

Ordinance 661

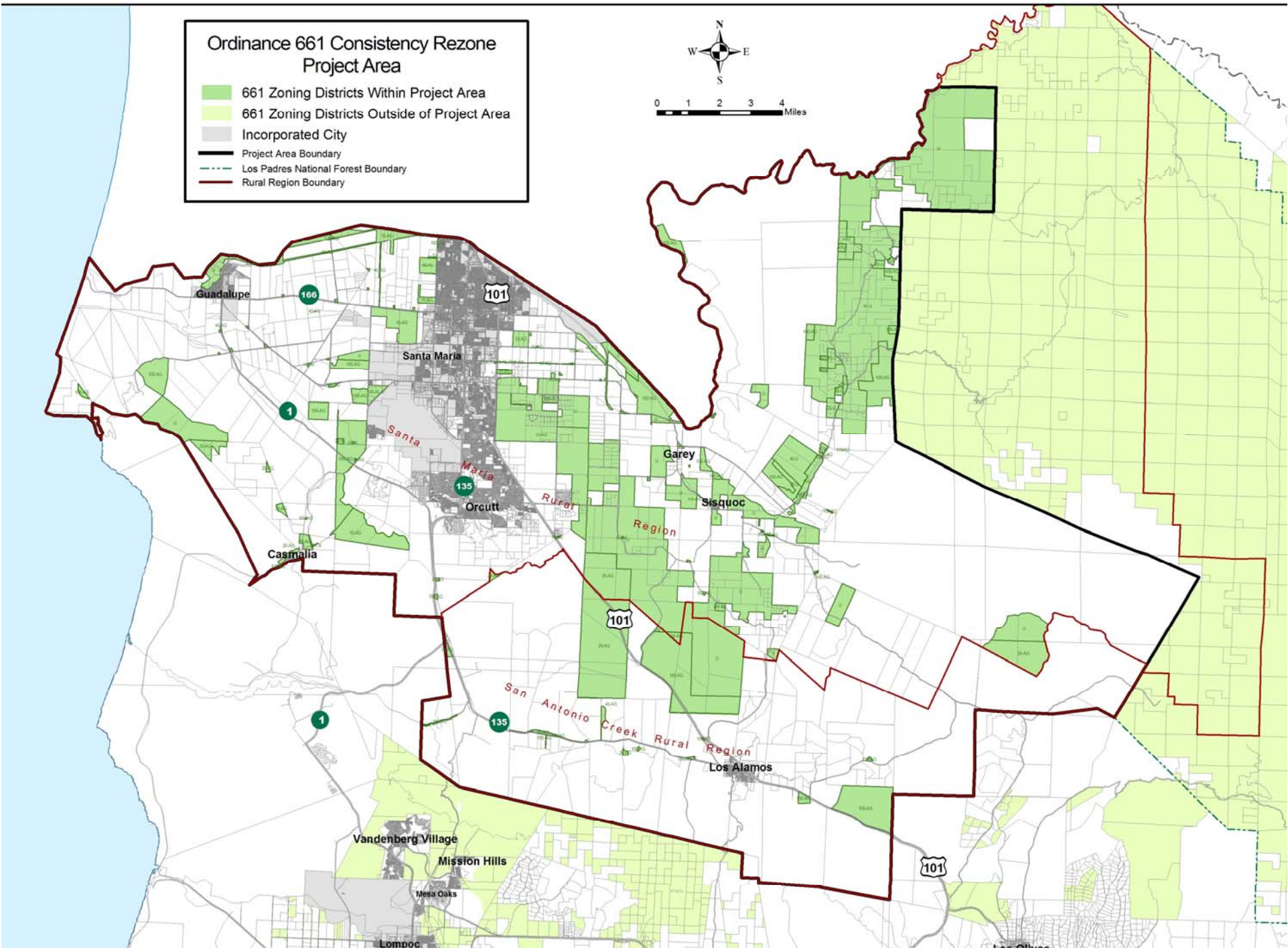
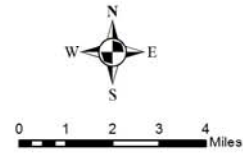
Consistency Rezone Project

Board of Supervisors
Hearing

County of Santa Barbara
Office of Long Range Planning
October 9, 2007
Betteravia Government Center

Ordinance 661 Consistency Rezone Project Area

- 661 Zoning Districts Within Project Area
- 661 Zoning Districts Outside of Project Area
- Incorporated City
- Project Area Boundary
- Los Padres National Forest Boundary
- Rural Region Boundary



Ordinance 661 - Background

- ▶ Ordinance 661 zone districts were repealed and largely replaced in 1984 when the newly formed AG-I and AG-II zone districts implemented the Comprehensive Plan
- ▶ Today, ministerial uses can still be approved, but discretionary uses require a "Consistency Rezone"
 - Purpose is to provide a processing pathway between Ord. 661 and the LUDC, enabling Ord. 661 landowners to exercise the same rights as surrounding LUDC zoned landowners throughout the County

