



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

MONTECITO PLANNING COMMISSION
HEARING OF MARCH 17, 2021

RE: *Matkins Parcel Map; 19TPM-00000-00004, 19GPA-00000-00001, 19RZN-00000-00001*

The hearing is a request by Michael Matkins, property owner, to consider a Tentative Parcel Map (Case No. 19TPM-00000-00004), Zoning Map Amendment (Case No. 19RZN-00000-00001), and Comprehensive Plan Amendment (Case No. 19GPA-00000-00001) to:

- Create three new legal lots - proposed Lot 1 (1.36 gross acres), proposed Lot 2 (1.0 gross acre), and proposed Lot 3 (1.0 gross acre);
- Amend the Zoning Map designation on the subject parcel from Single Family Residential, two acre minimum lot size (2-E-1) to Single Family Residential, one acre minimum lot size (1-E-1) in compliance with Chapter 35.494 of the Montecito Land Use and Development Code;
- Amend the Comprehensive Plan land use designation on the subject parcel from Single Family Semi-Rural Residential, two acre minimum parcel size (SRR-0.5) to Single Family Semi-Rural Residential, one acre minimum parcel size (SRR-1.0) in compliance with the Montecito Community Plan; and
- Determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15162 and 15315.

The application involves Assessor's Parcel Number 013-090-001 located at 651 Stoddard Lane, in the Montecito Community Plan area, First Supervisorial District.

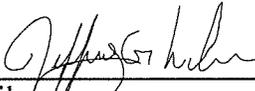
Dear Honorable Members of the Board of Supervisors:

At the Montecito Planning Commission hearing of March 17, 2021, Commissioner Senauer moved, seconded by Commissioner Kupiec and carried by a vote of 3 to 1 (Keller no) to:

1. Make the findings for approval and recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report dated February 25, 2021, including California Environmental Quality Act (CEQA) findings;

2. Recommend that the Board of Supervisors determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15162 [Subsequent EIRs and Negative Declarations] and 15315 [Minor Land Divisions], as set forth in the Notice of Exemption, included as Attachment B of the staff report dated February 25, 2021;
3. Adopt a resolution recommending that the Board of Supervisors adopt an ordinance to amend the zoning map in the Montecito Community Plan for Assessor's Parcel Number 013-090-001 to change the zoning from Single Family Residential, two acre minimum lot size (2-E-1) to Single Family Residential, one acre minimum lot size (1-E-1) (Case No. 19RZN-00000-00001); and
4. Adopt a resolution recommending that the Board of Supervisors adopt a resolution to amend the Land Use Designation Map in the Montecito Community Plan to re-designate Assessor's Parcel Number 013-090-001 from Single Family Semi-Rural Residential, two acre minimum lot size (SRR-0.5) to Single Family Semi-Rural Residential, one acre minimum lot size (SRR-1.0) (Case No. 19GPA-00000-00001).

Sincerely,



Jeff Wilson
Secretary to the Montecito Planning
Commission

cc: Case File: 19TPM-00000-00004, 19GPA-00000-00001, 19RZN-00000-00001
Planning Commission File
Jeff Wilson, Assistant Director
Agent: Kenneth Marshall, Dudek, 621 Chapala Street, Santa Barbara, CA 93101
Owner: Michael Matkins, 865 South Figueroa Street, Suite 2800, Los Angeles, CA 90017
Brian Pettit, Deputy County Counsel
Willow Brown, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment E – Zoning Map Amendment and Comprehensive Plan
 Amendment Resolutions

JW/dmv

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162 [Subsequent EIRs and Negative Declarations] and 15315 [Minor Land Divisions]. See Attachment C (Notice of Exemption) to the staff report dated February 25, 2021 for a more detailed discussion of the CEQA exemption.

