



Legislation Text

File #: 18-00027, Version: 3

HEARING - Consider recommendations regarding the O'Neil Residence, Variance, General Plan Amendment and Rezone, Case No's: 08GPA-00000-00007, 08RZN-00000-00006, 12VAR-00000-00012, and 08CDH-00000-00040, Assessor's Parcel Number (APN) 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First District, as follows: (EST. TIME: 1 HR.)

Hearing on the request of Patsy Price, agent for the owner, Jeffery O'Neil to consider the following:

- a) Case No. 08GPA-00000-00007, [application filed on July 30, 2008] for a Local Coastal Program Amendment to change the land use designation of the property from Recreation/Open Space to Residential, 4.6 units/acre;
- b) Case No. 08RZN-00000-00006, [application filed on July 30, 2008] for a rezone to change the zoning of the property from REC to 7-R-1;
- c) Case No. 12VAR-00000-00012, [application filed on February 8, 2012] for a Variance from the parking and setback regulations in compliance with Section 35-173 of the Article II Coastal Zoning Ordinance on property zoned 7-R-1, to allow: a north setback of 2 feet 4 inches instead of the required 10 feet; an east setback of 8 feet instead of the required 10 feet; and, zero uncovered parking spaces instead of the required 2 uncovered parking spaces; and
- d) Case No. 08CDH-00000-00040 [application filed on November 12, 2008] for a Coastal Development Permit in compliance with Section 35-169.3 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to permit demolition of a 1,443 square foot residence and construction of a new 2,218 square foot residence;

On February 27, 2018, staff recommends that your Board deny the project by taking the following actions:

- a) Make the required findings for denial of the project, including California Environmental Quality Act (CEQA) findings;
- b) Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270(b); and
- c) Deny Case No's. 08GPA-00000-00007, 08RZN-00000-00006, 12VAR-00000-00012, and 08CDH-00000-00040;

Alternatively, in order to approve the project, take the following actions:

- a) Make the required findings for approval of the project, including CEQA findings;
- b) Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15265, 15301(l)(1), and 15303(a);
- c) Adopt the Board of Supervisors Resolution, and amend the map titled Summerland Community Plan Land Use Designation Map to amend the land use designation of Assessor's Parcel Number 005-250-001 from

Recreation/Open Space to Residential-4.6 Units Per Acre (Case No. 08GPA-00000-00007);

d) Adopt the Board of Supervisors Zoning Map Amendment Ordinance, included as Attachment-9, and rezone Assessor's Parcel Number 005-250-001 from REC to 7-R-1 (Case No. 08RZN-00000-00006); and

e) Approve Case No's. 08GPA-00000-00007, 08RZN-00000-00006, 12VAR-00000-00012, and 08CDH-00000-00040, subject to the conditions.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY