

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD )  
OF SUPERVISORS DENIAL OF THE ADOPTION OF AN )  
AMENDMENT TO THE LOCAL COASTAL PLAN TO )  
CHANGE THE LAND USE DESIGNATION OF THE )  
PROPERTY FROM RECREATION/OPEN SPACE TO )  
RESIDENTIAL AND DENIAL OF THE ADOPTION OF AN )  
ORDINANCE AMENDMENT TO ARTICLE II, THE SANTA )  
BARBARA COUNTY COASTAL ZONING ORDINANCE, OF )  
CHAPTER 35, ZONING, OF THE COUNTY CODE BY )  
AMENDING THE COASTAL ZONING MAP PERTAINING )  
TO ASSESSOR'S PARCEL NUMBER 005-250-001 FROM )  
REC TO 7-R-1 )

RESOLUTION NO.: 15- 12

CASE NO.: 08GPA-00000-00007 and  
08RZN-00000-00006

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Local Coastal Plan for the County of Santa Barbara, and on July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code, including zoning maps that delineated the boundaries of zoning districts set forth in Article II; and
- B. The County Planning Commission now finds that the proposed General Plan Amendment and Rezone is not in the interest of the orderly development of the County and not important to the preservation of the health, safety and general welfare of the residents of the County for the reasons identified below. The Planning Commission recommends that the Board of Supervisors not adopt a Resolution (Case no. 08GPA-00000-000007) changing the land use designation of 005-250-001, and not adopt an Ordinance (Case No. 08RZN-00000-00006) amending the zoning for 005-250-001.
  - 1. No legal access or ability to extend sewer services to the property exists, and the property is encumbered with geologic constraints. It would not be in the interest of community welfare to convert a property from recreational to residential land use and zoning designations when no current legal means of accessing or providing sewer service to the residential development exists.
  - 2. The proposed project is inconsistent with a number of applicable policies of the County Comprehensive Plan, including the Coastal Land Use Plan and Summerland Community Plan in respect to inadequate services and protection of visual resources, as discussed in the staff report dated July 23, 2015, incorporated herein by reference, and with requirements of the Article II Coastal Zoning Ordinance.
  - 3. No legal access or ability to extend sewer services to the property exists. It would not be consistent with good zoning and planning practices to convert a property from recreational to residential zoning and land use designation when no current legal means of accessing or providing sewer service to the residential development exists.

- C. This Planning Commission has held a duly noticed public hearing as required by Section 65353 of the Government Code on the proposed amendment, and as required by Section 65484 of the Government Code on the proposed Ordinance, at which hearing the proposed Amendment and Ordinance were explained and comments invited from persons in attendance.
- D. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65351 of the Government Code.

NOW, THEREFORE IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Sections 65354 and 65855 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, deny the General Plan Amendment and Rezone, based on the findings included as Attachment A of the County Planning Commission staff report dated July 23, 2015.
3. The Planning Commission of the County of Santa Barbara has endorsed and transmitted to the Board of Supervisors said recommended change by resolution pursuant to Government Code Section 65354.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this 12<sup>th</sup> day of August, 2015 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini

NOES: Blough

ABSENT:

ABSTAIN:

By: 

CECILIA BROWN, Chair  
Santa Barbara County Planning Commission

ATTEST:

By: 

DIANNE M. BLACK  
Secretary to the Commission

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APPROVED AS TO FORM;

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: 

Deputy County Counsel