1.2 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (per CEQA Section 15162)

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the previous environmental document prepared for the project, [92-EIR-3], may be used to fulfill the environmental review requirements for this project, [19TPM-00000-00004, 19RZN-00000-00001, and 19GPA-00000-00001]. The project is a modification of the project reviewed in the previously adopted environmental document. The project modification does not propose any substantial changes in the project or to the circumstances under which the project is undertaken, and there is no new information of substantial importance. Further, there is no increase in the severity of impacts due to the project, as noted in the staff report.

The subject parcel was designated for residential development by the Montecito Community Plan. The Final Environmental Impact Report for Phase II of the Montecito Community Plan Update, 92-EIR-03, discussed the potential environmental impacts associated with the Montecito Community Plan and identified mitigation measures to avoid or reduce identified impacts. The EIR addressed alterations to existing land use designations that could allow the development of additional residential uses beyond those existing at the time. The Community Plan intended to preserve the existing predominantly large lot single family character of the community. The zoning for the three proposed lots will remain single family, and each lot will be at least one acre.

Substantial changes are not being proposed in the project which will require major revisions to the previous EIR. The subject lot was expected to be developed residentially when the EIR was written. The zoning will remain E-1 and land use designation will remain Semi-Rural Residential, and thus the allowed development for the lots will remain the same. The proposed project, consisting of the General Plan Amendment and Zoning Map Amendment, still allows for future residential development and does not require revisions to the previous EIR.

No substantial changes have occurred with the respect to the circumstances under which the project was undertaken. The lot is still undeveloped and no cultural resources or Environmentally Sensitive Habitat exist on the lot. The EIR anticipated this zoning for the subject lot, and the only proposed change is the amount of lots allowed by the zone and land use designation.

There has been no new information of substantial importance since the time of the previous EIR related to the subject lot. There is no evidence that the Zoning Map Amendment and Comprehensive Plan Amendment will have a significant effect not discussed in the previous EIR or a more significant effect as the project still allows for future residential development on the lot.

No significant effects on the environment are expected to occur on site as a result of the General Plan Amendment, Zoning Map Amendment, and Tentative Parcel Map.

Therefore, the Montecito Planning Commission finds that no new CEQA document is required and that the project modification does not trigger subsequent environmental review under State CEQA Guidelines Section 15162.

2.0 ADMINISTRATIVE FINDINGS

2.1 Findings Required for Approval of Amendments. In compliance with Section 35.494.060 of the Montecito Land Use and Development Code, an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map may be approved only if the review authority first makes all of the following findings, as applicable to the type of Amendment:

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

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the proposed project is in the interest of the general community welfare. The proposed project will result in the creation of three new residential lots from one existing lot. The majority of the properties surrounding the site are designated SRR-4.6 (Single Family Semi-Rural Residential/Minimum Parcel Size – 7,000 sf). If this land use designation was applied to the project site, 20 lots at 7,000 square feet could be created (not withstanding potential site constraints that could further limit lot size). The properties to the east are designated SRR-0.5 (Single Family Semi-Rural Residential, Two-Acre Minimum Parcel Size). However, based on Santa Barbara County Assessor's Records, all of the residential properties to the east are less than two acres, and the average lot size is approximately 1.18 acres. The proposed project will establish a land use designation and zone district that is consistent with the existing land use patterns in the area. Specifically, the project will consist of a one acre minimum lot size, one acre minimum land use designation, and a subdivision resulting in three residential lots. The three residences that could be built as a result of the Tentative Parcel Map, Comprehensive Plan Amendment and Zoning Map Amendment will not cause a significant increase in traffic or noise and will result in the positive benefit of additional housing in the area, as discussed in the staff report dated February 25, 2021 and incorporated herein by reference. The existing roadway network has adequate capacity to accommodate the trips from future residential development associated with these lots. The site is less than a half mile from the nearest fire station. Future development on the lots will require compliance with the Montecito Land Use and Development Code and the Comprehensive Plan including the Montecito Community Plan policies.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the request for a Tentative Parcel Map, Zoning Map Amendment, and Comprehensive Plan Amendment is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and the MLUDC. Each proposed lot meets the one acre minimum lot size. There are no known sensitive biological, cultural, or tribal cultural resources, or hazardous materials on site. The existing roadway system is adequate to accommodate the future trips generated by three residences. The site is located in a High Fire Hazard Severity Zone; however, it is less than a half mile from the nearest fire station. There are no known flood hazards, and the site is not mapped in the floodway or flood hazard overlay. The addition of two new residential lots is consistent with all policies of the Montecito Community Plan, State planning and zoning law, and the MLUDC. The

