



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

Department Name: Planning and Development  
Department No.: 053  
For Agenda Of: August 30, 2022  
Placement: Department  
Estimated Time: 55 min.  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Planning & Development  
Director (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning & Development  
(805) 568-2518  
**SUBJECT:** **Matkins Parcel Map, Comprehensive Plan Amendment, and Zoning Map Amendment, Case Nos. 19TPM-00000-00004, 19GPA-00000-00001, & 19RZN-00000-00001, First Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

Staff recommends that your Board take the following actions:

- a) Make the required findings for approval of the proposed project, Case Nos. 19TPM-00000-00004, 19GPA-00000-00001, and 19RZN-00000-00001, including California Environmental Quality Act (CEQA) findings, included as Attachment 1 to this Board Letter;
- b) Determine that the previous environmental document prepared for the Montecito Community Plan (92-EIR-3) may be used to fulfill the environmental review requirements for this project pursuant to CEQA Guidelines Sections 15162 [Subsequent EIRs and Negative Declarations];
- c) 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) (Attachment 3); and
- d) 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) (Attachment 4).

**Summary Text:**

The project is a request for the following:

- Tentative Parcel Map to create three new legal lots as follows: proposed Parcel 1 (1.36 gross acres), proposed Parcel 2 (1.0 gross acre), and proposed Parcel 3 (1.0 gross acre);
- Comprehensive Plan Amendment to amend the Comprehensive Plan land use designation on the subject property from Single Family Semi-Rural Residential, 0.5 units per acre (SRR-0.5) to Semi-Rural Residential, one unit per acre (SRR-1.0);
- Zoning Map Amendment to 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).

The applicant is requesting the Comprehensive Plan Amendment and Zoning Map Amendment in order to split the subject parcel into three parcels that meet the minimum size requirement for the zone and land use designation. No development is proposed with this application. The application involves Assessor's Parcel Number 013-090-001 located at 651 Stoddard Lane, in the Montecito Community Plan area, First Supervisorial District.

**Background:**

The subject parcel is currently vacant. Agricultural structures previously existed on the parcel consisting of a covered greenhouse, plant laboratory, and office. These structures were approved under Case Nos. 64-CP-001 and 64-CP-075, and were demolished in 2006 under Case Nos. 05EXE-00000-00035, 06BDP-00000-00516, and 06BDP-00000-00519.

The subject lot is a legal lot, created as a portion of the Deane School. It is shown on Record of Survey Book 39 Page 34 and Book 166 of Deeds Page 163.

**Montecito Planning Commission:**

The Montecito Planning Commission reviewed the proposed Tentative Parcel Map, Zoning Map Amendment, and Comprehensive Plan Amendment on March 17, 2021. By a vote of 3 to 1, the Montecito Planning Commission:

- Recommended that the Board make the findings for approval of the project and determined the project is exempt from CEQA;
- Adopted Resolution No. 21-02 (Attachment 5a) recommending that the Board adopt the proposed Comprehensive Plan Amendment;
- Adopted Resolution No. 21-01 (Attachment 5b) recommending that the Board adopt the proposed Zoning Map Amendment.

During the hearing, concerns about the previous use of the site for agricultural purposes, and the potential for soil contamination from previous uses were identified. As a result of the discussion, the applicant agreed to conduct on-site testing. After the hearing, an Environmental Investigation Report done in 2004 was submitted to Planning and Development. The report concluded that historical activities and past site uses have not caused significant impact to the site's soils. The report was reviewed by County Environmental Health Services (EHS), and through subsequent coordination with County Environmental

Health Services, Conditions of Approval No. 12 through 14 (Attachment 2) were added to ensure remediation of any impacted soils prior to development of the parcels.

The Montecito Planning Commission Action Letter (Attachment 5) reflects the recommendations of the Montecito Planning Commission.

