



# COUNTY *of* VENTURA

RESOURCE MANAGEMENT AGENCY

**DAVE WARD, AICP**

**Planning Director**

August 18, 2021

Mr. Jim Hanafin  
21 South California Street, Fourth Floor  
Ventura, CA 93001

Subject: Determination on Site Plan Adjustment Case No. PL21-0035 to  
Coastal Planned Development (PD) Permit Case No. PL17-0084  
8120 Puesta Del Sol, Carpinteria, CA 93013  
Assessor's Parcel Number 008-0-170-200

Dear Mr. Hanafin:

The Planning Division received your application on April 1, 2021 and additional materials submitted on May 14, 2021 and August 9, 2021 for a Site Plan Adjustment to Coastal PD Case No. PL17-0084. It is our understanding that this request includes the following:

Exterior modifications to repair the existing driveway and the removal and replacement of an existing fence. The repair to the driveway consists of removal of the existing pavement and the addition of a concrete driveway, pedestrian paving squares and pebbles. Fence modifications include the removal and replacement of fencing located along the northeast and southwest property lines, including a trash enclosure located in the front setback adjacent to the southwest property line. All fencing in the 20 foot (ft.) front setback will be three feet in height (from grade) with the remaining portion measuring six feet in height (from grade). Tree protection measures (Conditions 20 and 21) and the Arborist Report dated August 6, 2021, are to be adhered to during construction to protect the roots of a cypress tree located on the neighboring property to the southwest (APN 008-0-170-340).

#### Environmental Review:

Pursuant to Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the Planning Director finds the request to repave the existing driveway and remove and replace existing fencing to be categorically exempt from environmental review. Therefore, you may file a CEQA Notice of Exemption with the County Clerk. The filing of a Notice of Exemption is subject to a \$50.00 fee and will reduce the statute of limitations period (from 180 days to 35 days) on legal challenges to the Planning Director's determination that the project is exempt from environmental review. Please contact Angela Georgeff, the case planner, if you wish to submit the filing fee and file the Notice.

County of Ventura  
Planning Commission Hearing  
PL21-0035  
Exhibit 4 - August 18, 2021  
Planning Director Approval Letter

Findings:

Pursuant to Section 8181-10.4.2.a. of the Ventura County Coastal Zoning Ordinance (CZO), the Planning Director must make certain findings in order to grant a site plan adjustment. Section 8181-10.4.2.a. states:

*Any change to a permit that would not alter any of the findings made pursuant to Sec. 8181-3.5, nor any findings of approval for the permit or any findings contained in the environmental document prepared for the project, and would not have any adverse impact on the subject site or surrounding properties, may be deemed a site plan adjustment and acted upon by the Planning Director without a hearing...*

The proposed changes in the project that would be authorized by the requested Site Plan Adjustment would not alter the administrative or CEQA findings made at the time the original Coastal Planned Development Permit (Case No. PL17-0084) was approved. In addition, the proposed changes would not have an adverse impact on surrounding properties. These conclusions are based on the fact that construction for the single-family dwelling was issued on February 27, 1959 prior to the establishment of the Coastal Commission and CEQA review. Subsequently, the Coastal PD Permit approved on December 13, 2018 was exempt from CEQA review, qualifying for Section 15301 (Existing Facilities) Categorical Exemption.

In addition, the proposed change to PD No. PL17-0084 will result in:

- Changes to conditions of approval that do not circumvent the purpose or lessen the effectiveness of the approved permit conditions [Ventura County CZO Section 8181-10.4.2.a(1)]
- Changes in structure location, including reorientation of structures, provided the structures are situated within the same general footprint as in the approved permit.
- A cumulative increase not exceeding ten percent of the approved area of walls, fences, or similar structures, provided the development continues to meet minimum screening requirements, and that the increase does not negatively affect the ability of the public to access coastal waters or nearby inland recreation areas [Ventura County CZO Section 8181-10.4.2.a(9)]

Therefore, pursuant to Ventura County CZO Section 8181-10.4.2.a., the Planning Director hereby makes the required findings to grant a Site Plan Adjustment.

Determination:

As discussed in the Findings section above, the Planning Director made the required findings to grant a Site Plan Adjustment for the re-pavement of an existing driveway and the removal and replacement of an existing fence. The Site Plan Adjustment is hereby granted.

Conditions of Approval and Zoning Clearance

In order to account for the changes to PD (Case No. PL17-0084) granted herein, the Planning Director adopted a new set of conditions of approval for (Case No. PL21-0035). For your convenience, the new conditions of approval are enclosed with this letter. The new conditions of approval supersede all previously approved conditions of approval for PD (Case No. PL17-0084).

A Zoning Clearance for construction must be obtained prior to construction of the driveway and fencing at the Project site.

Appeal:

By August 30, 2021 (i.e., within 10 calendar days after the Planning Director's determination on the Site Plan Adjustment, or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday), any aggrieved person may file an appeal of this determination with the Planning Division. Appeals must be accompanied by the appropriate fee, appeal form, and reimbursement agreement. Appeal forms are available at the Planning Division public counter and online at <https://vcrma.org/appeals>. If an appeal is filed, the Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date (Ventura County CZO, Section 8181-9.1).

At the conclusion of the local appeal period set forth in CZO Section 8181-9.2, or following a final decision on a filed appeal, the Planning Division shall send a Notice of Final Decision to the California Coastal Commission (CCC). This project is not appealable to the Coastal Commission.<sup>1</sup>

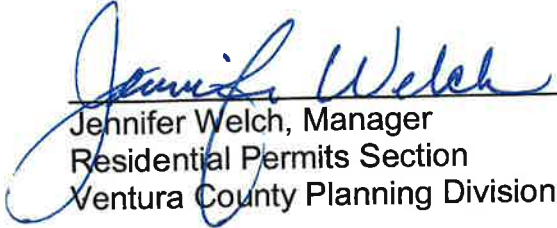
The effective date of this decision is August 31, 2021 (i.e. the first working day following the end of the appeal period), unless an appeal is filed within the specified appeal period.

If you have any questions about this letter, please contact Angela Georgeff, the case planner, at (805) 654-5097 or [angela.georgeff@ventura.org](mailto:angela.georgeff@ventura.org).

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<sup>1</sup> Letter from Jacqueline Phelps, California Coastal Commission staff, to Jay Dobrowalski, Ventura County Planning Division staff, dated October 22, 2015.

Sincerely,



Jennifer Welch, Manager  
Residential Permits Section  
Ventura County Planning Division

Encl.: Exhibit 1: Arborist Field Report, 8120 Puesta Del Sol, dated August 6, 2021  
Exhibit 2: Approved Plans  
Exhibit 3: Survey

c: Greg and Michelle Elliot, 8120 Puesta Del Sol, Carpinteria, CA 93013  
Doug White, 8128 Puesta Del Sol, Carpinteria, CA 93013  
California Coastal Commission – Ventura Office, Carolyn Groves  
Case File