Section 35-507.3, Procedure for Naming and Renaming Existing Public or Private Roads, a signature from at least two-thirds of the property owners or tenants located along the road segment to be named or renamed is required. Santa Barbara Foothills, LLC, would be the only property owner served by the road to be named. Santa Barbara Foothills, LLC is the applicant and sole petitioner for the “Via Terrazzo” road name, representing one hundred percent of the property owners served by the road (Attachment C). There are no improvements to the road or adjacent parcels associated with this project.

## **5.0 PROJECT ANALYSIS**

### **5.1 Environmental Review**

Pursuant to Section 15378 of CEQA, “project” is defined as the whole of an action, which has a potential for resulting in either a direct or physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. In addition, Section 15360 of CEQA defines “environment” as the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The naming of a private road does not involve physical changes to the environment and thus is not subject to CEQA. See CEQA Guidelines Section 15061(b)(3).

### **5.2 Comprehensive Plan Consistency**

The naming of the private roadway would be consistent with all policies of the Comprehensive Plan.

### **5.3 Ordinance Compliance**

Article V, the Road Naming Ordinance, states that proposed road names should be pleasant sounding, easy to read and pronounce, and should add to the pride of home and community. The proposed road name “Via Terrazzo” meets these requirements. Additional discussion of ordinance consistency can be found in Attachment A of this staff report.

## **6.0 APPEALS PROCEDURE**

The action of the Zoning Administrator may be appealed to the Planning Commission within ten (10) calendar days of said action.

### **ATTACHMENTS**

- A. Findings
- B. Conditions of Approval with Attached Departmental Letters
- C. "Via Terrazzo" Road Naming Application
- D. Site Plan

## **ATTACHMENT A: FINDINGS**

### **1.0 CEQA FINDING**

In a memo dated November 7, 2002 (referenced in 02RDN-00000-00005, approved February 21, 2003), County Counsel opined that CEQA does not apply to decisions for road naming, as these are not considered “projects” under CEQA, see CEQA Guidelines Section 15061(b)(3). Pursuant to Section 15378 of CEQA, “project” is defined as the whole of an action, which has potential for resulting in either a direct or physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. In addition, Section 15360 of CEQA defines “environment” as the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise and objects of historical or aesthetic significance. The naming of a private road does not involve physical changes to the environment, thus the project is not subject to CEQA.

### **2.0 ADMINISTRATIVE FINDING**

Section 35-507.5 of Article V, Road Name Selection, states that the objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve renaming of a road:

Road names shall not be duplicated within the area served by the same United States post office or police or fire department. No name should duplicate another road name used elsewhere in the County. Similar sounding names are considered duplicates regardless of spelling.

The proposed road name “Via Terrazzo” does not occur within the area served by the post office or emergency response personnel. The Santa Barbara County Sheriff’s office issued a memo dated October 25, 2006 (included in Attachment B) stating that they have no conflicts with “Via Terrazzo”. Santa Barbara County Fire Department personnel have issued a memo dated October 27, 2006 (included in Attachment B) stating that the proposed name “Via Terrazzo” is an acceptable per County Fire standards, and staff is not aware of a duplicate road name within Santa Barbara County.

**a. *Roads shall not be named after surnames of living persons.***

The proposed road name “Via Terrazzo” does not reference a surname.

**c. *Roads may be named after family surnames prominent in Santa Barbara County history, even if family members still reside in the area.***

The proposed road name “Via Terrazzo” does not reference a surname.

**d. *Road names shall have less than 24 letters, including punctuation, spacing, and road classification (e.g., lane, way, street).***

The proposed road name “Via Terrazzo” contains 12 letters, including spacing and the road classification.

*e. Road names shall be easy to pronounce and spell.*

The proposed road name “Via Terrazzo” is easy to pronounce and spell.

*f. Road names shall be grammatically correct whether in English or a foreign language.*

The proposed road name “Via Terrazzo” is grammatically correct.

*g. Road names shall include an appropriate road classification (e.g., street, lane, way, etc.)*

The proposed road name “Via Terrazzo” includes an appropriate road classification.

## **ATTACHMENT B: CONDITIONS OF APPROVAL**

**Case No. 06RDN-00000-000014**

**Project Name: "Via Terrazzo"**

**Project Address: Preserve at San Marcos**

**APNs: 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026, -028**

1. This Road Naming is based upon and limited to compliance with the project description, dated October 18, 2006, and conditions of approval set forth below.

**The project description is as follows:**

**The proposed project is for the naming of a new private roadway located off of a new Via Gaitero road extension, serving four new parcels, to be named "Via Terrazzo." The road proposed for naming exists entirely within the Preserve at San Marcos (Assessors Parcel Numbers 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026, -028). The Preserve at San Marcos was permitted through Tract Map No. 14,585, 01TPM-00000-00005 (approved July 27, 2005). The roadway to be named would extend approximately 1200 feet east off of Via Gaitero, and would terminate at the northwest corner of lot 13. New addresses will be assigned per Santa Barbara County Fire Department standards.**

2. The owner/developer shall be responsible for installing and maintaining the road name sign according to Section 35-507.6 of the Road Naming Ordinance.
3. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Road Naming. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

