



Santa Barbara County Board of Supervisors

Stoker Residential Development

Case No. 06GPA-00000-00009

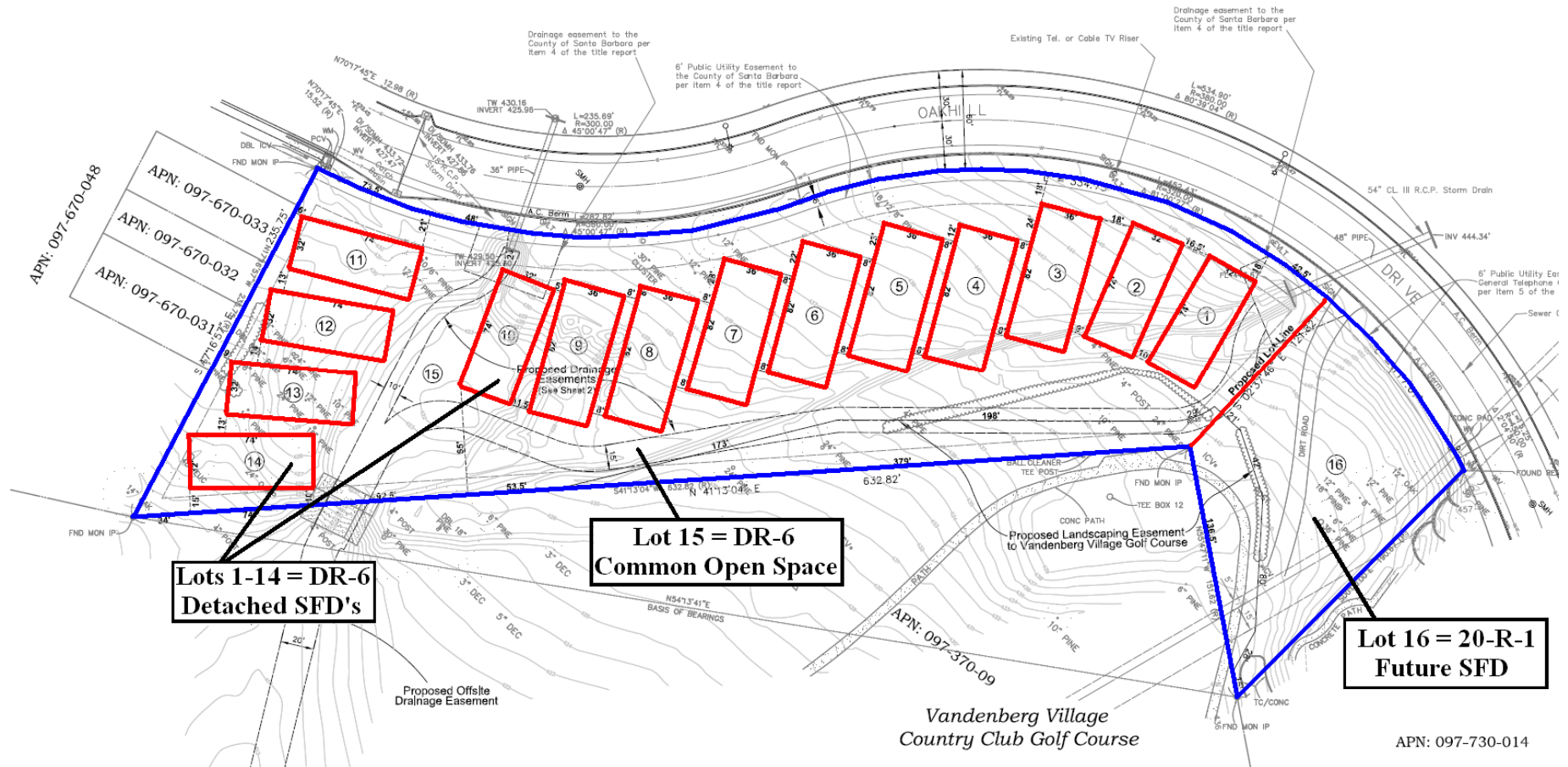
07RZN-00000-00009

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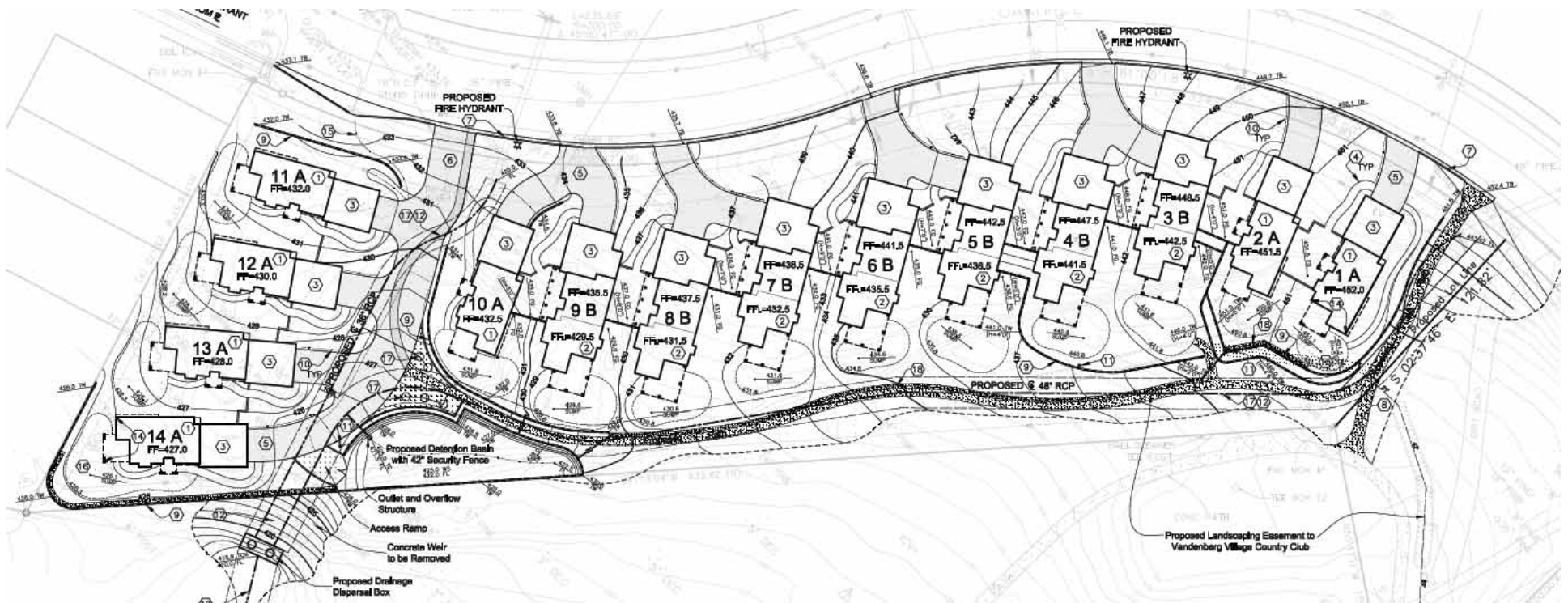
07DVP-00000-00016

November 18, 2008

Previous Tentative Tract Map



Previous Development Plan





Requested Redesign

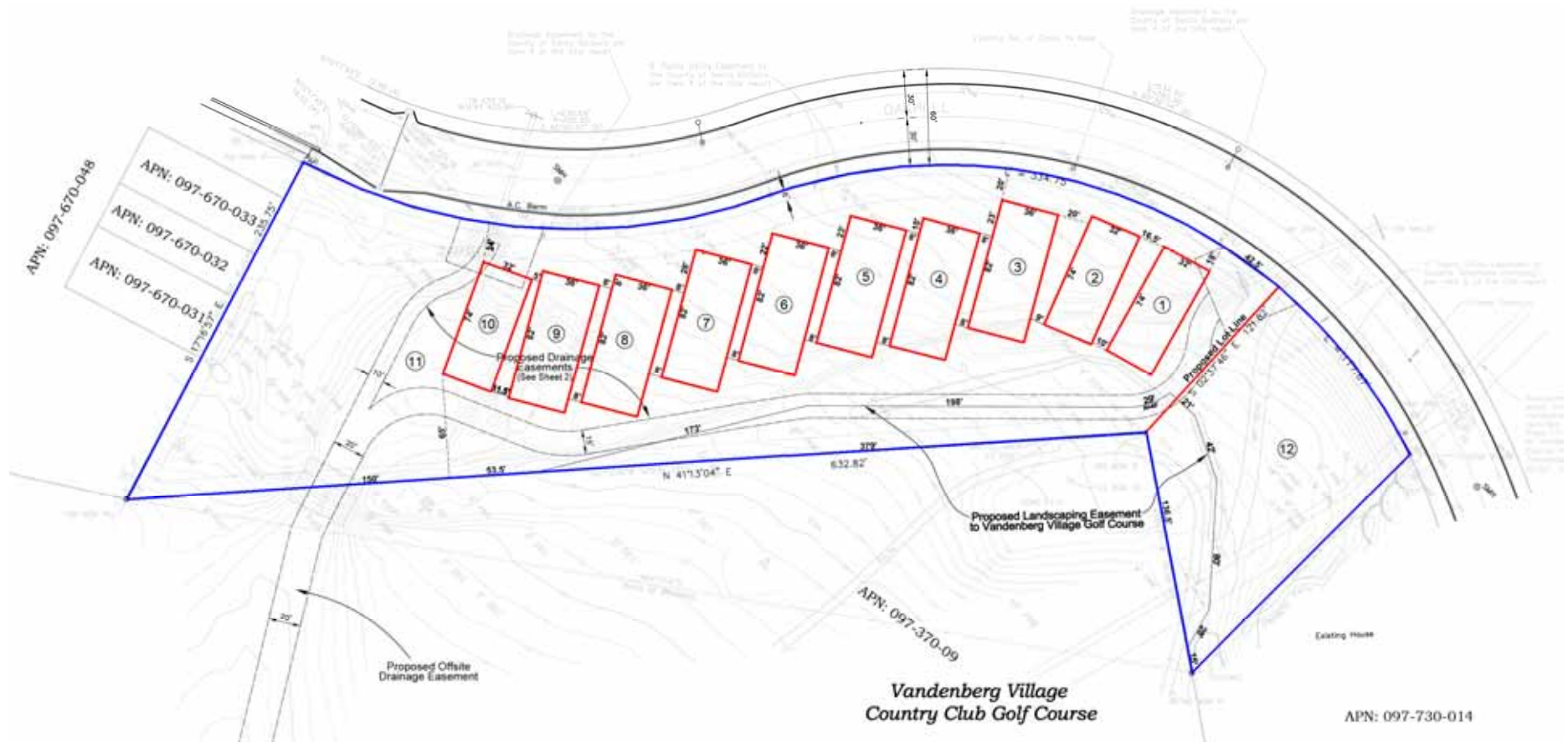
- The Board Requested:
 - Remove the four westernmost proposed residences.
 - Develop a pocket park which is accessible to the public.
 - Add visitor parking spaces.
 - Resolve shared driveway parking conflicts.



Proposed Redesign

- Project redesigned as follows:
 - Four units and corresponding lots have been removed.
 - A 21,990 square foot passive recreation area has been added.
 - Three visitor parking spaces have been added.
 - Each shared driveway has been widened by 2-feet allowing two cars to be parked in each unit's driveway.