**Policy Consistency and Ordinance Compliance:**

The proposed project is consistent with all applicable Comprehensive Plan policies and with the requirements of the Montecito Land Use and Development Code. The proposed project is consistent with the policies in the Comprehensive Plan because, as discussed in Section 6.2 of the Montecito Planning Commission staff report dated February 25, 2021, and incorporated herein by reference (Attachment 6), there are no known sensitive biological, cultural, or tribal cultural resources, or hazardous materials on site. The approval of a Comprehensive Plan Amendment and Zoning Map Amendment will result in the creation of three parcels with 1-E-1 zoning, which is primarily suitable for single-family residential development. No development is proposed at this time, however, the project site is served by adequate services. The existing roadway system is adequate to accommodate traffic trips generated by future development of the proposed lots. The Montecito Water District issued a Certificate of Water Service Availability dated August 16, 2019 stating that the District can make service available to the proposed properties. 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 the proposed Tentative Parcel Map provided that a 20-foot sewer easement 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. Therefore, adequate sewage services are available to serve the proposed lots. The site is located in a High Fire Hazard Severity Zone; however, it is less than a half mile from the nearest fire station and the Montecito Fire District reviewed the project and issued a condition letter dated March 31, 2020, assuring compliance with Montecito Fire District access requirements (Attachment 2). Finally, there are no known flood hazards, and the site is not mapped in the floodway or flood hazard overlay. Future residential development on each of the proposed parcels will also require approval from these agencies.

The proposed project is in the interest of the community welfare and is consistent with good zoning and planning practices. The project will result in the creation of three parcels for development of new single-family residences. Additional housing opportunities are in the interest of the community welfare, and the parcels are all suitable for residential development and will be served by existing infrastructure and public services. In addition, the proposed project and zoning is similar in size and compatible in scale to that of the surrounding area. The project 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 of less than one acre. The properties to the east share the same general plan and zoning designation as the subject property, and all of the residential lots to the east are less than two acres. The average lot size east of the project site is approximately 1.18 acres, similar in scale to the proposed project.

The three proposed lots are vacant and thus, if approved, are subject to the Montecito Growth Management Ordinance (MGMO) prior to any development on the lot. The MGMO requires an allocation be granted prior to submittal of applications for new residential development. The MGMO allows for the assignment of points by the decision-maker on discretionary projects, to be used by the property owner to compete

for allocations during semi-annual allocation periods (Section 35B-6.1.1 of the MGMO). Section 6.7 of the Montecito Planning Commission staff report, dated February 25, 2021, and incorporated herein by reference (Attachment 6), provides a recommended Montecito Points Allocation for the proposed new lots.

Please refer to the Montecito Planning Commission staff report for a Comprehensive Plan consistency analysis and zoning ordinance compliance analysis of the proposed Tentative Parcel Map, Zoning Map Amendment, and Comprehensive Plan Amendment (Attachment 6).

**Fiscal Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. These fees are budgeted in the permitting program of the Department, as shown on page D-387 of the adopted 2022-23 fiscal year budget.

**Special Instructions:**

1. The Planning and Development Department shall publish a legal notice in the *Santa Barbara News-Press* at least 10 days prior to the hearing on August 30, 2022.
2. The Planning and Development Department shall also fulfill mailed noticing requirements.
3. The Clerk of the Board will publish the names of the members of the Board of Supervisors voting for and against the Tentative Parcel Map, Comprehensive Plan Amendment, and Zoning Map Amendment in the *Santa Barbara News-Press* before the expiration of 15 days after its passage.
4. The Clerk of the Board shall provide a copy of the executed Resolution, Ordinance, Board Minute Order, notice, and proof of publication to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

**Attachments:**

1. Findings of Approval
2. Conditions of Approval
3. Board of Supervisors Resolution – Comprehensive Plan Amendment
4. Board of Supervisors Ordinance – Zoning Map Amendment
5. Montecito Planning Commission Action Letter dated March 17, 2021
  - a. 19GPA-00000-00001 Comprehensive Plan Amendment Montecito Planning Commission Resolution No. 21-02
  - b. 19GPA-00000-00001 Zoning Map Amendment Montecito Planning Commission Resolution No. 21-01
6. Montecito Planning Commission Staff Report dated February 25, 2021
7. Proposed Tentative Parcel Map

**Authored by:**

Willow Brown, Planner, (805) 568-2040  
Development Review Division, Planning and Development Department