

# County of Santa Barbara Board of Supervisors



O'Neil Residence, Variance,  
General Plan Amendment and Rezone

February 27, 2018

# Project Location



# Zoning Map

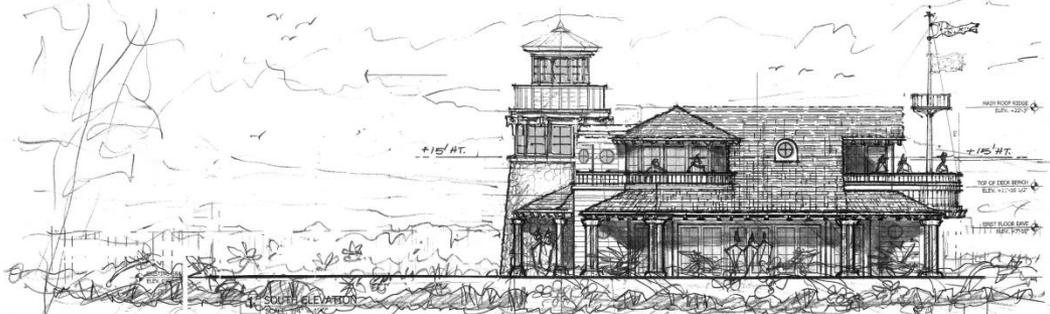




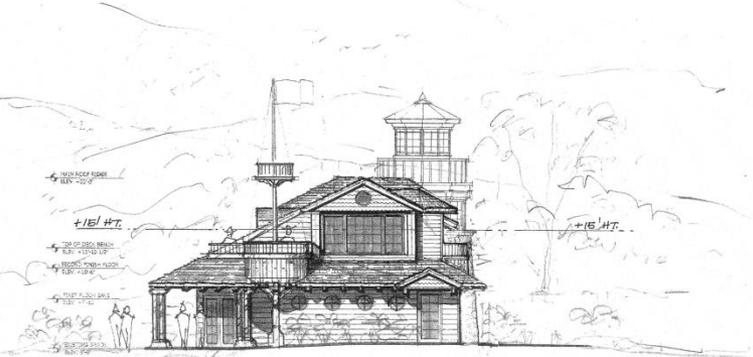
# Proposed Project



**WEST ELEVATION** 1/8"=1'-0"



**SOUTH ELEVATION** 1/8"=1'-0"



**EAST ELEVATION** 1/8"=1'-0"



**NORTH ELEVATION** 1/8"=1'-0"

# Background

- **August 2015:** PC Recommends denial of the project
- **November 2015:** BOS refers the project back to P&D and directs staff to complete environmental review and to draft findings for approval
- **November 2015-January 2016:** Applicant prepares revised plans for BAR meeting
- **January 2016-February 2017:** BAR review process
- **September 2016-November 2016:** Geologic peer review process between applicant and P&D geologic peer review consultant
- **August 2017-November 2017:** Native American Consultation noticing period for SBA-18



UPRR Tracks

Single Point

Approx Wallace Ave.

Site

UPRR Property

27 Feet - Required

24 Feet - Proposed

• No sewer line easement

• Zero parking spaces

# Action for Denial

- A. Make the required findings for denial of the project, including CEQA findings
- B. Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270(b)
- C. Deny Case No's. 08GPA-00000-00007, 08RZN-00000-00006, 12VAR-00000-00012, and 08CDH-00000-00040