



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:** January 12, 2021  
**Placement:** Administrative: Set  
Hearing for January 26,  
2021  
**Estimated Time:** 30 minutes on January 26,  
2021  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning & Development  
Director (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518  
**SUBJECT:** Ocean Vistas, LLC Zoning Map Amendment and Comprehensive Plan  
Amendment, Case Nos. 20RZN-00000-00001 & 20GPA-00000-00001, First  
Supervisory 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:**

On January 12, 2021, set a hearing for January 26, 2021, to consider the recommendations of the Montecito Planning Commission regarding Case Nos. 20RZN-00000-00001 and 20GPA-00000-00001, which consist of a Rezone (Zoning Map Amendment) and General Plan Amendment (Comprehensive Plan Amendment).

On January 26, 2020 staff recommends that your Board take the following actions:

- a) Make the required findings for approval of the proposed project, Case Nos. 20RZN-00000-00001 and 20GPA-00000-00001, including California Environmental Quality Act (CEQA) findings included as Attachment 1 to this Board Letter;
- b) Determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) [Common Sense Exemption] and 15303 [New Construction or Conversion of Small Structures] included as Attachment 2 to this Board Letter;
- c) Adopt a Resolution to amend the Land Use Designation Map in the Montecito Community Plan to re-designate Assessor's Parcel Number 011-070-002 from Public Utilities (UT) to Semi-Rural

Residential, minimum parcel size two acres (SRR-0.5) (Case No. 20GPA-00000-00001) (Attachment 3).

- d) Adopt an Ordinance to amend the Zoning Map in the Montecito Community Plan for Assessor's Parcel Number 011-070-002 to change the zoning from Public Utilities (PU) to Single Family Residential, two acre minimum lot size (2-E-1) (Case No. 20RZN-00000-00001) (Attachment 4).

**Summary Text:**

The project is a request for a Zoning Map Amendment and Comprehensive Plan Amendment to rezone the subject parcel from PU (Public Utilities) to 2-E-1 (Single Family Residential, two-acre minimum parcel size), and to change the land use designation on the subject parcel from UT (Public Utilities) to SRR-0.5 (Semi-rural Residential, two acres minimum parcel size). The Applicant is requesting the Zoning Map Amendment and Comprehensive Plan Amendment in order to allow the adaptive re-use of an inoperable water tank to be converted into a single-family residence.

The subject parcel is addressed as 1516 E. Mountain Drive and will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District.

**Background:**

The subject parcel was created in 1928 and was recorded as Instrument No. 12411 in Book 167, Page 120 of Official Records. After the creation of the parcel, the Montecito Water District built an above-ground, 80-foot diameter concrete water tank to serve five parcels in the immediate vicinity. The tank was used until 2000, when it was rendered inoperable.

The property was sold to the current owner in 2009. The subject parcel (APN 011-070-002) is addressed as 1516 E. Mountain Drive and is entirely surrounded by another single parcel officially known as APN 011-070-025 and addressed as 1510 E. Mountain Drive. The 1510 E. Mountain parcel is currently developed with a single-family residence. The subject parcel for the proposed project shares a driveway with surrounding parcel (1510 E. Mountain Drive) via an existing access easement.

The parcels immediately adjacent the subject parcel (APN 011-070-002) and the surrounding parcel (APN 011-070-025) addressed as 1510 E. Mountain Drive are residentially-zoned parcels. The parcels to the west, east, and south are developed with single family dwellings.

**Montecito Planning Commission:**

The Montecito Planning Commission reviewed the proposed Zoning Map Amendment and Comprehensive Plan Amendment at the October 21, 2020, public hearing. By a unanimous vote, the Montecito Planning Commission adopted Resolution No. 20-14 (Attachment 5a) recommending that the Board adopt the proposed Zoning Map Amendment, and adopted Resolution No. 20-13 (Attachment 5b) recommending that the Board adopt the proposed Comprehensive Plan Amendment. 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 the policies in the Comprehensive Plan because, as discussed in Sections 6.2 of the Montecito Planning Commission staff report dated October 1, 2020 and incorporated herein by reference (Attachment 6), the project would allow for the parcel to have similar development potential to the surrounding areas. The project does not include any development on the subject parcel, but will allow for future development on the subject parcel. The Zoning Map Amendment and Comprehensive Plan Amendment will allow for the subject property to be developed with a single-family residence, which is compatible with the surrounding neighborhood that is similarly developed with single family residences. Further, the project will not change the community buildout level and will not significantly affect the level of traffic on existing roadways. Future development is required to comply with all policies in the Comprehensive Plan, including the Montecito Community Plan, regarding noise, aesthetics, fire, flood, biological and cultural resources, and grading.

The request is also consistent with State planning and zoning laws and the Montecito Land Use and Development Code because, as discussed in Section 6.3 of the Montecito Planning Commission staff report, dated October 1, 2020 and incorporated herein by reference, the proposed Comprehensive Plan Amendment and Zoning Map Amendment will allow the subject property to be developed with a single-family residence in compliance with the requirements for the E-1 zone. Although the parcel does not meet the minimum parcel size of two acres for the 2-E-1 zone, it will be consistent with the surrounding zones and will allow for the parcel to be used for residential development. Additionally, there are other parcels in the vicinity zoned 2-E-1 that are also under two acres.

Please refer to the Montecito Planning Commission staff report for a Comprehensive Plan consistency analysis and zoning ordinance compliance analysis of the proposed 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-294 of the adopted 2020-21 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 January 26, 2020.
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 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 for Approval
2. CEQA Exemption
3. Board of Supervisor Resolution - Comprehensive Plan Amendment
4. Board of Supervisor Ordinance - Zoning Map Amendment
5. Montecito Planning Commission Action Letter
  - a. 20RZN-00000-00001 Zoning Map Amendment Montecito Planning Commission Resolution No. 20-13
  - b. 20GPA-00000-00001 Comprehensive Plan Amendment Montecito Planning Commission Resolution No. 20-14
6. Montecito Planning Commission Staff Report dated October 21, 2020 with Attachments

**Authored by:**

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Development Review Division, Planning and Development Department