

ATTACHMENT 1: FINDINGS FOR APPROVAL

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

- A. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.1.1 The request is in the interests of the general community welfare.

The Board of Supervisors finds that the project is in the interests of the general community welfare. The project will update the subject parcel's zoning from Residential, 2-E-1 (two-acre minimum parcel size) to Residential, 1-E-1 (one-acre minimum parcel size) under the County's Land Use and Development Plan, a change in density that was envisioned in the Orcutt Community Plan (OCP) (incorporated herein by reference). The OCP recommended that the subject parcel be rezoned to allow a higher density of infill development to better accommodate the residential housing needs of the community, if access to the site were taken from OCP Key Site 7, to the south. The project takes access from an extension of Claret Lane, which is accessed from Black Oak Drive, located to the south on Key Site 7.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.

The Board of Supervisors finds that the request is consistent with the Comprehensive Plan (including the Orcutt Community Plan), the requirements of the State planning and zoning laws, and the Development Code. Pursuant to the discussion in Sections 6.2 and 6.3 of the staff report dated September 21, 2017, herein incorporated by reference, the rezone is consistent with the Comprehensive Plan and with the requirements of the Zoning Ordinance (Land Use and Development Code) and with State land use law requiring vertical consistency between an agency's Comprehensive Plan and its Zoning Ordinance. The rezone does not involve an amendment to the Local Coastal Program.

2.1.3 The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the request is consistent with good zoning and planning practices. The proposed project will result in residential

development of the same general density as the surrounding residentially zoned parcels, which range from approximately 0.2 to 5.0 acres in size. The rezone is consistent with good zoning and planning practice because it allows for infill development on the subject lot at a density that is consistent with direction provided for this parcel in the Orcutt Community Plan. The OCP directed the County to rezone the parcel from 2-E-1 to 1-E-1 as long as access could feasibly be taken from the south through Key Site 7. The lots are designed and conditioned to take access from the south through Key Site 7.