



455 County Center, 2nd Floor | Mail Drop PLN 122
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- ☐ To the Planning Commission
☒ To the Board of Supervisors

This form must be completed and submitted to the Planning and Building Department, along with the appeal fee, no later than 10 working days after the Letter of Decision on the application has been issued. Please contact planning_commission@smcgov.org if you have questions regarding the deadline to file an appeal or the materials that must be submitted.

1. Appellant Information

Name: Elizabeth Lacasia

Address: 779 San Carlos Ave, El Granada

Phone, W: H: 6507662706

Zip: 94108

2. Appeal Information

Permit Numbers involved:

PLN2021-00478

I hereby appeal the decision of the:

- ☐ Staff or Planning Director
☐ Zoning Hearing Officer
☐ Design Review Committee
☒ Planning Commission

made on July 23, 2025, to approve/deny
the above-listed permit applications.

I have read and understood the attached information
regarding appeal process and alternatives.

☒ yes ☐ no

Appellant's Signature:

Elizabeth Lacasia

Date: Jul 30 2025

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. To this end, please identify the County policies and/or regulations that you believe have not been adequately addressed and explain why.

Appeal has two bases: (1) Planning Commission should have granted the variance for front setback, and

(2) the project is not within the Coastal Commission appeal jurisdiction.

(1) The reduced front setback qualifies for a variance under section 6534.1. The parcel varies substantially from most other

parcels because of proximity to the Montecito riparian corridor, which prohibits development on nearly the entire property.

Without the variance, the owner would be deprived of a privilege (reduced front setback) enjoyed by many other neighbors,

including at least 776, 763, 723, & 715 San Carlos; 107, 130, & 138 Escalona; & 207 Navarra.

This variance would not be a special, inconsistent privilege.

The variance would authorize only uses or activities (residential access and parking) which are permitted in this zoning, and

which are consistent with the objectives of the General Plan, the LCP, and the zoning regulations.

(2) The project is not within the CCC appeal jurisdiction because the staff report notes that there is no evidence that

wetlands are within 100' of the project. The mere "potential" existence of wetlands is not sufficient under PRC 30603.

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