



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: September 13, 2011
Placement: Departmental
Estimated Time: 30 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, PhD. (568-2085)
Director Planning and Development
Contact Info: Doug Anthony, Deputy Director (568-2046)
Development Review – North
SUBJECT: Terrace Villas

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors consider the Planning Commission's recommendation of approval for the Terrace Villas Project (Case Nos. 09GPA-00000-00005, 10RZN-00000-00003, 10DVP-00000-00011, 10TRM-00000-00003/TM 14,770, 10RDN-00000-00007); Assessor Parcel Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road Intersection, and 1,800 feet west of U.S. Highway 101, commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District, and take the following actions:

1. Make the required findings for the project specified in Attachment A of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of this Board Letter, including CEQA findings.
2. Adopt the Negative Declaration, 11NGD-00000-00007, included as Attachment C of Attachment 4 (Planning Commission Staff Report dated April 22, 2011) of this Board Letter, and adopt the mitigation monitoring program contained in the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of this Board Letter.

3. Adopt an Ordinance to approve a rezone (10RZN-00000-00003), included as Attachment 1 of this Board Letter, changing the zone district on the subject parcels from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).
4. Adopt a Resolution to approve a Comprehensive Plan Amendment (09GPA-00000-00005), included as Attachment 2 of this Board Letter, changing the Land Use Designation on the subject parcels from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6).
5. Approve the projects, (09GPA-00000-00005, 10RZN-00000-00003, 10DVP-00000-00011, 10TRM-00000-00003/TM 14,770, and 10RDN-00000-00007), subject to the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of this Board Letter.

Summary Text:

A. Project Description

Hearing on the request of Frances Romero of Urban Planning Concepts, LLC, agent for Western Sky Development, owner, for approval of: 1) a General Plan Amendment (09GPA-00000-00005); 2) a Rezone (10RZN-00000-00003); 3) a Tract Map (10TRM-00000-00003); 4) a Development Plan (10DVP-00000-00011); and 5) a Road Naming (10RDN-00000-00007) under the provisions of Chapter 21 and the Santa Barbara County Land Use & Development Code (LUDC). Approval of the proposed project would result in the reconfiguration of 5.39 acres comprised of 18 parcels (17 residential and 1 open space previously approved under TM 14,330 prior to adoption of the Orcutt Community Plan) to 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. Additional details pertaining to each component of the proposed project is as follows:

General Plan Amendment (09GPA-00000-00005): An amendment to the Orcutt Community Plan Land Use Designations Map changing the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).

Rezone (10RZN-00000-00003): An amendment to the LUDC zoning map to rezone the subject parcels to SLP (Small Lot Planned Development) from the existing DR-3.3 (Design Residential, 3.3 units/acre) zone designation in order to accommodate the proposed number of uniformly-sized lots while still providing open space protection of slopes onsite.

Tract Map (10TRM-00000-00003/TM 14,770): A Tentative Tract Map creating 20 legal lots from the existing 18 lot Terrace Ranch Subdivision (currently undeveloped but previously recorded under TM 14,330). The newly created lots would consist of 16 single family lots ranging in size from 7,555 sq. ft. to 11,080 sq. ft., an open space/detention basin of approximately 21,727 sq. ft., common lot/road of approximately 39,999 sq. ft., and additional open space areas of 17,428 sq. ft. Water services would be provided by the Golden State Water Company (pre-1997 individual meters). Sanitary services would be provided by the Laguna County Sanitation District. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road.

Final Development Plan (10DVP-00000-00011): Approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the development of 16 single-family custom homes (in conformance with approved design guidelines), tract grading, installation of tract roads, public services and utilities, common open space, and landscaping. Design Guidelines for the build-out of individual lots would address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, landscaping, irrigation, walls and fences, and fire prevention.

Grading for tract development, including roads, and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The detention basin area would include a tot lot for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten-foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat.

Road Naming (10RDN-00000-00007): Approval to name the proposed access road “Tuscan Way” under the provisions of LUDC Section 35.76.050. “Tuscan Way” has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff’s Dispatch, and the Office of the County Surveyor.

B. Planning Commission Action

At the Planning Commission hearing of July 20, 2011, the Commission voted 4-1 (Brooks no) to recommend that your Board approve the proposed project. No public speakers commented on the project at the Planning Commission hearing.

C. Issue Summary

The Terrace Villas project site is approximately 5.39-acres, and is located within the Orcutt Community Plan area. The project site is located in an area of Orcutt which is characterized by residential development. An existing mobile home park is located north and east of the project site. The Cimarron Estates, Jensen’s Crossing, Cobblestone Creek, and Mesa Verde subdivisions are located west of the project site.

On April 12, 1994, and prior to the adoption of the Orcutt Community Plan, the Terrace Ranch tract map was approved by the Board of Supervisors for the project site. This tract map subdivided the 5.39-acres into 21 parcels ranging in size from 1,400 to 88,170 sq. ft. The tract map was recorded on April 18, 2008. To date, no development has occurred. The subject tract was recently acquired by the current property owner who is now requesting to re-design the tract, allowing for the construction of 16 custom single-family homes. This request includes a General Plan Amendment (GPA) to change the land-use designation on the 5.39-acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre).

GPA’s must be found to be “in the public interest”, in order to be approved. The proposed GPA was reviewed by the Planning Commission for initiation on January 20, 2010, and April 14, 2010. At the January 20, 2010 hearing, staff recommended against initiation because the proposed intensity of grading did not meet hillside/ridgeline policies of the Comprehensive Plan, and the project lacked

Terrace Villas

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amenities beyond what the existing tract map offered. During this hearing, the Commissioners discussed possible re-design options, but did not reach a consensus regarding GPA initiation.

At the April 14, 2010 hearing, staff recommended in favor of GPA initiation because the applicant revised the project to include additional amenities in the project's design including recreational open space amenities, landscaped buffer areas, grading plans which take into account the existing topography of the site, and optimum access. These amenities result in improvements to the existing recorded Terrace Ranch Tract Map which results in an overall benefit to the public. Based on these revisions, the Commission voted 4-1 (Brooks no) to initiate the GPA.

Following initiation, the proposed project returned to the Planning Commission on May 11, 2011 (see attachment 4) where it was continued to the July 20, 2011 Planning Commission hearing. At the Planning Commission hearing of July 20, 2011, the Commission voted 4-1 (Brooks no) to recommend that your Board approve the proposed project.

Fiscal and Facilities Impacts:

The costs to process the project up to approval by the Planning Commission were borne by the applicants through the payment of processing fees, and budgeted on page D-316 of the FY 2011-2012 budget book (permitting and compliance under use of funds summary).

Special Instructions: The Clerk of the Board shall forward a copy of the minute Order to the Planning and Development Department, Hearing Support Section, Attention: David Villalobos. The Planning and Development Department will prepare the final action letter and notify all interested parties of the Board of Supervisors' final action.

Attachments

1. Rezone Ordinance
2. Comprehensive Plan Amendment Resolution
3. Planning Commission Action Letter dated July 25, 2011
4. Planning Commission Staff Report dated April 22, 2011

Authored by:

Dana Carmichael, Planner, 934-6266

Development Review Division – North, Planning and Development Department

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