

ATTACHMENT 2

WRITTEN DECISION, INCLUDING FINDINGS OF FACT

Regarding

The “OLD FARM HOUSE” AT 3110 ACAMPO ROAD, APN 135-330-020

- A. The subject structure, known as the “Old Farm House,” was built in 1889.**
- B. In 1954, the County Board of Supervisors adopted Ordinance 661, the first zoning ordinance in most of the County of Santa Barbara. At that time, the subject property was part of a larger 294 acre parcel, zoned Unlimited Agriculture, 100 acre minimum parcel size. Ordinance 661 allowed more than one single family dwelling on property zoned Unlimited Agriculture.**
- C. In 1979, the subject property was zoned Limited Agricultural District (100-AL-O). Ordinance 661 allowed more than one dwelling on property zoned Limited Agriculture District, provided that such dwelling was occupied by the owner, lessee, or lessor of the property, bona fide employees of the owner, lessee, or lessor, and families and nonpaying guests of the owner, lessee, or lessor.**
- D. In 1979, the County approved a Land Use Rider for the subject property for two single family dwellings. The Land Use Rider identified the Old Farm House as “Storage (Future HQ and Bunkhouse).”**
- E. In 1983, the County Board of Supervisors adopted Article III, the zoning ordinance that replaced Ordinance 661. The subject property was subsequently rezoned from Limited Agricultural District (100-AL-O) to Agriculture II (AG-II-100) as part of the consistency rezoning following adoption of the 1980 Land Use Element, and then from Agriculture II (AG-II-100) to Agriculture I (AG-I-20), as part of 84-RZ-14. During the rezone process, the Old Farm House was identified as “one home built in the 1880’s used as the office and to house temporary employees.”**
- F. Article III allowed one single family dwelling unit per legal lot on property zoned AG-I or AG-II.**

- G. The subject parcel was created as Lot 6 of the Rancho Cuerno Largo rezone and subdivision. On February 23, 1993, Tentative Tract Map 14,162 was recorded, thereby creating the subject 20 acre parcel, APN 135-330-020. The Planning Commission Staff Report, dated June 16, 1991, contains a reference to the Old Farm House as a “guest-house/office building” (Section V.A.4., Present Use/Existing Development).**
- H. The Property Owners, the Groves, purchased the subject parcel in 1997, and moved into the Old Farm House in 2008. The Groves currently use the Old Farm House as a primary dwelling unit.**
- I. Mr. Kelly Rose is a positive and credible witness to the use of the Old Farm House.**
- J. Use of the Old Farm House as a primary dwelling unit became nonconforming upon the property being rezoned to AG-II-100. Only one single family dwelling unit was allowed under AG-II-100, and the 1979 Land Use Rider identified two other structures on the property as single family dwellings.**
- K. If the Old Farm House was used as a primary dwelling unit prior to the property being zoned AG-II-100, such use was subsequently changed to use as an office, temporary employee housing, and/or a guest house.**
- L. The Groves’ resumption of use of the Old Farm House as a primary dwelling unit in 2008 was not authorized under the County Land Use and Development Code.**
- M. The Groves shall terminate the current use of the Old Farm House as a primary dwelling unit by April 1, 2017.**