

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** December 11, 2001  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** January 08, 2002  
**Placement:** Departmental  
**Estimate Time:** N/A  
**Continued Item:** NO  
**If Yes, date from:** F:\GROUP\Dev\_Rev\WP\TM\_TPM\14400s\14499\bosltrdpt.doc

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**TO:** Board of Supervisors

**FROM:** Rita Bright  
Secretary to the Planning Commission

**STAFF CONTACT:** **David Swenk, Planner III, Development Review North**  
934-6266

**SUBJECT:** **The Bluffs at Mesa Oaks - 98-DP-043, TM 14,499, 01APL-00000-00023**

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**Recommendation(s):**

That the Board of Supervisors confirm the Planning Commission's approval of September 12, 2001 and approve the above referenced projects:

1. Revise *Sections 5.4, Project Description and 6.2 Comprehensive Plan consistency* of the revised staff report dated August 29, 2001;
2. Adopt the required findings for the project specified in the Planning Commission action letter dated September 19, 2001;
3. Certify the Proposed Final Environmental Impact Report 00-EIR-02 dated April, 2001 as adequate environmental review for the project;
4. Approve TM 14,499 and 98-DP-043 subject to the conditions included in the Planning Commission action letter dated September 19, 2001;
5. Adopt the mitigation monitoring and reporting plan contained within the conditions of approval.

**Alignment with Board Strategic Plan:**

The recommendations are primarily aligned with actions required by law or routine business necessity.

**Executive Summary and Discussion:**

TM 14,499 and 98-DP-043 is a proposal to subdivide 35.72 acres into 84 parcels of which 73 parcels would be developed into single family residences; 4 duplex units, and 7 open space parcels. The project also proposes to extend Onstott Road from its current terminus to Harris Grade Road in conformance with the Circulation element of the Comprehensive Plan.

On May 09, July 11, August 22, and September 19, 2001, the Planning Commission considered TM 14,499 and 98-DP-043. Following the staff report and testimony from the applicant and public, the Commission concurred with staff and adopted the required findings, certified the environmental document, and approved the project subject to the revised conditions.

Significant public input revolved around the necessity to extend Onstott Road from its current terminus to Harris Grade Road with neighboring residents voicing their opposition to the extension. The extension of Onstott Road is identified in the Circulation Element's CIRC-5 map of the Lompoc area as connecting to Harris Grade Road in order to provide better circulation in the area. Currently, residents in the area must traverse to La Purisima Road or Burton Mesa Road to access Harris Grade Road. At the hearings, the Department of Public Works voiced their support for the extension and provided testimony as to why the Onstott Road extension to Harris Grade Road was needed.

Staff analyzed the possibility of closing off Onstott Road at the eastern boundary to all traffic except emergency access. A policy consistency finding could not be made with Land Use Development Policy #4 as the General Plan calls for the extension of Onstott Road per the Circulation Element. As the applicant did not request a general plan amendment to close Onstott Road to through traffic, the analysis was made in conformance with current General Plan provisions. Staff and the applicant made every effort to accommodate alternative measures and the applicant proposed phasing of the project with the connection of Onstott Road for through traffic being tied to the final phase in order for the neighboring residents to have time to pursue a possible General Plan Amendment process. At the September 12, 2001 hearing, the Planning Commission concurred with staff analysis and approved the project with the extension of Onstott Road in order to be consistent with County policy.

A facilitation meeting was held on November 16, 2001 between staff, county counsel, the applicant, and appellant. The appellant voiced their opposition to the Onstott Road extension as the reason for the appeal. During the facilitation the appellant suggested a possible resolution of the appeal through an initiation of a General Plan amendment by the Board to close Onstott to through traffic. As of the date of this board letter, discussions are still ongoing as to a possible facilitated agreement between the parties and staff.

#### **Mandates and Service Levels:**

The appeal was filed pursuant to Section 35-327.3 of Article III of Chapter 35 of the County Zoning Ordinances, which states that the decisions of the Planning Commission may be appealed to the Board of Supervisors within ten days after the Planning Commission's actions

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation.

Pursuant to Government Code Section 65091, mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant and local agencies expected to provide essential services, shall be done at least 10 days prior to the hearing.

#### **Fiscal and Facilities Impacts:**

Pursuant to Board of Supervisors Resolution No. 96-323, some of the costs associated with this appeal are offset by the \$435.00 appeal fee.

#### **Special Instructions:**

Clerk of the Board shall complete noticing for the project in the Santa Barbara News-Press and shall complete the mailed notice for the project (mailing labels are attached) at least 10 days prior to the hearing.

Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, attn: Hearing Support, Cintia Mendoza.

Planning and Development will prepare all final action letters and notify all interested parties of the Board of Supervisors' final action.

**Concurrence:** County Counsel

**ATTACHMENTS:** Planning Commission action letter dated September 19, 2001  
Staff Report dated April 27, 2001  
Staff Memo dated May 08, 2001  
Staff Memo dated July 03, 2001  
Staff Memo dated July 10, 2001  
Staff Memo dated August 14, 2001  
Staff Memo dated August 30, 2001  
Staff Memo dated September 04, 2001  
00-EIR-02 (Board of Supervisors)  
CIRC-5 Map  
Appeal submittal dated September 21, 2001  
Comment Letters