



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 29, 2015
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County Engineering Building, Room 17 123 East Anapamu Street Santa Barbara, CA 93101 (805) 568-2000 (Planning & Development)
CECILIA BROWN	2nd District, Chair	
JOAN HARTMANN	3rd District	
LARRY FERINI	4th District, Vice-Chair	
DANIEL BLOUGH	5th District	

TV COVERAGE ANNOUNCEMENT: Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTv) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of April 9, 2015 were considered as follows:
ACTION: Approved the Minutes of April 9, 2015
Hartmann/Blough Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **CONCEPTUAL REVIEW:**
15TRM-00000-00001
15RZN-00000-00002 **Oak Hills Estates**
CR-1. 15DVP-00000-00001 **Rezone and Subdivision Project** **Vandenberg Village**
Zoraida Abresch, Supervising Planner (805) 934-6585
Dana Eady, Planner (805) 934-6266

Hearing on the request of David Swenk of Urban Planning Concepts, agent for the owner, Oak Hills Estates, LLC, for conceptual review of the proposed Oak Hills Estates Rezone and Subdivision project, Case Nos. 15RZN-00000-00002, 15TRM-00000-00001,

15DVP-00000-00001 [applications filed on February 4, 2015]. The applicant proposes to rezone the 16.89 acre vacant parcel from RR-10 (Residential Ranchette, 1 unit per 10 acres) to DR-1.8 (Design Residential, 1.8 units per acre), and to subdivide the parcel into 30 lots to be developed with 29 single family homes, and one common open space lot (containing private streets, detention basins, and common open space areas). The applications involve AP No. 097-371-010 located at (no site address) in the Vandenberg Village area, Third Supervisorial District.

ACTION: Conceptual Review only, therefore no action was taken. Individual Planning Commissioners made the following comments on the project:

Commissioner Cooney:

- Design and build the homes to be fire resistant and insulated from the threat of wildfires.
- There is an inconsistency between the landscaping plan which is heavily landscaped, and the need to manage vegetation onsite to protect the homes from fire risks.
- Groundwater resources are limited due to the drought. Allowing additional development during drought conditions does not make sense.

Commissioner Brown:

- This project is better than the previously proposed project.
- It is nice to see that the applicant is making changes to the project's design to add guest parking and sidewalks.
- I appreciate that the applicant is preserving the native vegetation.
- Not in favor of putting a walking trail through the common open space area. This should not be encouraged because people tend to go off of the trails and if that happens, it could impact the sensitive vegetation.
- Robust information regarding the location for off-site mitigation for oak tree and chaparral habitats will be needed for this project.
- In order to conserve water, the CC&R's should put a limitation on the types of landscaping that would be allowed in backyards. Any landscaping should be drought tolerant.

Commissioner Hartmann:

- Concerned with how the project would impact traffic on surrounding roadways, and particularly the effects on emergency (fire) vehicle ingress and egress.
- Water is a key issue due to the current drought conditions.
- In favor of adding the walking trail within the common open space area as it would enhance the property and provide a benefit to the residents.

Commissioner Ferini:

- This is a nice looking project and I like the initial plan.
- Not in favor of installing the walking trail within the common open space area as it would cause issues with the protection of the native plant species.

Commissioner Blough:

- Provide enough area to accommodate a minimum of six parking spaces on each lot.
- The CC&R's should include a provision which states that the cut-out areas for on-street parking are to be used only for guest parking, and any residents who park there would be fined.
- Not in favor of installing the walking trail within the common open space area.

- **Consider the possibility of retrofitting other properties with low flow toilets and other water conservation measures to offset the water usage from the proposed project. The City of San Luis Obispo allows this.**

XI. STANDARD AGENDA:

**05TPM-00000-00002
05LLA-00000-00005
05LLA-00000-00006
07RZN-00000-00006
07RZN-00000-00007
07CUP-00000-00057
11COC-00000-00001
11CDP-00000-00078
15CDP-00000-00026
15CDP-00000-00027
15CDP-00000-00028**

1. Las Varas Ranch Project Gaviota

10EIR-00000-00005 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Susan Petrovich, agent for the applicant to consider Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006 [applications filed on February 28, 2005], 07RZN-00000-00006 [application filed on May 8, 2007], 07RZN-00000-00007 [application filed on May 22, 2007], 07CUP-00000-00057 [application filed on July 19, 2007], 11COC-00000-00001 [application filed on December 2, 2011], 11CDP-00000-00078 [application filed on December 6, 2011], 15CDP-00000-00026, 15CDP-00000-00027, and 15CDP-00000-00028 [applications filed on April 7, 2015] for:

- a) Approval of two rezones of approximately 1,238 acres from Unlimited Agriculture (U) under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;
- b) Approval of a Tentative Parcel Map and associated Coastal Development Permit in compliance with County Code Chapter 21 and Section 35-169 of the Article II Coastal Zoning Ordinance to divide 404 acres into 3 lots of 100 acres, 147 acres and 157 acres, on property zoned AG-II-100;
- c) Approval of a Conditional Certificate of Compliance and associated Coastal Development Permit to legalize the creation of a 94-acre lot, in compliance with Section 66499.35 of the State Subdivision Map Act and Section 35-169 of the Article II Coastal Zoning Ordinance, in an area zoned AG-II-100;
- d) Approval of a Lot Line Adjustment and associated Coastal Development Permit in compliance with Section 21-90 of County Code Chapter 21 and Section 35-169 of the Article II Coastal Zoning Ordinance, to adjust lines between 3 lots of 8 acres, 11 acres and 94 acres to reconfigure into 2 lots of 55 and 58 acres, on property located in the AG-II-100 Zone;
- e) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 4 lots of 740 acres, 281 acres, 242 acres, and 1 acre to reconfigure into 2 lots of 1,115 acres and 150 acres, on property located in the AG-II-100 Zone;
- f) Approval of a Conditional Use Permit to allow installation of a private shared water system in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and

Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and

- g) Approval of a Coastal Development Permit to allow installation of a private shared water system in the coastal zone in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance on property zoned AG-II-100;

and to certify the Environmental Impact Report (10EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on Biological Resources are anticipated; significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials, Land Use, Recreation, Transportation/Circulation, and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is available for review on P&D's website at <http://www.sbcountyplanning.org/projects/05TPM-00002/index.cfm>. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The applications involve APNs 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-003 and -014 (total of 1,784 acres) located at 10045 Calle Real in the Gaviota area, Third Supervisorial District. (Continued from 1/18/12, 2/08/12, 7/30/14, and 9/23/14)

ACTION: For the Rezones, Conditional Certificates of Compliance and associated Coastal Development Permit (Case Nos. 07RZN-00000-00006, 07RZN-00000-00007, 11COC-00000-00001, 15CDP-00000-00028) - Made the required findings for approval; adopted a Resolution recommending that the Board of Supervisors adopt an ordinance amending the zoning map for the subject parcels from Unlimited Agriculture under Ordinance 661 to AG-II-100; recommended that the Board of Supervisors determine the rezones and conditional certificate of compliance exempt from CEQA; and recommended that the Board of Supervisors approve the rezones (07RZN-00000-00007 and 07RZN-00000-00006) and conditional certificate of compliance and accompanying coastal development permit (11COC-00000-00001 and 15CDP-00000-00028)

Hartmann/Ferini Vote: 5-0
Appeal process non-applicable.

ACTION: For the Lot Line Adjustments, Tentative Parcel Map, Conditional Use Permit, and Associated Coastal Development Permits (Case Nos. 05LLA-00000-00006, 05TPM-00000-00002, 07CUP-00000-00057, 11CDP-00000-00078, 15CDP-00000-00026, 15CDP-00000-00027) - Recommended that the Board of Supervisors make the required findings for denial, recommend that the Board of Supervisors determine the project is exempt from CEQA, and recommended that the Board of Supervisors deny the project (Case Nos. 05TPM-00000-00002, 05LLA-00000-00006, 05LLA-00000-00005, 07CUP-00000-00057, 11CDP-00000-00078, 15CDP-00000-00026, 15CDP-00000-00027)

Hartmann/Cooney Vote: 3-2 (Ferini and Blough no)
Appeal process non-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

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