

XI. **STANDARD AGENDA:**

01GPA-00000-00009
01RZN-00000-00015
08DVP-00000-00012
09TRM-00000-00001
09RDN-00000-00001

1. **11GOV-00000-00012** **Cavaletto Tree Farm Housing Project** **Goleta**
11EIR-00000-00002 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Jeff Nelson, agent for the applicants, to consider Case Nos. 01GPA-00000-00009, 01RZN-00000-00015 [applications filed on December 31, 2001], 08DVP-00000-00012 [application filed on March 28, 2008], 09TRM-00000-00001 [application filed on June 6, 2009], 09RDN-00000-00001 [application filed on August 3, 2009], and 11GOV-00000-00012, proposing:

- a) to amend the Santa Barbara County Comprehensive Plan Land Use Element for the 26-acre subject property by changing the Land Use Designation from Agriculture (A-I-5) to Residential-4.6 (RES-4.6);
- b) to rezone the property from AG-I-5 to DR-4.6 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- c) approval of a Development Plan to develop 135 residential units and common area facilities, in compliance with Section 35.82.080 of the County Land Use and Development Code;
- d) approval of a Vesting Tentative Map to divide 26 acres into 70 lots of varying sizes to accommodate 135 dwelling units, public and private roads, and common open space areas, in compliance with County Code Chapter 21;
- e) the naming of proposed private and public roads which will serve the proposed parcels, in compliance with Chapter 35.76 of the County Land Use and Development Code; and
- f) to determine that the land exchange is consistent with the Comprehensive Plan in compliance with Government Code Section 65402(a); and
- g) to certify the Environmental Impact Report (11EIR-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara and on our website at www.sbcountyplanning.org. The application involves AP Nos. 069-100-006, -051, -054, and -057, located at 555 Las Perlas Drive in the Goleta area, Second Supervisorial District. (Continued from 10/19/11, 10/26/11, 12/05/11, and 01/11/12)

ACTION: **Recommended that the Board of Supervisors make the required Findings as revised, Certify the Environmental Impact Report (11EIR-00000-00002) and Adopt the mitigation monitoring program as revised, Approve an amendment to the land use designation for APNs 069-100-051, -051-, and -057 from A-I-5 to RES-4.6 and an amendment to the zoning map for the subject parcels from AG-I-5 to DR-4.6, approve the project (01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00001, and**

09RDN-00000-00001 with revisions to the Conditions of Approval); and Determine that the land exchange between the County and the applicant is consistent with the Comprehensive Plan, including the Goleta Community Plan and transmit consistency report to Claude Garciacelay and the Board of Supervisors.

Brown/Brooks

Vote: 5-0

Appeal process not applicable.

2. **11ORD-00000-00017**
11ORD-00000-00018 Mobilehome Park Closure Ordinance **Countywide**
Exempt, CEQA Section 15061(b)(3) Jeff Hunt, Director, Long Range Planning (805) 568-2072
Paul Clementi, Planner (805) 568-2011

Hearing on the request of the Planning and Development Department that the Planning Commission:

- a) **11ORD-00000-00017.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00017) amending Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00018.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00018) amending Division 2, Definitions, Division 7, General Regulations, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to determine that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinances establish the process by which a mobilehome park within the unincorporated County may be closed, as well as the relocation assistance the applicant shall provide to displaced residents. (Continued from 12/14/11)

ACTION: Recommended that the Board of Supervisors make the Findings for approval of the proposed amendments, as revised; Recommended that the Board of Supervisors determine that the ordinances are categorically exempt from CEQA; Adopted Resolutions recommending that the Board of Supervisors adopt Case Nos. 11ORD-00000-00017 and 11ORD-00000-00018, as revised.

Valencia/Brown

Vote: 5-0

Appeal process not applicable.

3. **11GPA-00000-00004**
11ORD-00000-00034
11RZN-00000-00003
11DVP-00000-00004 **Housing Authority of Santa Barbara**
11CDP-00000-00041 **County Pescadero Lofts Apartment Project** **Isla Vista**
03-EIR-08 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of John Polanskey of the Housing Authority of Santa Barbara County to consider Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 [applications filed on June 24, 2011] proposing:

- a) To amend the Santa Barbara County Coastal Land Use Plan by changing the Land Use Designation from RES-20 to RES-30;
- b) Approval of an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-77.6 to create a new density category of SR-H-30 (30 dwelling units per gross acre), and to limit lots zoned SR-H-30 to those that provide 100% affordable housing projects;
- c) To rezone 0.82 acres from SR-H-20 to SR-H-30 in compliance with Section 35-180 of the Article II Coastal Zoning Ordinance;
- d) Approval of a Final Development Plan in compliance with Section 35-174 and a Coastal Development Permit in compliance with Section 35-169 to develop an apartment complex totaling 33 residential apartments and common area facilities; and

to determine that the previously certified EIR (03-EIR-08) is adequate environmental review pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act. The application involves AP No. 075-020-005, located at 761 Camino Pescadero, in the Isla Vista area, Third Supervisorial District.

ACTION: Made the required Findings and recommend that the Board of Supervisors make the Findings for the project; Recommended that the Board of Supervisors determine that the previously certified EIR prepared for the Isla Vista Master Plan (03-EIR-08) is adequate environmental review; Adopted a Resolution recommending that the Board of Supervisors approve a text amendment to the Article II Coastal Zoning Ordinance to establish the SR-H-30 zone density and recommending that the Board of Supervisors approve an amendment to the land use designation of the Coastal Land Use Plan map for APN 075-020-005 from RES-20 to RES-30; and Recommended that the Board of Supervisors approve the project (Case No. 11DVP-00000-00004 and 11CDP-00000-00041), as revised regarding the waiver of development impact mitigation fees as an incentive request.

Brooks/Brown

Vote: 5-0

Appeal process not applicable.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission