

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 and 15314. Please see Attachment E, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 Conditional Use Permit Findings

A. Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code (LUDC), prior to the approval or conditional approval of an application for a Conditional Use Permit, the review authority shall first make all of the following findings, as applicable:

2.1.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The staff residence to be remodeled is located on the western portion of the Dunn School property and is sited in a developed area of the parcel near existing staff housing. The design of the staff residence is consistent with the existing development at the school and only minor exterior changes to the structure are proposed consisting of the addition of a porch and repairs to the siding. No changes will be made to the existing building footprint. The Central Board of Architectural Review (CBAR) has conceptually reviewed the proposed project to ensure visual compatibility, and the project will be required to receive Final Approval from CBAR prior to Zoning Clearance issuance. The physical characteristics, shape, and size of the site have not changed since the original Conditional Use Permit was approved. The site is adequate in terms of location, physical characteristics, shape, and size to accommodate the level of proposed residential development. As a condition of approval of the proposed project, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises within 30-days following final action on the subject Amendment by the decision-maker. Therefore, this finding can be made.

2.1.2 Adverse impacts will be mitigated to the maximum extent feasible.

As discussed in Attachment E of the Planning Commission Staff Memorandum dated February 6, 2019, incorporated herein by reference, the remodel of the existing staff residence and removal of previously approved but un-built structures from the overall Dunn School Master Plan CUP is exempt from

environmental review pursuant to CEQA Guidelines Sections 15303 and 15314. Section 15303 exempts accessory construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The remodel of the existing staff residence falls within this exemption and will not create potential significant impacts on the environment. Section 15314 exempts minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms. A condition of approval has been added to the project (Condition No. 8) requiring the applicant to remove the unpermitted baseball pitching tent structure from the Dunn School premises within 30-days following the decision-maker's final action on the Amendment. The project would not cause an increase of original student capacity. Therefore, this finding can be made.

2.1.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The project site is accessed from two existing 26-ft. wide paved asphalt driveways off of Santa Ynez Street from the north and Roblar Avenue from the south. These are generally unobstructed and provide adequate site distance to exit the driveways safely. Santa Ynez Street and Roblar Avenue are public roads that are properly designed to carry the type and quantity of traffic for the existing and proposed uses. The existing use of the property will not change upon conversion of the staff residence to two units. No additional traffic will be generated by this project. As a condition of approval of the proposed project, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises prior to zoning clearance issuance or within 30-days following final action on the subject Amendment by the decision-maker. Therefore, this finding can be made.

2.1.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

The property is currently served and will continue to be served by the Santa Ynez River Water Conservation District for water and an existing onsite wastewater treatment system for wastewater. Access will continue to be provided by an existing 26' wide paved asphalt driveways off of Santa Ynez Street from the north and Roblar Avenue from the south. Fire and police protection will continue to be provided by Santa Barbara County Fire and the Santa Barbara County Sheriff, respectively. There will be no increase in enrollment, the number of faculty, or the number of events. Consequently, there is no need for additional services beyond what is currently provided. Therefore, this finding can be made.

2.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

As discussed in Finding 2.1.3 above, the proposed project will not increase the traffic associated with the previously approved project, nor will it require changes in previously approved ingress, egress, or parking plans for the site. The property's existing use as Dunn School will not change. The project is consistent with the AG-I-10 zone district, which allows for residential and school uses with an approved CUP. Dunn School contains approximately 205,000 sq. ft. of development, including three dorms and the school house which are between 32 ft. tall and 34 ft. tall. The staff residence is compatible with the surrounding residences and structures located at Dunn School and in Los Olivos.

The lights installed within the existing unpermitted baseball pitching tent structure are inconsistent with Santa Ynez Valley Community Plan Policy VIS-SYV-3. The opaque white plastic covering on this structure allows the lights installed inside of the baseball pitching tent structure to permeate through the cover illuminating the entire structure. The lighting effect caused by this illumination is incompatible with the existing lighting at the Dunn School and within the vicinity and does not protect the night sky of the Santa Ynez Valley. Therefore, the baseball pitching tent is inconsistent with Santa Ynez Valley Community Plan Policy VIS-SYV-3.

At 20-ft. in height, the pitching tent is visible from public roadways including Roblar Avenue and Highway 154. The existing landscaping adjacent to the structure is not adequate to minimize the visibility of the structure from surrounding public viewpoints and roadways. The design, scale and massing of the structure is not compatible with the existing development on the Dunn School premises or with existing structural development in the vicinity which consists primarily of single-family dwellings, barns, and wineries. As a condition of approval of the proposed project, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises prior to zoning clearance issuance or within 30-days following final action on the subject Amendment by the decision-maker. Therefore, this finding can be made.

2.1.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

As discussed in the Planning Commission Staff Memorandum, dated October 11, 2018 (Attachment G), incorporated herein by reference, the remodel of the 1,463 sq. ft. staff residence and the removal of 5,936 sq. ft. of development which was originally proposed as a part of the Dunn School Master Plan CUP conforms to all applicable requirements of the Comprehensive Plan, the Santa Ynez Valley Community Plan, and the Land Use and Development Code.

The size, bulk, and scale of the unpermitted baseball pitching tent structure is not compatible with the existing surrounding development in Los Olivos or with the existing structures on the Dunn School premises. The lights installed within the unpermitted baseball pitching tent structure are inconsistent with Santa Ynez Valley Community Plan Policy VIS-SYV-3 which states: “The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.” The opaque white plastic covering on this structure allows the lights installed inside of the baseball pitching tent structure to permeate through the cover illuminating the entire structure. The lighting effect caused by this illumination does not protect the night sky of the Santa Ynez Valley. Therefore, the baseball pitching tent is inconsistent with Santa Ynez Valley Community Plan Policy VIS-SYV-3. As a condition of approval of the proposed project, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises within 30-days following final action on the Amendment by the decision-maker. Therefore, this finding can be made.

2.1.7 Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The project site is not located within a designated rural area. Therefore, this finding is not applicable.

2.2 Conditional Use Permit Amendment Findings

A. Findings Required for Amendment to an approved Development Permit. In compliance with Subsection 35.84.040.D.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to an approved Development Permit the review authority shall first make all of the following findings, as applicable:

2.2.1 In addition to the findings required for approval of a Conditional Use Permit identified in Subsection 35.82.060.E (Findings required for approval), the Amendment is consistent with the specific findings of approval, including the environmental review findings in compliance with the California

Environmental Quality Act, if applicable, which were made when the Conditional Use Permit was initially approved.

As discussed in finding 2.1.2 above, incorporated herein by reference, the proposed remodel to the existing staff residence and the removal of approved square footage from the overall Dunn School Master Plan CUP will not result in any new or greater environmental impacts which could be detrimental to the comfort, convenience, general welfare, health, and safety of Dunn School and the surrounding area. All of the findings of approval, including CEQA findings that were made with approval of Conditional Use Permit 79-CP-047 as revised by 04RVP-00000-00018 can still be made for the remodel to the staff residence and removal of square footage from the master plan.

The size, bulk, and scale of the baseball pitching tent structure are not compatible with the existing surrounding development on adjacent parcels or with the existing structures on the Dunn School premises. Furthermore, the interior lighting of the baseball pitching tent is inconsistent with Santa Ynez Valley Community Plan Policy VIS-SYV-3. As a condition of approval of the proposed project, however, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises prior to zoning clearance issuance or within 30-days following final action on the subject Amendment by the decision-maker. Therefore, this finding can be made.

2.2.2 The environmental impacts related to the proposed Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Conditional Use Permit.

The project will not result in significant environmental impacts which were not previously considered or mitigated. The existing services provided onsite will be adequate to accommodate the project. The existing roadways operate at acceptable levels and will continue to operate at these levels with the proposed development in place. The converted two-unit staff residence will remain within the same building footprint of the existing one-unit staff residence. Any potential impacts related to the proposed Amendment will be substantially the same or less than those identified for the previously approved Conditional Use Permit 79-CP-047 as revised in 04RVP-00000-00018. As a condition of approval of the proposed project, the applicant will be required to remove the unpermitted baseball pitching tent structure from the Dunn School premises prior to zoning clearance issuance or within 30-days following final action on the subject Amendment by the decision-maker. Therefore, this finding can be made.