

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: 03/24/06
Department Name: Planning & Development
Department No.: 053
Agenda Date: 04/11/06
Placement: Administrative
Estimate Time: 60 Minutes on May 09, 2006
Continued Item: NO
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TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Zoraida Abresch (934-6585)
North County Development Review Division

SUBJECT: Set Hearing to consider the Will General Plan Amendment and Rezone.

Recommendation: That the Board of Supervisors set a **May 9, 2006** hearing date to consider the Planning Commission's February 8, 2006 recommendation for approval of Case Nos. 05RZN-00000-00005 and 05GPA-00000-00003 for a General Plan Amendment and Rezone. The application involves AP Nos. 105-091-006 and 105-121-001, located in Old Town Orcutt, Fourth Supervisorial District.

Alignment with Board Strategic Plan:

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

Executive Summary and Discussion:

The two legal parcels, are located west of Broadway and south of Clark Avenue in Old Town Orcutt. The site currently has M-1 (Light Industry) and OT-R-14/GC (Old Town-Residential-14.0/General Commercial) zoning district designations. The Orcutt Union Plaza building, formerly the Union Oil Headquarters, is bisected by the two zoning designations. The Planning Commission recommended that your Board approve the general plan amendment and rezone request on the M-1 portion of the property in order to provide the OT-R-14/GC zoning for the entire parcel. A detailed summary of the Planning Commission's action will be provided in the Board letter for the project hearing.

Mandates and Service Levels:

The Comprehensive Plan Amendment is being considered by the Planning Commission based upon the California Government Code (Planning and Zoning Law), Title 7, Division 1, Chapter 3, Article 6, Section 65354, which states: *“The Planning Commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation of approval shall be made by the affirmative vote of not less than a majority of the total membership of the Commission. The Planning Commission shall send its recommendation to the legislative body.”*

The Rezone is being considered by the Planning Commission based upon County Code Chapter 35, Article III (Inland Zoning Ordinance), Section 35-325.4.3.a, 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 Government Code Sections 65455 and 65096, a notice shall be published in at least one newspaper of general circulation at least 10 days prior to the hearing. Pursuant to Government Code Section 65091, shall be mailed to property owners within 300 feet of the project’s property boundaries.

Fiscal and facilities Impacts:

Costs to process this application are fully reimbursed by the applicant per the department’s adopted fee schedule. Permit revenues are budgeted in the Permitting and Compliance Division of the Development Review North Division, on page D-296 of the adopted 2005-06 fiscal year budget. There are no facilities impacts.

Special Instructions:

Clerk of the Board shall complete noticing in the Santa Barbara News-Press and shall complete the mailed noticing for the project at least ten (10) days prior to the May 09th hearing (mailing labels attached).

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

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

Concurrence: n/a