

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: June 29, 2006
Department Name: Planning and Development
Department No.: 053
Agenda Date: July 11, 2006
Placement: Administrative
Estimate Time: 15 minutes on July 25, 2006
Continued Item: No
If Yes, date from:
Document File Name: G:\GROUP\Permitting\Case Files\RZN\06 cases\06RZN-00000-00003\BOS Set Hearing Letter.doc

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development Department

STAFF CONTACT: Steve Chase, Deputy Director (568-2520)
Development Review – South

SUBJECT: Set Hearing for Larralde Rezone

Recommendation:

Set a hearing for July 25, 2006 to consider the Planning Commission's June 7, 2006 recommendation of approval of the proposed Larralde Rezone, Case No. 06RZN-00000-00003. The rezone involves AP No. 081-040-028, located at 2169 Refugio Road, Goleta Area, approximately 4 miles north of the intersection of Highway 101 and Refugio Road, Third Supervisorial District.

Set Hearing for July 25, 2006 (Estimated Time: 15 minutes)

That the Board of Supervisors:

1. Adopt the required findings for the rezone, Case No. 06RZN-00000-00003, including the CEQA findings;
2. Accept the Notice of Exemption pursuant the Section 15061(b)(3) of the "Guidelines for Implementation of California Environmental Quality Act;" and
3. Adopt a Rezone Ordinance for APN 081-040-028, amending the Inland Zoning Map, Exhibit Number 35-204.90.2, rezoning the property from 100-AG under Zoning Ordinance No. 661 to AG-II-100 under Article III.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

Background

The subject parcel is 21.71 acres in size and is Assessor Parcel Number 081-040-028. It is located at 2169 Refugio Road, Goleta Area, approximately 4 miles north of the intersection of Highway 101 and Refugio Road. The parcel is undeveloped, except for a dirt driveway and water well.

Project Description

The parcel is designated Agriculture II, 100-acre minimum lot size (A-II-100) under the Comprehensive Plan and zoned 100-AG under Zoning Ordinance No. 661. The owner has requested the County to rezone the parcel to Agriculture II, 100-acre minimum lot area (AG-II-100) under the Inland Zoning Ordinance (Article III).

Staff Discussion

The proposed rezone is a legislative action that would replace an outdated agricultural zoning district under Zoning Ordinance No. 661 with a modern agricultural zoning district under Article III that matches the existing Comprehensive Plan designation for the parcel. A site plan is included in the attached staff report to the Planning Commission (Attachment B). The rezone does not involve any development and the subject parcel does not include environmental resources of critical concern, such as rare wildlife or plant habitats, significant wetlands or historical resources.

The proposed rezone would be consistent with the Comprehensive Plan. The parcel is designated Agriculture II, 100-acre minimum lot size (A-II-100) under the Comprehensive Plan. The comparable zoning district is AG-II-100. A copy of the signed rezone ordinance is attached (Attachment C).

Planning Commission Recommendation:

At a hearing on July 18, 2006, the Planning Commission voted 4 to 1 to recommend that the Board of Supervisors approve the rezone from 100-AG under Zoning Ordinance No. 661 to AG-II-100 under Article III.

Mandates and Service Levels:

No changes in programs or service levels are anticipated.

The rezone is being considered by the Board of Supervisors based upon Section 35-325.4.3.a of Article III, which states: *“The Planning Commission’s action shall be transmitted to the Board of Supervisors in the form of a written recommendation, which shall include the reasons for such recommendation.”*

Pursuant to Section 35-326 of Article II, notice of the hearing on the rezone shall be published in at least one newspaper of general circulation within the County at least 10 calendar days prior to the hearing and shall be mailed to the applicant, persons who have filed a written request and the owners of property within 300 feet of the exterior boundaries of the affected property at least 10 days prior to the hearing.

Fiscal and Facilities Impacts:

The costs to process this rezone are borne by the applicant according the Board of Supervisor's direction. Permit revenues are budgeted in the Permitting and Compliance Program of the Development Review South Division, as shown on page D-290 of the adopted 2006/2007 fiscal year budget. There are no facilities impacts.

Special Instructions:

The Clerk of the Board shall complete noticing for the project in the Santa Barbara News-Press at least 10 days prior to the hearing.

The Clerk of the Board shall forward a copy of the Minute Order to the Planning and Development Department, Hearing Support Section, Attention: Cintia Mendoza.

The Planning and Development Department will prepare the final action letter and notify all interested parties of the Board of Supervisors' final action.

Concurrence:

County Counsel.

Prepared By:

Allen Bell, Planner III (568-2033)
Development Review Division – South, Planning and Development Department

ATTACHMENTS:

- A. Planning Commission Action Letter, including Findings and Conditions of Approval, dated June 7, 2006
- B. Staff Report to the Planning Commission, including the Notice of Exemption and Site Plan, dated May 25, 2006
- C. Rezone Ordinance, 06RZN-00000-00003