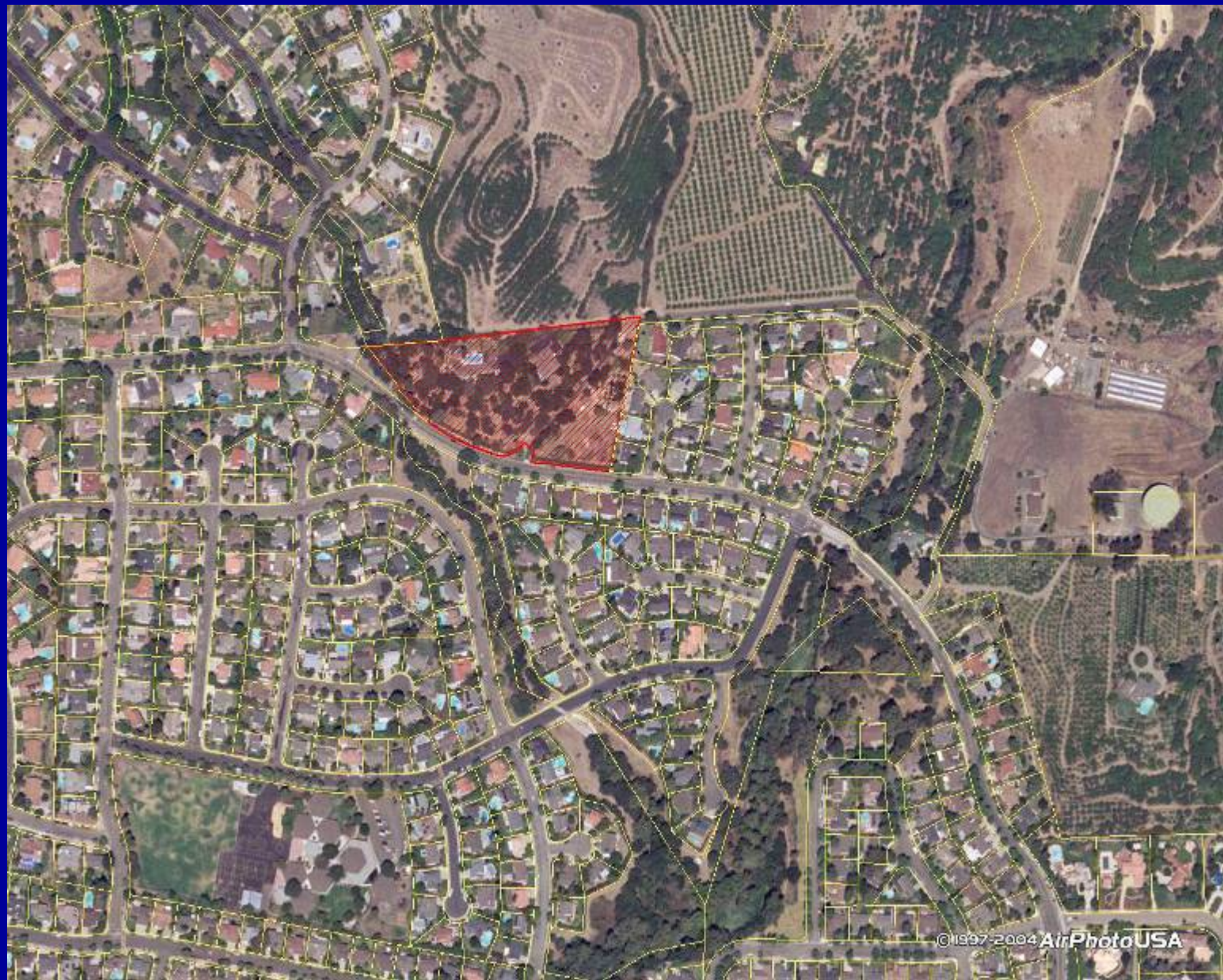


Hourigan Residential Development

Board of Supervisors Hearing
April 17, 2007



Proposed Infill Project

- Consistency rezone from AG-I-5 to DR-3.3
- Vesting Tentative Tract Map (to 9 lots)
- Development Plan (6 new houses on Lots 1 through 6)
- Lot 9 = required 40% common open space
- Modification to the parking standards to allow guest parking spaces to be located on the property line
- Road naming of the new private road to “Oakside Way”

Proposed Project cont.

- One-story, three-bedroom homes with basements and two-car garages
- First floors: 2,445 to 2,966 SF;
Basements: 1,248 to 2,314 SF
- Setback from May Court residences:
10' (Lot 6) to 29'10"

Lot 1



Lot 2



Lots 3 & 4



Lot 5



Lot 6



Looking Northwest



Looking Northeast



Issue Summary

Aesthetics/Visual Resources

- Neighborhood compatibility
- Public views

Reduction of Impacts Aesthetics/Visual Resources

- 7 Board of Architectural Review (BAR) meetings
- Project redesigned significantly
(e.g., size, height, style, grading, and landscaping)

Issue Summary

Oak Trees

- 9 coast live oaks (removed)
- 10 coast live oaks (encroached)

Reduction of Impacts Oak Trees

- Replacement plantings/pruning
- Exclusion envelope on Lot 9

Issue Summary

Transportation/Circulation

- 60 average daily trips (ADTs) & 6 peak hour trips (PHTs)
- Patterson Avenue operating well below capacity
- No significant impacts on:
 - Capacity of Patterson
 - Intersections along Patterson

Issue Summary

Transportation/Circulation

- Sight distance study requires:
 - Relocation of mail boxes;
 - Modification of western entrance wall; &
 - Trim hedges on either side of the entrance.
- Speed study determined:
 - 85th percentile of drivers were traveling 39 mph
 - 75th percentile of drivers were traveling 35 mph

Reduction of Impacts Transportation/Circulation

- No other conditions of approval required.
- Addtl measures by County Roads Div.:
 - Post Patterson Avenue as a 25 mph zone
 - Red curb Patterson near the entrance

Staff Recommendations

The Planning Commission recommends that the Board of Supervisors:

1. Adopt the required findings for the project specified in Attachment A of the staff report, including CEQA findings.
2. Approve the Negative Declaration (06NGD-00000-00010) (Attachment G of the staff report) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve the Rezone, Case No. 01RZN-00000-00003, of the subject 5.88-acre property from Agriculture (AG-I-5, five acre minimum parcel size) to Design Residential (DR-3.3, 3.3 unit per acre).
4. Approve the Vesting Tentative Tract Map, Case No. 02TRM-00000-00005, to subdivide the property into nine lots, including one open space lot.
5. Approve the Final Development Plan, Case No. 04DVP-00000-00027, to develop six new market rate residential units and related site improvements.
6. Pursuant to Section 35.82.080(F)(1) of the Santa Barbara County Land Use & Development Code on Development Plans, approve a modification to the parking regulation to allow the guest parking spaces in Lots 1, 2, 5, & 6 to be located on the property line, rather than five feet away from the property line, to minimize impacts on oak trees and visual impacts to neighbors.
7. Approve the Road Naming, Case No. 06RDN-00000-00004, to name the private road within the site.
8. Approve the project subject to the conditions included as Attachments B and C of the staff report.