



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 13, 2017
9:00 a.m.

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

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 <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner St. John was absent.
- IV. **AGENDA STATUS REPORT:** by Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** The Commission recognized the hard work of fire fighters here in Santa Barbara battling the Thomas Fire. Commissioner Brown noted that the town hall meetings at San Marcos High School have been very informative.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell.
- IX. **STANDARD AGENDA:**
 - 15RZN-00000-00002
 - 15TRM-00000-00001/
TM 14,180
 - 15DVP-00000-00001 **Oak Hills Estate Rezone, Vesting Tentative**
 - 1. 17RDN-00000-00006 **Tract Map, Development Plan and Road Naming Lompoc**
 - 17EIR-00000-00001 John Zorovich, Supervising Planner (805) 934-6297
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of David Swenk, agent for Oak Hills Estate, LLC, owner, to consider the applications below, which are necessary to develop the proposed Oak Hills Estate residential project:

- a) **15RZN-00000-00002** [application filed on February 4, 2015] proposing to amend the County Zoning Map in compliance with Section 35.104 of the Land Use and Development Code to rezone 16.88 acres from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8);
- b) **15TRM-00000-00001** [application filed on February 4, 2015] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 16.88 acres into 29 single-family lots ranging in size from approximately 9,269 square feet to 14,837 square feet; and one 9.45-acre open space lot for common open space, drainage features, private roads, and existing easements;
- c) **15DVP-00000-00001** [application filed on February 4, 2015] for approval of a Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the future development of 29 single-family residences within the DR-1.8 zone district;
- d) **17RDN-00000-00006** [application filed November 13, 2017] for approval of the naming of the project site's private access roads in compliance with Chapter 35.76 of the County Land Use and Development Code; and

certify the Final Environmental Impact Report (17EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant unavoidable effects are anticipated in the following environmental issue area: aesthetics (project specific and cumulative). Potentially significant but mitigable impacts are identified in the issue areas of aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, public services and utilities, transportation and circulation, and fire protection. The Final EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria. Please contact the project planner, Steve Rodriguez, in advance at 805-682-3413 to ensure that project materials will be available. The Final EIR is also available for review online at the Planning and Development website <http://www.sbcountyplanning.org/projects/15RZN-00002OakHills/FEIR.cfm>. The application involves Assessor's Parcel Number 097-371-010, located north of Oak Hill Drive in Vandenberg Village, approximately six miles north of the city of Lompoc, Third Supervisorial District.

ACTION: The Planning Commission voted 4 to 0 (St. John absent) to adopt a resolution recommending that the Board of Supervisors deny an ordinance for Case No. 15RZN-00000-00002, rezoning the project parcel from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8).

ACTION: Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings; recommend that the Board of Supervisors certify 17EIR-00000-00001; adopt a resolution recommending that the Board of Supervisors approve and adopt an ordinance for Case No. 15RZN-00000-00002; recommended that the Board of Supervisors approve Case Nos. 15TRM-00000-00001/TRM 14,180, 15DVP-00000-00001, and 17RDN-00000-00006.

Ferini/Blough Vote: 2-2* (Cooney, Brown no; St. John absent)
*Motion fails

**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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