



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 12, 2015  
9:00 a.m.

C. MICHAEL COONEY	1st District
CECILIA BROWN	2nd District, Chair
JOAN HARTMANN	3rd District
LARRY FERINI	4th District, Vice-Chair
DANIEL BLOUGH	5th District

County of Santa Barbara  
 Betteravia Government Center  
 511 East Lakeside Parkway  
 Santa Maria, CA 93455  
 (805) 568-2000 (Planning & Development)

**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 Lia Graham.
- 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:**
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:**
- VII. **MINUTES:** The Minutes of July 22, 2015 were considered as follows:  
  
**ACTION: Approved the Minutes of July 22, 2015, as amended.**  
  
**Blough/Ferini                      Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**  
  
**15CDP-00000-00071**  
**12VAR-00000-00012**  
**08GPA-00000-00007**                      **O'Neil Residence, Variance,**  
**08RZN-00000-00006**                      **General Plan Amendment and Rezone**                      **Summerland**

Exempt, CEQA Guidelines Section 15270(b)                      Anne Almy, Supervising Planner (805) 568-2053  
 Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Patsy Price, agent for the owner, to consider the following:

- a) **15CDP-00000-00071**, formerly 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 REC (Recreation) to permit demolition of a 1,443 square foot residence and construction of a new 2,002 square foot residence;
- b) **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 REC (Recreation), to allow: a rear setback of 2 feet 4 inches instead of the required 10 feet; a side setback of 8 feet instead of the required 10 feet; and, zero uncovered parking spaces instead of the required 2 uncovered parking spaces,
- c) **08GPA-00000-00007**, [application filed on July 30, 2008] for a Local Coastal Plan Amendment to change the land use designation of the property from Recreation/Open Space to Residential; and
- d) **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.

The application involves AP No. 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District.

**ACTION:** Recommended that the Board of Supervisors make the required findings for denial, determine that denial of the project is exempt from CEQA, and deny Case Nos. 08CDH-00000-00040 and 12VAR-00000-00012; Adopted a Resolution as modified at the hearing recommending that the Board of Supervisors deny Case Nos. 08GPA-00000-00007 and 08RZN-00000-00006.

Cooney/Ferini                      **Vote: 4-1 (Blough no)**  
    **Appeal process non-applicable.**

- 15GOV-00000-00002
- 15GPA-00000-00005
- 15ORD-00000-00015
- 14GPA-00000-00006
- 14ORD-00000-00004
- 14TRM-00000-00001
- 15RZN-00000-00008
- 14DVP-00000-00004
- 14CUP-00000-00006

2.	<b>14RDN-00000-00004</b>	<b>Rice Ranch Specific Plan</b>	<b>Orcutt</b>
	Addendum to 03-EIR-05	Zoraida Abresch, Supervising Planner (805) 934-8051	John Zorovich, Planner (805) 934-6297

Hearing on the request of Frances Romero, agent for Rice Ranch Community, LLC, to consider the following:

- a) **015GPA-00000-00005** [application filed July 1, 2015] for approval of Case No. 14SPP-00000-00001 to amend the Rice Ranch Specific Plan;
- b) **15ORD-00000-00015** [application filed June 30, 2015] to amend the Rice Ranch Specific Plan to reflect the changes in the proposed project;
- c) **14GPA-00000-00006** [application filed February 28, 2014] proposing to amend the Orcutt Community Plan Policies KS12-2A and B to allow for: 1) the payment of affordable housing in-lieu fees; and 2) the privatization of the four neighborhood parks and to allow them to be less than one acre in size;

- d) **14ORD-00000-00004** [application filed on February 28, 2014] to cancel the original Rice Ranch Development Agreement and approve a new Rice Ranch Development Agreement;
- e) **14TRM-00000-00001**[application filed February 28, 2014] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to divide 497.40 acres into: 1) 530 residential lots ranging in size from 2,358 s.f. to 20,333 s.f.; 2) thirteen (13) lots for private roads of 29.12 acres; 3) two (2) lots for public roads of 5.06 acres; 4) three lots for secondary access of 10.59 acres on property zoned PRD and REC;
- f) **15RZN-00000-00008** [application filed on June 24, 2015,] proposing to rezone 1.0 acre from Planned Residential Development (PRD) to Recreation (REC) and 1.8 acres from REC to PRD in compliance with Chapter 35.104 of the County Land Use and Development Code;
- g) **14DVP-00000-000004** [application filed February 28, 2014] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned PRD and REC to develop future buildout of 530 residential units, subject to the Specific Plan individual neighborhoods Design Guidelines;
- h) **14CUP-00000-00006** [application filed February 28, 2014] for approval of a Minor Conditional Use Permit allowing fences and walls in excess of eight feet in height in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned PRD; and,
- i) **14RDN-00000-00004** [application filed December 17, 2014] for approval of the naming of a proposed private roads within the Rice Ranch Specific Plan area which will serve new neighborhoods in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned PRD.
- j) **15GOV-00000-00002** to determine that the land exchange is in conformance with the Comprehensive Plan in compliance with Government Code Section 65402(a); and

to accept the Addendum to Environmental Impact Report (03-EIR-05) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original SEIR identified significant effects on the environment in the following categories: Aesthetics, Air Quality, Biological Resources, Land Use, Noise, and Public Facilities (solid waste). The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The Addendum to 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 online at <http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm>. The application involves AP Nos. 101-380-001 through -003; 101-390-001, 002, -007, -008, -009; 101-400-001 through -003; 101-410-001 through -046; 101-420-001 through -034; 101-430-001 through -021; 101-440-001 through -028; 101-450-001 through -024; 101-460-001 through -028; and, 101-470-001 through -016 located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt Community Plan area, Fourth Supervisorial District.

**ACTION:** **Recommended that the Board of Supervisors make the required findings for approval of the project, including CEQA findings, determine that no subsequent EIR shall be prepared for this project; Adopted resolutions recommending that the Board of Supervisors approve and adopt a resolution amending the Rice Ranch Specific Plan, adopt resolutions to adopt and approve ordinances Case No. 14ORD-00000-00004 and 15ORD-00000-00015, approve and adopt an Ordinance**

**(15RZN-00000-00008) rezoning the zone district from REC to PRD, approve and adopt a resolution amending a Comprehensive Plan Amendment (14GPA-00000-00006), and recommended that the Board of Supervisors approve Case Nos. 14TRM-00000-00001, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, and determine that the land exchange between the County and the applicant is consistent with the Comprehensive Plan, including the Orcutt Community Plan and transmit the consistency report required by Government Code Section 65402 to David Villalobos and the Board of Supervisors.**

**Ferini/Blough**

**Vote: 5-0**

**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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission