

# Ocean Vistas, LLC

## Rezone and General Plan Amendment

Case No(s). 20RZN-00000-00001 & 20GPA-00000-00001

Board of Supervisors  
January 26, 2021



County of Santa Barbara  
Planning and Development  
Willow Brown

# Location

- Subject parcel is APN 011-070-002, addressed as 1516 East Mountain Drive
- Completely surrounded by parcel addressed as 1510 East Mountain Drive
- Zoned PU (Public Utilities)
- Land use designation of UT (Public Utilities)





# Background







# Policy Consistency & Environmental Review

- Future development will be required to comply with all policies in the Comprehensive Plan, including the Montecito Community Plan.
- Environmental Review:
  - **CEQA Guidelines Section 15061(b)(3)**  
Common Sense Exemption
  - **CEQA Guidelines Section 15303**  
New Construction or Conversion of Small Structures

# Senate Bill 18 Consultation

- Government Code Section 65352.3 requires local governments to consult with California Native American tribes identified by the NAHC for the purpose of protecting and or/mitigating impacts to tribal cultural resources.
- No request for consultation was received.

# Montecito Planning Commission Hearing

- Project reviewed by MPC at the October 21, 2020 hearing.
- The MPC voted unanimously to adopt:
  - Resolution No. 20-14 and recommended that the Board adopt the proposed Zoning Map Amendment, and
  - Resolution No. 20-13 and recommended that the Board adopt the proposed General Plan Amendment.

# Recommended Actions

- Make the required findings for approval of the project, Case Nos. 20RZN-00000-00001 and 20GPA-00000-00001, including CEQA findings.
- Determine the project is exempt from CEQA pursuant to CEQA Sections 15061(b)(3) and 15303.
- Adopt a resolution to amend the Land Use Designation Map in the Montecito Community Plan to re-designate APN 011-070-002 from UT to SRR-0.5.
- Adopt an ordinance to amend the zoning map in the Montecito Community Plan to change the zoning for APN 011-070-002 from PU to 2-E-1.