

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:

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TO: Board of Supervisors

FROM: Brooks Firestone
Third District Supervisor

STAFF CONTACT: David Smyser, 568-2192

SUBJECT: Procedures for Acceptance of Comprehensive Plan Amendments and Rezonings in the Santa Ynez Valley Community Plan Area while the Community Plan process is underway

Recommendation(s):

That the Board of Supervisors direct Planning & Development to decline to process applications for Comprehensive Plan Amendments in the Santa Ynez Valley Community Plan Area while the Community Plan process is underway, except in rare cases where the proposed project offers a significant community benefit.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1, An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2, A Safe and Healthy Community in Which to Live, Work, and Visit; Goal No. 4, A Community that is Economically Vital and Sustainable; and Goal No. 5, A High Quality of Life for All Residents.

Executive Summary and Discussion:

Historically, as directed by the Board of Supervisors, the County has declined to accept for processing individual applications for Comprehensive Plan Amendments in areas of the County where a Community Plan process is underway. The reasoning for this approach has been that a Community Plan process provides

an appropriate forum for comprehensive considerations of Comprehensive Plan and Zoning designations in an area. As part of the Community Plan process, numerous potential Comprehensive Plan amendments are suggested by property owners, members of the public, community groups, the County and/or District leadership and are discussed, weighed and evaluated for possible inclusion in the Community Plan. This way all potential Comprehensive Plan and are looked at collectively and comprehensively and evaluated in the context of how they fit with the community's future vision for itself.

Recently, several potential applicants in the Santa Ynez Valley have come forward eager to see if the new Board is interested in changing the practice of not accepting Comp Plan amendments during a community plan process.

The Third District recommends retaining the current practice of declining to process applications for Comprehensive Plan Amendments in the Santa Ynez Valley Community Plan Area while the Community Plan Process is underway, except in those rare cases where the proposed project offers a significant community benefit. Significant community benefit may be determined by the Planning Commission as the result of a written request from the applicant.

In some cases an applicant may request a rezone not requiring a Comprehensive Plan Amendment. Article III allows property owners to initiate rezones at any time. As long as a proposed rezone is consistent with the Comprehensive Plan, the County is obligated to accept the application for processing. However, approval of the rezone application is a legislative act and subject to the discretion of the Board. The Board is under no obligation to approve any specific rezone request at any time and may be disinclined to approve them during an ongoing Community Plan Process.

Fiscal and Facilities Impacts:

None

Special Instructions:

None

Concurrence:

County Counsel

Acceptance of Comp Plan Amendments & Rezoning during Community Plan processes

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