

BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
CLERK OF THE BOARD OF SUPERVISORS

\* \* \* \* \*

MINUTE ORDER

July 23, 1979 at 2:00 p.m.

Present: Supervisors David M. Yager, Robert E.  
Kallman, William B. Wallace, Robert L.  
Hedlund and Harrell Fletcher; and  
Howard C. Menzel, Clerk (Henderson)

Supervisor Yager in the Chair

*Rec'd 7-12-79*

RE: Hearing on appeal of Planning Commission denial of request from Southpoint Estates (San Clemente Group) rezoning, Orcutt, 78-RZ-19, Rodriguez, and denial of Tentative Map 12,679, Orcutt. (6063)

Upon motion of Supervisor Fletcher, seconded by Supervisor Kallman, and carried with Supervisors Wallace and Hedlund voting "No," the following ordinance was adopted:

ORDINANCE NO. 3106 - An Ordinance Amending Section 35-101, Adoption of New Zoning Maps, of Article II, Adoption of Zoning Maps, of Chapter 35, Zoning, of the Code of Santa Barbara County, California, by Adopting by Reference One Amended Zoning Overlay Map, 105-02 (Southpoint Estates, Case No. 78-RZ-19).

Upon the roll being called, the following Supervisors voted "Aye," to wit:

David M. Yager, Robert E. Kallman, and Harrell Fletcher

NOES: William B. Wallace                      ABSENT: None  
Robert L. Hedlund

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FEB 6 1980  
COUNTY SURVEYOR  
SANTA BARBARA, CALIF.

ORDINANCE NO. 3106  
AN ORDINANCE AMENDING SECTION 35-101, ADOPTION OF NEW ZONING MAPS, OF ARTICLE II, ADOPTION OF ZONING MAPS, OF CHAPTER 35, ZONING, OF THE CODE OF SANTA BARBARA COUNTY, CALIFORNIA, BY ADOPTING BY REFERENCE ONE AMENDED ZONING OVERLAP MAP, 105-02 (SOUTHPOINT ESTATES, CASE NO. 78-RZ-19)

The Board of Supervisors of the County of Santa Barbara do ordain as follows:  
SECTION 1.

Section 35-101, Adoption of New Zoning Maps, of Article II, Adoption of Zoning Maps, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, is hereby amended by the adoption by reference of one amended zoning overlay map, 105-02, which rezones Assessor's Parcel Nos. 105-02-12 and 105-02-27 per boundary as shown on Tentative Map, **Tract No. 12,679**, from 10-R-1 to the 10-R-1-PR and 10-R-1-0-PR (Planned Residential) with Oil Drilling Combining Regulations, with the same force and effect as if the boundaries, locations, and lines of the districts therein delineated and all notations, references, and other information shown on said overlay map were specifically and fully set out and described therein.

SECTION 2.

Article IV of Ordinance 661 of the County of Santa Barbara is hereby amended by the addition thereto of a new Section 936 to read as follows:

SECTION 936:

1. A Development Plan identified as Revised Tentative Map, Tract No. 12,679, dated July 16, 1979, is hereby adopted for property located in the Orcutt Area. Said Development Plan is hereby made a part of this ordinance by reference with the same force and effect as if the boundaries, locations, and lines of the lots and all notations, references, and other information set forth and shown on said map, except as modified herein, were specifically and fully set out and described herein.

2. The adopted Development Plan or revisions thereof approved as an amendment to this ordinance shall be used to establish the maximum number of dwelling units permitted.

3. To meet the requirements for a Precise Plan as set forth in Section 26 of Ordinance 661, the Precise Plan shall consist of a final map for the entire southerly 32 plus or minus acres in substantial conformity with Tentative Map, Tract 12,679.

4. Uses, heights, and setbacks for individual lots shall be as set forth under 10-R-1 zone district regulations of Zoning Ordinance 661, except as modified herein.

5. No lot within Tract, 12,679 shall qualify as a building site unless it is in substantial conformity with the area and dimensions shown on the approved Revised Tentative Map. No. 12,679, dated July 16, 1979.

6. With the submission of the Precise Plan (final map) for approval by the Planning Commission, the developer shall submit a draft of a document which conveys Development Rights to the County on the common Open Space Lot 165. Such document shall specify the intended improvements and that the entire parcel is to be maintained by a Home Owners Association. The Development Rights Document shall be subject to approval by the County Counsel's Office. At the time the Final Map is presented to the Board of Supervisors for approval by the County Surveyor's Office, the Final Development Rights Document shall be submitted concurrently for signature by the Board of Supervisors. Such document shall be recorded at the time the Final Map is recorded.

7. Oil drilling shall be permitted only on Lot No. 164 of Revised Tentative Map Tract 12,679, dated July 16, 1979. Any oil drilling shall conform to the Oil Drilling Combining Regulations of Zoning Ordinance No. 661 or subsequent amendments. If the oil site proves to be a dry hole, such parcel shall not be used as a single family lot.

8. All covered bridges, if required, shall meet all construction standards of the County Flood Control Department and shall be maintained by a Home Owners Association.

SECTION 3.

This ordinance shall take effect and be in force at the expiration of thirty days from and after its passage and, before the expiration of fifteen days after its passage, it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, and ADOPTED this 23rd day of July 1979, by the following vote:

AYES: David M. Yager, Robert E. Kalman and Harrell Fletcher

NOES: William B. Wallace and Robert L. Hedlund

ABSENT: None

(SEAL)

DAVID M. YAGER  
Chairman, Board of Supervisors  
of the County of Santa Barbara  
State of California

ATTEST:  
HOWARD C. MENZEL  
County Clerk-Recorder  
JANET SCHLESINGER  
Deputy Clerk

Aug. 3-8311

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COUNTY SURVEYOR  
SANTA BARBARA, CALIF.

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ABSENT: None (SEAL)

DAVID M. YAGER Chairman, Board of Supervisors of the County of Santa Barbara State of California

ATTEST: HOWARD C. MENZEL County Clerk-Recorder JANET SCHLESINGER Deputy Clerk

Aug. 3-8311

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