Revised Tract Map

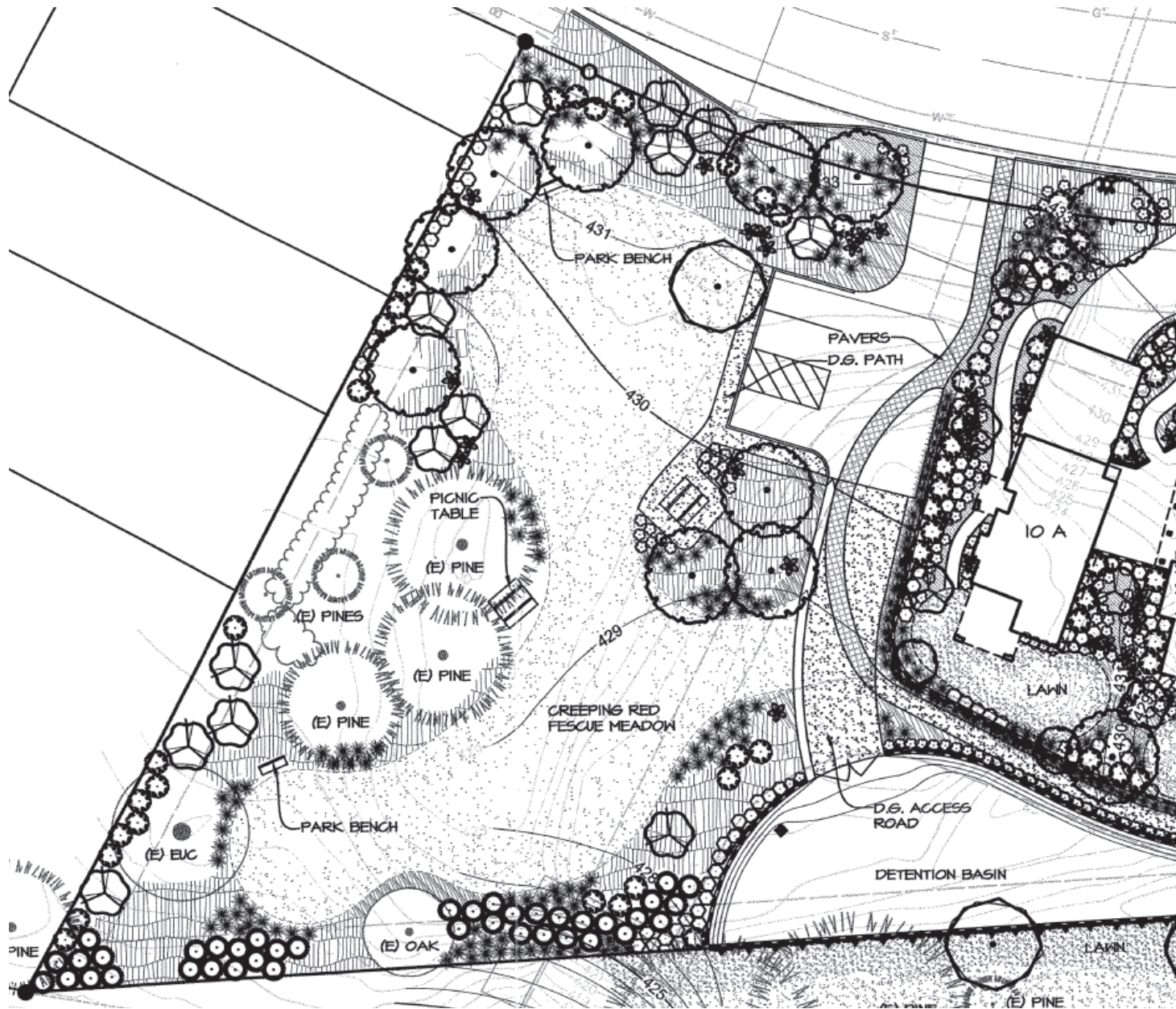
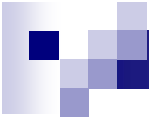


Revised Site Plan



Revised Landscape Plan







Revised Documents

- Documents revised to address redesign:
 - Findings for Approval
 - Final Mitigated Negative Declaration
 - Project Conditions of Approval
 - Revised Exhibits



Effects of Redesign

- All aspects of grading (cut, fill, and import) have been reduced.
- Project density for the Planned Unit Development is now 4.7 units per acre.



Site Statistics

- Building Area- 19,244 s.f. (18.8%)
- Parking and Driveways- 8,429 s.f. (8.2%)
- Public Recreation Area- 21,990 s.f. (21.5%)
- Other Landscaped Area- 52,702 s.f. (51.5%)



End of Presentation