

# 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:** March 2, 2006  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** March 21, 2006  
**Placement:** Admin  
**Estimate Time:** 1 hour  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\LLA\05 cases\05LLA-00000-00014 Zaleski\Set Hearing Letter Zaleski.DOC

---

**TO:** Board of Supervisors

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

**STAFF:** Steve Chase, Deputy Director

**CONTACT:** 568-2520

**SUBJECT:** Set hearing to consider the Zaleski Lot Line Adjustment and Rezone

---

## Recommendation:

That the Board of Supervisors set a hearing on April 4, 2006 to consider the Planning Commission's recommendation of approval of the Zaleski Lot Line Adjustment and Rezone project, Case Nos. 05LLA-00000-00014 and 05RZN-00000-00009, involving Assessor's Parcel Numbers 011-060-032 and -033, located at 1478 and 1474 East Mountain Drive in the Montecito area of the First District as follows:

1. Adopt the required findings for the Lot Line Adjustment, Case No. 05LLA-00000-00014, specified in Attachment A of this staff report, including the California Environmental Quality Act (CEQA) findings;
2. Adopt the required findings for the rezone, Case No. 05RZN-00000-00009, specified in Attachment A of this staff report, including the CEQA findings;
3. Accept the Notice of Exemption pursuant to Section 15305 of the State CEQA Guidelines, included as Attachment B;
4. Approve the Lot Line Adjustment, Case No. 05LLA-00000-00014, subject to the conditions included as Attachment C, and;

5. Adopt an Ordinance Rezone for APN's 011-060-032 & 011-060-033, amending the Montecito Zoning Map, Exhibit Number 35-404.7.2.

**Alignment with Board Strategic Plan:**

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

**Executive Summary and Discussion:**

At its February 9, 2006 hearing, the Montecito Planning Commission unanimously recommended to the Board of Supervisors that the Zaleski Lot Line Adjustment and Rezone project be approved. This recommendation was based in part on the project's consistency with the Comprehensive Plan, including the Montecito Community Plan and the Chapter 21 Subdivision Regulations. Further, the Commission's recommendation was based on the Commission's ability to recommend to the Board that the required findings can be made.

The Zaleski Lot Line Adjustment and Rezone project consists of a lot line adjustment between two parcels involving approximately 0.97 acres. As a result of the lot line adjustment, the zoning designation of Parcel 2 would be split along the original property line. In order to avoid creating a split zone on this parcel, as well as to avoid a non-conforming lot size on Parcel 1, which would become 2.44 acres (currently in the 3-E-1 zone district), the applicants are proposing to rezone the two properties (Case No. 05RZN-00000-00009).

**Mandates and Service Levels:**

Pursuant to Section 35-487.4.3 of Article IV, the Montecito Zoning Ordinance, a Rezone requires final action by the Board of Supervisors. Pursuant to Section 35-474 of Article IV, jurisdiction over two or more applications relating to the same development project rests with the highest level decision maker for any of the individual applications. The application for Case No. 05LLA-00000-00014 is therefore also within the jurisdiction of the Board of Supervisors.

**Fiscal and Facilities Impacts:**

The costs associated with processing this application are borne by the applicant per the Planning & Development adopted fee schedule. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, South Division on Page D-296 of the adopted 2005-2006 fiscal year budget.

**Special Instructions:**

Clerk of the Board shall complete noticing for the project in the Santa Barbara News-Press.

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

Set hearing regarding Zaleski Lot Line Adjustment and Rezone project

Agenda Date: March 21, 2006

Page 3

**Prepared By:** Errin Briggs, Planner

**Concurrence:** N/A