

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** January 25, 2006  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** February 7, 2006  
**Placement:** Administrative  
**Estimate Time:** 1 hour on March 14, 2006  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\APL\2000s\05 cases\05APL-00000-00036 Bloom Appeal\Bloom Board ltr-set hearing.DOC

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning & Development

**STAFF CONTACT:** Adam Baughman, Planner III (x6263)  
Larry Appel, Supervising Planner (x6261)

**SUBJECT:** Set Hearing for Bloom Appeal of Kaslow Lot Split  
Case Nos. 05APL-00000-00026, (04TPM-00000-00002, TPM 14,648)

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**Recommendation(s):** Set a hearing for **March 14, 2006**, to consider the Bloom Appeal of the Kaslow Lot Split approved by the Planning Commission on December 14, 2005. The project involves a lot split of AP No. 137-070-018, located on Baseline Avenue, east of the Oak Hill Cemetery, east of the township of Ballard, Third Supervisorial District.

## **SET HEARING FOR March 14, 2006 (estimated time 1 hour).**

That the Board of Supervisors:

1. Adopt the required findings for the project specified in the Planning Commission's action letter dated December 27, 2005, including CEQA findings.
2. Approve the Negative Declaration (05NGD-00000-00024) and adopt the mitigation monitoring program contained in the conditions of approval of the action letter,
3. Deny the appeal and uphold the Planning Commission's December 14, 2005 approval of 04TPM-00000-00002, and
4. Grant *de novo* approval of Case No. 04TPM-00000-00002 subject to the conditions included in the Planning Commission's action letter dated December 27, 2005.

**Alignment with Board Strategic Plan:**

The recommendations are primarily aligned with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

At the December 14, 2005 hearing, the Planning Commission voted 3-2 to approve the Kaslow lot split map. The project involves the splitting of an 11.16 acre parcel zoned AG-I-5 (5 acre minimum parcel size) into two parcels of 5.6 acres and 5.56 acres. Staff continues to recommend approval of the map to your Board. A detailed summary of the Planning Commission's action and the project issues will be provided in the Board letter for the project hearing.

**Mandates and Service Levels:**

Section 35-327.3.1 of Article III (the Inland Zoning Ordinance) of Chapter 35 of the County Code provides that the decisions of the Planning Commission may be appealed to the Board of Supervisors.

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation.

Pursuant to Government Code Section 65091, mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant and local agencies expected to provide essential services, shall be done at least 10 days prior to the hearing.

**Fiscal and Facilities Impacts:**

The costs for processing appeals are typically provided through a fixed appeal fee and funds in P&D's adopted budget. In regards to this appeal, the appellant paid an appeal fee of \$435. P&D will absorb the costs beyond that fee. These funds are budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-296 of the adopted 2005/2006 fiscal year budget.

**Special Instructions:**

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

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

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Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

**Concurrence:**

N/A

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