



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 073-05

STATE ROUTE 225 FROM HIGHWAY 101 TO MODOC ROAD

STATE ROUTE 225 ANNEXATION

NOVEMBER 10, 2005

APPLICATION OF ANNA BOSIN (ENGINEER), AGENT FOR CITY OF SANTA BARBARA (PROPERTY OWNER), APNS 047-010-009, 049, 047-140-005, AND 047-093-004 ,COUNTY ZONING: 8-R-1 8000 SF LOT MIN., RR-5 ACRE MIN LOT SIZE ZONES, GENERAL PLAN DESIGNATION: COUNTY GENERAL PLAN: RESIDENTIAL 4 DWELLING UNITS PER ACRE, RESIDENTIAL 1 DWELLING UNIT PER ACRE, RECREATION OPEN SPACE (MST2005-00208/CDP2005-00012)

The proposed project involves annexation of approximately 167.9 Acres of County land including CALTRANS right-of way and the relinquishment of control of portions of State Route 225 from CALTRANS to the City of Santa Barbara. The discretionary applications required for this project are:

1. A Local Coastal Plan Amendment to extend the S-D-3 Coastal Overlay Zone to include portions of property currently within the County Coastal Zone in the City's Coastal Zone (SBMC §28.45.009);
2. A General Plan Land Use Map Amendment to designate APN 047-010-009 and 047-140-005 (6.39 acres total) as Recreation and Open Space/open space/Buffer/Stream; APN 047-010-049 (130.3 acres) Recreation and Open Space/Community Park; APN 047-093-004 (1.56 acres) as Residential, One Dwelling Unit Per Acre/Buffer Stream; a 6.1 acre CALTRANS right-of-way parcel as Residential 4 du/ac/Buffer/Stream; and a 23.5 acre CALTRANS right-of-way parcel as Recreation and Open Space/Community Park/Buffer/Stream;
3. A Zoning Map Amendment to zone APN 047-010-049 and 047-010-009 and CALTRANS right-of-way Park and Recreation (Undeveloped Park)/Coastal Overlay Zone(PR/S-D-3); APN 047-093-004 as Single Family Residence One Acre Minimum Lot Size/Coastal Overlay Zone (A-1/S-D-3), 047-140-005 Park Recreation (Open space)/S-D-3 (PR/S-D-3); and a 6.1 acre CALTRANS right-of-way parcel as Single Family Residence, 15,000 square foot minimum lot size (E-1);
4. Annexation of approximately 167.9 acres to the City of Santa Barbara; and,
5. Relinquishment of control of SR 225 from Castillo Street at Highway 101 to Las Positas Road at Highway 101 from CALTRANS to the City.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section §15319 (a) and (b) Annexation of existing facilities and lots for exempt facilities.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 10, 2005
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Recommends that the City Council approve the annexation and related General Plan, Local Coastal Plan, and Zoning Map amendments, making the following findings:

A. LOCAL COASTAL PLAN MAP AMENDMENT (PRC §30512(C))

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

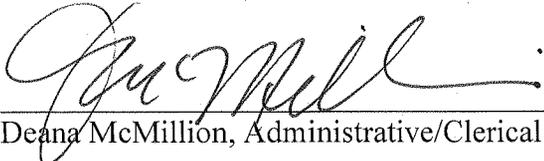
B. ANNEXATION AND GENERAL PLAN

1. The proposal is consistent with current General Plan annexation policies, which encourage annexation of parcels within the City's sphere of influence at the earliest convenience.
2. Annexation of the subject parcels would also reduce the size of a large peninsula of properties subject to County jurisdiction within an area located in the City boundary.

This motion was passed and adopted on the 10th day of November, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 3

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Deana McMillion, Administrative/Clerical Supervisor

1-19-06

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.