lots will have adequate services, and be consistent with policies regarding noise, traffic, fire protection, biological and cultural resources. With the Zoning Map Amendment and Comprehensive Map Amendment, the proposed lots are consistent with the purpose and intent of the E-1 zone and the lot size and density.

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

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the proposed project is consistent with good zoning and planning practice. The site is currently designated SRR-0.5 (Single Family Semi-Rural Residential, Two-Acre Minimum Parcel Size). However, the properties to the west and south are designated with a lot size less than one acre. The properties to the east share the same general plan and zoning designation as the subject property but all of the residential lots to the east are less than two acres. The average lot size east of the project is approximately 1.18 acres. The Comprehensive Plan Amendment and Zoning Map Amendment to change the land use designation and zoning to a one acre minimum parcel size results in parcel sizes that will be compatible with the surrounding community. Further, Westmont College to the north is zoned 1-E-1 (Single Family Residential, One-Acre Minimum Parcel Size), consistent with the proposed site zoning. A one-acre minimum parcel size land use designation and zoning for the project is compatible with the existing land use patterns and lot sizes, and the subdivision of the existing lot into three lots that have a minimum lot size of one acre provides good zoning and planning.

2.2 Additional Finding for Comprehensive Plan Amendments

2.2.1 If the request is for an amendment to the Comprehensive Plan, then the review authority shall also find that the request is deemed to be in the public interest.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the amendment to the Comprehensive Plan is deemed to be in the public interest. The proposed Zoning Map Amendment and Comprehensive Plan Amendment will address an incompatibility between the existing land use patterns and existing land use designation and zoning. Additionally, the creation of two additional residential lots will provide housing opportunities in a limited housing market.

2.3 Subdivision Map Act Findings. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for the Tentative Parcel Map.

2.3.1 State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that future passive or natural heating or cooling opportunities in the subdivision shall be provided. The TPM consists of dividing the vacant subject parcel into three legal lots. No new development is proposed as part of the TPM. There is sufficient room on the proposed new lots such that new development could be positioned on the property with sufficient exposure to allow for passive heating and cooling opportunities in the subdivision.

2.3.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the

proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the proposed subdivision is consistent with the general plan. As indicated in Section 6.2 of this staff report, dated February 25, 2021, and incorporated herein by reference, the project is consistent with all applicable policies of the County's Comprehensive Plan, including the Montecito Community Plan. Adequate infrastructure and public services are available to serve future development on the proposed lots. The proposed parcel sizes will be consistent with the proposed zoning of the parcel, 1-E-1, since two lots will be one acre and the third lot will be 1.36 acres.

2.3.3 State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map:

- a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that this finding cannot be made because the proposed map is consistent with applicable general and specific plans. As discussed in Sections 6.2 and 6.3 of the staff report, dated February 25, 2021 and incorporated herein by reference, the project is consistent with all applicable policies of the Comprehensive Plan, including the Montecito Community Plan.

- b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that this finding cannot be made because the proposed subdivision is consistent with applicable general and specific plans. As indicated in Sections 6.2 and 6.3 of the staff report, dated February 25, 2021 and incorporated herein by reference, by complying with the project description and with the implementation of the conditions of approval in Attachment B, the proposed project is consistent with all applicable design policies of the Comprehensive Plan, the Montecito Community Plan, the Montecito Land Use and Development Code (MLUDC), and Chapter 21, the County Land Division Ordinance.

- c. The site is not physically suitable for the type of development proposed.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that this finding cannot be made because the site is physically suitable for the type of development proposed. The project will subdivide a 3.36-acre lot into three legal lots. Lot 1 will be 1.36 acres, Lot 2 will be one acre, and Lot 3 will be one acre. No development is proposed as part of the project. All of the proposed lots will meet the minimum parcel size requirements (one acre minimum) upon approval of the accompanying rezone and general plan amendment, and will be able to accommodate future development since constraints on the lot, such as environmentally sensitive habitat, do not exist. As discussed in Section 6.2 of the staff report dated February 25, 2021 and incorporated herein by reference, adequate public services are available to serve the newly created lots.

- d. The site is not physically suited for the proposed density of development.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that this finding cannot be made because the site is physically suited for the proposed density of development. The proposed lots will be zoned 1-E-1 (Single-Family Residence, One-Acre Minimum Lot Size). Each of the proposed lots will comply with the one acre minimum lot size for the 1-E-1 zone upon approval of the accompanying rezone and general plan amendment. Parcel 1 will be 1.36 acres, Parcel 2 will be one acre, and Parcel 3 will be one acre. No development is proposed as part of this project. As discussed in Section 6.2 of the staff report dated February 25, 2021 and incorporated herein by reference, adequate public services are available to serve the newly created lots.

e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that this finding cannot be made because the subdivision will not cause substantial environmental damage. There are no known sensitive plant or animal species or other resources of critical concern located on the subject parcel.

f. The design of the subdivision or type of improvements is likely to cause serious public health problems.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the subdivision will not cause serious health problems. As discussed in Section 6.2 of the staff report, dated February 25, 2021 and incorporated herein by reference, adequate services are available to serve the proposed parcels. The project site is not located within a floodway nor is it located within a 100-year floodplain. The project has been reviewed by the County Surveyor, Fire Department, Flood Control District, Transportation Division, and Air Pollution Control District. There are no identified or likely public health problems or hazards associated with the project. The parcel is residentially zoned and surrounded by residential lots of similar size and density. Thus, the creation of three new lots to accommodate future residential development is not likely to cause public health problems.

g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

This finding cannot be made because the Montecito Planning Commission finds and recommends that the Board of Supervisors find that the design of the subdivision will not conflict with any easements. Easements on the project site are for access, drainage, and utilities. There are no easements acquired by the public at large on or through the project site.

2.3.4 State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:

- a. A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the subject lot is not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

- b. An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the project is not subject to an open-space easement.

- c. An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the subject lot is not subject to an agricultural conservation easement. Division 10.2 of the Public Resources Code implements the Agricultural Lands Stewardship Program of 1995; Chapter 4 of this Division specifies the provisions of the Agricultural Conservation Easement.

- d. A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the subject lot is not subject to a conservation easement. Chapter 4 of Part 2 of Division 2 of the Civil Code includes provisions for conservation easements.

2.3.5 State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the project is located within the Montecito Sanitary District. The Montecito Sanitary District letter, dated July 26, 2019 states that the District has no objection to the recording of this TPM if a 20-foot sewer easement shall be dedicated to the District for the new 8-inch sewer main for access to the main for future repairs and maintenance. There is an existing easement for utilities shown on the Tentative Parcel Map that satisfies this condition. Adequate sewage services are available to serve the proposed lots. In addition, the Montecito Water District submitted a letter dated August 16, 2019 stating that the District can make service available to the proposed subject properties. Therefore, adequate water and sewer services are available to serve the development of the subject lots.

2.4 Tentative Map Findings (County Code Chapter 21).

A. The following, among others, shall be cause for disapproval of a tentative map including tentative parcel maps, but the tentative map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant:

2.4.1 *Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded, in the Office of the County Recorder, provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations. Easements or rights-of-way shall not be granted along or across proposed county streets before filing for record of the final subdivision map by the County Recorder, unless the Director of Public Works shall approve such grants. If the Director of Public Works does not grant such approvals within fourteen days from the date they were requested, they shall be deemed to have been refused. Appeal from refusal of the Director of Public Works to grant such approvals may be made in writing to the Board of Supervisors, which may overrule the Director of Public Works and grant such requested approvals in whole or in part.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the project does not propose any easements or rights-of-way across county streets. Access is taken off of an easement off Stoddard Lane, which is a private road.

2.4.2 *Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that adequate ingress and egress will be provided for the proposed parcels from Stoddard Lane via an access easement. The Montecito Fire Protection District has reviewed the proposed project for access and has issued a Condition Letter included as Attachment D. None of the lots resulting from the parcel map will become landlocked. A Land Use Permit will be required to be approved and issued for grading for driveways to access the parcels and for a hammerhead turnaround on proposed Parcels 1 and 3 prior to map recordation.

2.4.3 *Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.*

The Montecito Planning Commission finds and recommends that the Board of Supervisor find that the subject property is relatively flat with slopes of less than 20%. The proposed Parcel Map, Zoning Map Amendment, and Comprehensive Plan Amendment do not include any grading. The associated Land Use Permit will permit grading for access and would be limited to 510 cubic yards of cut, 420 cubic yards of fill, and 120 cubic yards of export.

2.4.4 *Grading or construction work on any proposed street or lot. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that there is no grading proposed as part of the Tentative Parcel Map, Zoning Map Amendment, or Comprehensive Plan Amendment. Pursuant to Attachment B, Condition 11, a Land Use Permit will be approved and issued prior to map recordation for grading associated with access and site improvements to meet Montecito Fire Protection District requirements.

Since the TPM itself does not include any structural development, no grading or construction for residential development will occur prior to map recordation, except for construction approved as part of the LUP to rectify access to proposed Lots 2 and 3 (Attachment B, Condition 11).

2.4.5 *Potential creation of hazard to life or property from floods, fire, or other catastrophe.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the TPM will not create any hazards to life or property from floods, fire, or other catastrophes. The subject property is an urban infill residential lot surrounded by residential development. Additionally, the Montecito Fire Protection District has reviewed the project and submitted conditions included in Attachment B, Condition No. 17. Further, the lots are not located within any identified flood hazard area, and setbacks from adjacent creeks and drainages will ensure that life and property are protected from flood hazards.

2.4.6 *Nonconformance with the County's Comprehensive Plan or with any alignment of a state highway officially approved or adopted by the state department of transportation.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that, as discussed in Section 6.2 of this staff report dated February 25, 2021 and incorporated herein by reference, the project conforms to the County's Comprehensive Plan including the Montecito Community Plan. The subdivision will not conflict with or impact the alignment or condition of any state highway.

2.4.7 *Creation of a lot or lots which have a ratio of depth to width in excess of 3 to 1.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that Proposed Parcel 1 has a ratio of depth to width of 1.25 to 1, Proposed Parcel 2 has a ratio of depth to width of approximately 1.1 to 1, and Proposed Parcel 3 has a ratio of depth to width of approximately 1 to 1. Therefore, none of the lots have a depth to width ratio in excess of 3 to 1.

2.4.8 *Subdivision designs with lots backing up to watercourses.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that the subdivision is not located adjacent to any watercourse.

B. *A tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.*

The Montecito Planning Commission finds and recommends that the Board of Supervisors find that, as discussed in Section 6.2 and 6.3 of the staff report, dated February 25, 2021 and incorporated herein by reference, the tentative parcel map is consistent with the County's Comprehensive Plan, the Montecito Community Plan, the Montecito Land Use and Development Code, and Chapter 21 of the County Code, as well as requirements of the State Subdivision Map Act. Finding 2.3 above, incorporated herein by reference, discusses the TPM's consistency with applicable provisions of the Subdivision Map Act.

ATTACHMENT B

19TPM-00000-00004 CONDITIONS OF APPROVAL

PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Tentative Parcel Map, Rezone, and General Plan Amendment is based upon and limited to compliance with the project description, the hearing exhibits, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project is for a Tentative Parcel Map (TPM), Zoning Map Amendment (RZN), and Comprehensive Plan Amendment (GPA) to create three new legal lots from existing APN 013-090-001 (3.36 gross acres, zoned 2-E-1). The size of each of the proposed lots are:

- Lot 1: 1.36 gross acres;
- Lot 2: 1.0 gross acre;
- Lot 3: 1.0 gross acre.

The proposed zoning for the newly created lots is Single Family Residential, one acre minimum lot size (1-E-1). The proposed land use designation for the newly created lots is Single Family Semi-Rural Residential, one acre minimum parcel size (SRR-1.0). The lots will be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire Protection District. Access will be provided off of Stoddard Lane. Easements will be recorded over each of the lots for access and utilities. The existing property is a 3.36-acre lot zoned 2-E-1 and identified as Assessor's Parcel Number 013-090-001, located at 651 Stoddard Lane in the Montecito Community Plan area, First Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

TENTATIVE PARCEL MAP CONDITIONS

- 3. Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
- 4. Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and

during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.

5. **Map-01b Maps-Not Retroactive.** If Land Use Permits are obtained prior to recordation, Tentative Parcel Map conditions will not apply retroactively to the previously issued permit.
6. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Parcel Map, the Owner/Applicant shall submit a Parcel Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
7. **Map-09 Access Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an access easement over Lot 1 in favor of Lot 2 and Lot 3 at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
8. **Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the parcel map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
9. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
10. **Map-16 Buyer Beware Notice.** This condition shall serve as a Buyer Beware notice to instruct future property owners that the lots were created without a guarantee of public water and sewer service and that future lot owners will be required to demonstrate adequate public water and sewer service prior to obtaining Zoning and Building Permits for future lot development.
11. **Project-Specific Condition – Land Use Permit.** A Land Use Permit shall be required to be approved and issued prior to map recordation for grading associated with the driveways, underground stormwater improvements, construction of 20-foot wide driveways to access all parcels, and a hammerhead turnaround on proposed Parcels 1 and 3, brush clearing and asphalt resurfacing along the existing private driveway off of Stoddard Lane traversing APNs 013-150-010 and 013-150-012, and a new fire protection water system, including a hydrant, consistent with Montecito Fire Protection District requirements.

COUNTY RULES AND REGULATIONS

12. **DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$2,670 (February 25, 2021). This is based on a project type of single family dwelling for the two additional lots that would be created. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 13. Rules-01 Effective Date-Not Appealable to CCC.** This Tentative Parcel Map, Rezone, and General Plan Amendment shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [MLUDC §35.472.020]
- 14. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 15. Rules-06 Recorded Map Required.** Tentative Map 14,843 shall be recorded prior to approval of any permits for development, including grading.
- 16. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 17. Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Parcel Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Parcel Map.
- 18. Rules-23 Processing Fees Required.** Prior to map recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 19. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. APCD Letter Dated August 13, 2019
 - b. Montecito Sanitary District Letter Dated July 26, 2019
 - c. Montecito Fire Protection District Letter Dated March 31, 2020
 - d. County Parks Letter Dated March 20, 2020
 - e. Flood Control Letter Dated September 26, 2019
- 20. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 21. Rules-36 Map/LLA Expiration.** This Tentative Parcel Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
- 22. Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the

permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT E-1

RESOLUTION OF THE MONTECITO PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE APPROVED TO AMEND SECTION 35-2, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE, BY AMENDING THE MONTECITO COMMUNITY PLAN ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 013-090-001 TO CHANGE THE ZONING SINGLE FAMILY RESIDENTIAL, TWO ACRE MINIMUM LOT SIZE (2-E-1), TO SINGLE FAMILY RESIDENTIAL, ONE ACRE MINIMUM LOT SIZE (1-E-1)

RESOLUTION NO.: 21 - 01

CASE NO.: 19RZN-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code which included the Montecito Community Plan Zoning Map that designates property within the unincorporated area of the County of Santa Barbara with specific zones; and
- B. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code are hereby repealed as they relate to Assessor's Parcel Number 013-090-001, as shown in Exhibit 1.
- C. WHEREAS the Montecito Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 19RZN-00000-00001) amending Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, the Santa Barbara County Montecito Land Use and Development Code, by amending the Montecito Community Plan Zoning Map by re-designating Assessor's Parcel Number 013-090-001 from Single Family Residential, two acre minimum lot size (2-E-1) to Single Family Residential, one acre minimum lot size (1-E-1).
- D. WHEREAS Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the zoning map amendment to the applicable general and specific plans. The proposed Ordinance is in the interest of the general community welfare as the parcel is currently spot-zoned, since it is zoned PU (Public Utilities) and is surrounded by residentially zoned parcels to the west, east, and south. The site is currently developed with a concrete 80-foot diameter water tank that was rendered inoperable in 2000. If the water tank is not re-used it would be demolished. The rezone of the parcel to 2-E-1

will allow for the re-use of the water tank as a single family dwelling, which represents good planning consistent with the intent of the County General Plan and Montecito Community Plan.

- E. WHEREAS this Montecito Planning Commission has held a duly noticed public hearing, as required by Section 65484 of the Government Code, on the proposed amendments to the Zoning Map, at which hearing the proposed Ordinance was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-referenced Ordinance to Rezone Assessor Parcel Number 013-090-001, attached hereto as Exhibit 1, as recommended by the Montecito Planning Commission, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated February 25, 2021,
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED AND ADOPTED this 17th day of March, 2021 by the following vote:

AYES: Kupiec, Sarason, Publice

NOES: Keller

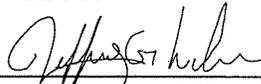
ABSTAIN:

ABSENT:



BOB KUPIEC, Chair
Montecito Planning Commission

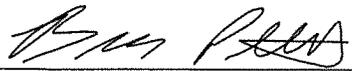
ATTEST:



JEFFREY WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By 
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors' Ordinance to Rezone Assessor Parcel Number 013-090-001

EXHIBIT 1

**MONTECITO LAND USE AND DEVELOPMENT CODE
(ZONING MAP AMENDMENT)**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-2, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE MONTECITO COMMUNITY PLAN ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 013-090-001 TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL, TWO ACRE MINIMUM LOT SIZE (2-E-1) TO SINGLE FAMILY RESIDENTIAL, ONE ACRE MINIMUM LOT SIZE (1-E-1).

Case No. 19RZN-00000-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Number 013-090-001.

SECTION 2

Pursuant to the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the Montecito Community Plan Zoning Map by re-designating Assessor's Parcel Number 013-090-001 from Single Family Residential, two acre minimum lot size (2-E-1) to Single Family Residential, one acre minimum lot size (1-E-1).

The amended Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to show that said zone change for Assessor's Parcel Number 013-090-001 from Single Family Residential, two acre minimum lot size (2-E-1) to Single Family Residential, one acre minimum lot size (1-E-1) has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.404.020 of the Santa Barbara County Montecito Land Use and Development Code shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2021 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

 BOB NELSON, CHAIR
 BOARD OF SUPERVISORS
 COUNTY OF SANTA BARBARA

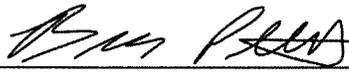
ATTEST:

MONA MIYASATO
 COUNTY EXECUTIVE OFFICER
 CLERK OF THE BOARD OF SUPERVISORS

By: _____
 Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
 COUNTY COUNSEL

By  _____
 Deputy County Counsel

ATTACHMENT E-2

RESOLUTION OF THE MONTECITO PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT A RESOLUTION BE APPROVED TO AMEND THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION MAP IN THE MONTECITO COMMUNITY PLAN BY REDESIGNATING ASSESSOR'S PARCEL NUMBER 013-090-001 FROM SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 2 ACRES (SRR-0.5) TO SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 1 ACRE (SRR-1.0).

RESOLUTION NO.: 21 - 02

CASE NO.: 19GPA-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on September 15, 1992 by Resolution No. 92-515, the Board of Supervisors of the County of Santa Barbara adopted the Montecito Community Plan Land Use Designation Map.
- C. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Montecito Community Plan and the requirements of California planning, zoning, and development laws.
- D. WHEREAS citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- E. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- F. WHEREAS the Montecito Planning Commission has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Montecito Community Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the Montecito Planning Commission staff report, dated February 25, 2021, which is incorporated herein by reference.

- G. WHEREAS, in compliance with Government Code Section 65855, which requires the Montecito Planning Commission's written recommendation on the proposed amendment to include the reasons for the recommendation and the relationship of the proposed amendment to applicable general and specific plans, the Montecito Planning Commission has determined that the proposed amendment represents good planning consistent with the intent of the Montecito Community Plan.
- H. WHEREAS this Montecito Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment to the Comprehensive Plan, at which hearing the proposed amendment was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Montecito Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt a Resolution amending the Montecito Community Plan (Case No. 19GPA-00000-00001) by re-designating Assessor Parcel Number 013-090-001 from Semi-Rural Residential, Minimum Parcel Size 2 Acres (SRR-0.5) to Semi-Rural Residential, Minimum Parcel Size 1 Acre (SRR-1.0).
3. In compliance with the provisions of Section 65855 of the Government Code, the Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-referenced Resolution amending the Montecito Community Plan, attached hereto as Exhibit 1, as recommended by the Montecito Planning Commission, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated February 25, 2021.
4. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with Government Code Section 65354.
5. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED AND ADOPTED this 17th day of March, 2021 by the following vote:

AYES: Kupiec, Senauer, Pulice

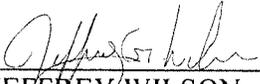
NOES: Keller

ABSTAIN:

ABSENT:

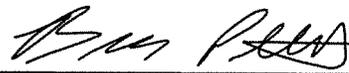

BOB KUPIEC, Chair
Montecito Planning Commission

ATTEST:


JEFFREY WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By 
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors' Resolution to Amend Assessor's Parcel Number 013-090-001

EXHIBIT 1

RESOLUTION NO. _____

A RESOLUTION AMENDING SECTION 35-2, THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, BY CHANGING THE LAND USE DESIGNATION MAP IN THE MONTECITO COMMUNITY PLAN TO RE-DESIGNATE ASSESSOR'S PARCEL NUMBER 013-090-001 FROM SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 2 ACRES (SRR-0.5) TO SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 1 ACRE (SRR-1.0).

Case No. 19GPA-00000-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on September 15, 1992 by Resolution No. 92-515, the Board of Supervisors of the County of Santa Barbara adopted the Montecito Community Plan Land Use Designation Map.
- C. WHEREAS the Montecito Planning Commission held a duly noticed public hearing, as required by Government Code Section 65353, on the proposed amendment, at which hearing the amendment was explained and comments invited from the persons in attendance.
- D. WHEREAS the Montecito Planning Commission, after holding a duly noticed public hearing on the above described amendment to the Comprehensive Plan, endorsed and transmitted to the Board of Supervisors said recommended amendment by resolution in compliance with Government Code Section 65354.
- E. WHEREAS the Board of Supervisors received and considered the Montecito Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendment to a General Plan, at which hearing the proposed amendment was explained and comments invited from persons in attendance.
- F. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Montecito Community Plan and the requirements of California planning, zoning, and development laws.
- G. WHEREAS citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- H. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.

- I. WHEREAS this Board of Supervisors has held a duly noticed public hearing, as required by Section 65485 of the Government Code, on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from persons in attendance.
- J. WHEREAS the Board of Supervisors now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to adopt a Resolution (Case 19GPA-00000-00001) amending the Montecito Community Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, adopts this amendment to the land use designation for APN 013-090-001, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated February 25, 2021.
3. In compliance with the provisions of Government Code Section 65356, the above change is hereby adopted as an amendment to the Montecito Community Plan Land Use Designation Map of the County Comprehensive Plan.
4. Pursuant to the provisions of Government Code Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Board.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2021 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

BOB NELSON, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASOTO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By:  _____
Deputy County Counsel