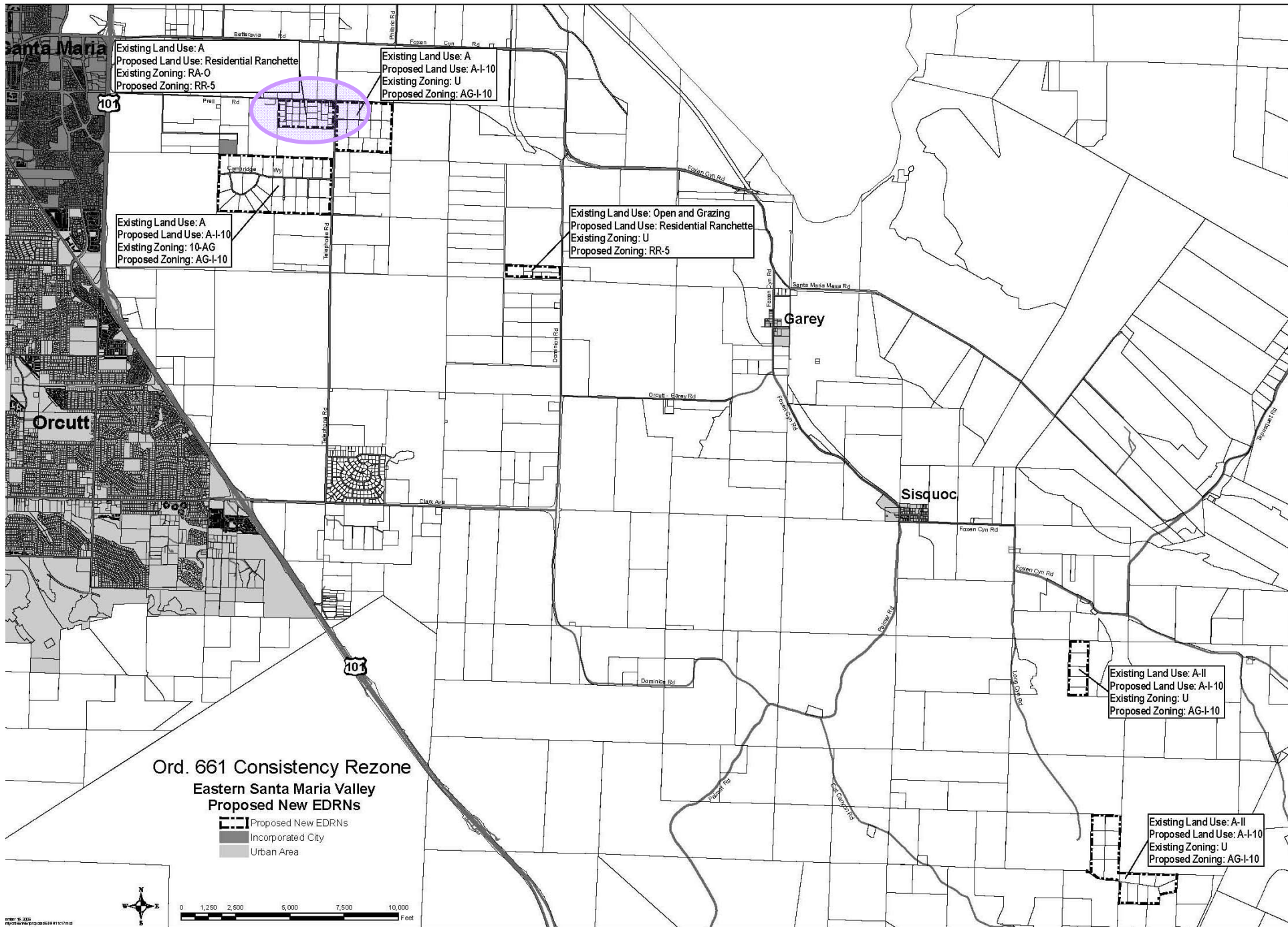
What Does This Project Accomplish?

Project Benefits:

- ▶ Equitable zoning for all agricultural parcels
 - Equalizes land use options
 - Reduces time and expense
- ▶ Residential second units now available to landowners in newly described EDRN's
 - Extends the same opportunity as given to landowners in other EDRN's across the County

Bringing 661 Parcels into LUDC

- ▶ Proposed rezone designations are consistent with surrounding parcels that are already under LUDC zoning umbrella
- ▶ Consider existing land use patterns
 - Physical characteristics
 - Topographic features
 - Existing General Plan land use designations
 - Surrounding LUDC zoning patterns



Environmental Review and Findings

- ▶ Project evaluated in a program level CEQA document
- ▶ Negative Declaration analyzed 16 issue areas
- ▶ ND noted the potential for 150 new residential units over a 369,000 acre project area
 - 101 of these are already possible if those applicants went through the existing consistency rezone process
- ▶ Conclusion: No potential for significant impacts

Planning Commission Recommendation

- ▶ Hearing held on September 12, 2007

- ▶ Recommend the Board approve the Ordinance 661 Consistency Rezone project, as recommended by staff, including:
 - Exclusion of Prell Road West as an EDRN
 - Retention of existing land use and zoning designations

Staff Recommendation

1. Adopt the required findings for 07RZN-10, including CEQA findings
2. Accept the Final Negative Declaration
3. Adopt a Resolution approving amendments to the Comprehensive Plan Land Use Maps
4. Adopt an Ordinance amending the County Zoning Map