



# **Capital Pacific Homes Appeal of the Planning Commission's Denial of the Old Mill Run Recorded Map Modification**

**Case No. 08APL-00000-00011**

**Santa Barbara County Board of Supervisors  
May 27, 2008**

Staff: Dana Carmichael





**Project Site  
Location**

**Blosser Road**

**Clark Avenue**

**HWY 135**





**Project Site**



# Project Description

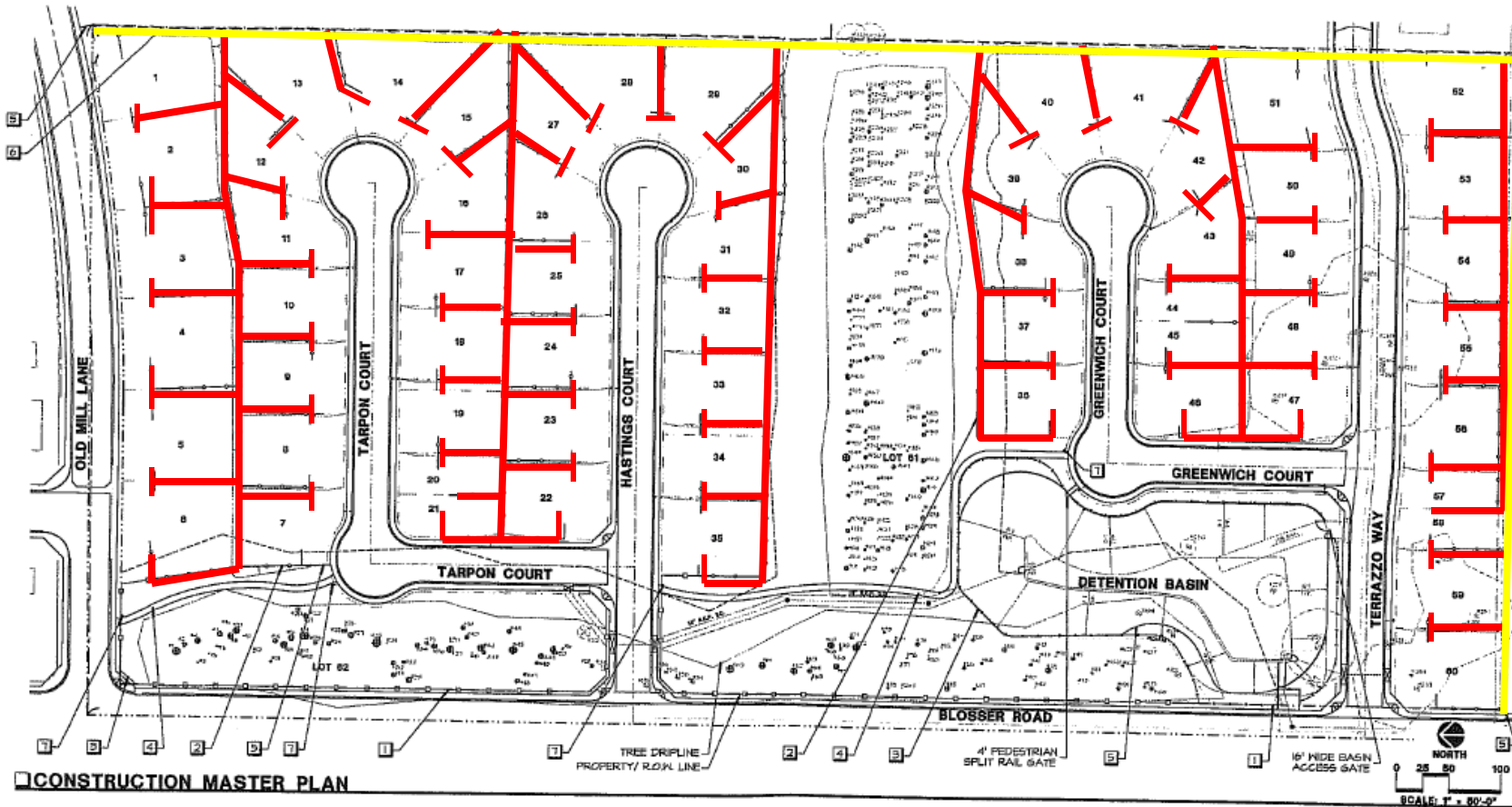


## ❖ **Condition # 69 from TM 14,532 currently states:**

❖ “Side and rear yard fencing types and materials shall be of masonry materials and shall be reviewed and approved including the design by the Board of Architectural Review prior to approval of land use permits.”

## ❖ **Request to modify condition #69 as follows:**

❖ “Side and rear yard fencing types and materials shall be of wood fencing and shall be reviewed and approved including the design by the Board of Architectural Review prior to zoning clearance.”



**CONSTRUCTION MASTER PLAN**

CONSTRUCTION LEGEND				
ITEM #	SYMBOL	DESCRIPTION	QUANTITY	DETAIL REF / PAGE NUMBER
1		3' VINYL SPLIT RAIL FENCING	± 1,269 LIN. FT.	DA-7
2		6' WOODEN FENCE	± 6,711 LIN. FT.	AA-7
3		4' VINYL SPLIT RAIL FENCING	± 1,269 LIN. FT.	CA-1
4		BARK PATH	± 2,209 LIN. FT.	FA-7
5		CONCRETE MONSTRIP	± 1,024 LIN. FT.	6A-25
6		6 FT. SLIPSTONE MASONRY WALL, ACCESS IN COLOR	± 1,944 LIN. FT.	BA-7
7		TRAIL SIGNAGE AT TRAIL HEADS	4 SIGNS	EA-7

**— Location of Proposed Wood Fencing (6' high)**

**— Masonry Walls to remain (6' high)**



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**OLD MILL RUN**

KEY SITE 20  
 ORCUTT, CA

Client:  
**CAPITAL PACIFIC HOMES**  
 4050 CALLE REAL  
 SUITE 200-B  
 SANTA BARBARA, CA 93110  
 (805) 692-2006

Rev	Description	Date
7	REVISION DESIGN	01.14.09
6	CLARIFY COMMENTS	03.28.07
5	RFD CLARIFICATIONS	01.28.07
4	COUNTY EDWARDS	10.31.05
3	MARK EDWARDS	03.15.05
2	SUFFOLY CORRECTIONS	08.31.05
1	COUNTY EDWARDS	07.05.05

**CONSTRUCTION MASTER PLAN**

Project No.	Date
24088	08.30.06

# Recorded Map Modification Required Findings



- ❖ Finding (1) under Section 21-15.9(h) of the Subdivision Regulations states:
  - ❖ “There are necessary changes in circumstances that make any or all of the conditions of such a recorded final or parcel map, lot split plat or lot line adjustment no longer appropriate or necessary.”
  
- ❖ As there have not been any changes to the site, its surroundings or circumstances, staff was unable to make this finding and therefore is recommending denial of the proposed project.

# Recommendations and Procedures



- ❖ Adopt the required findings for the project specified in the Planning Commission action letter dated March 5, 2008.
- ❖ Deny the appeal, 08APL-00000-00011, thereby upholding the Planning Commission's denial of 07RMM-00000-00006
- ❖ Grant de novo denial of Case No. 07RMM-00000-00006 subject to the findings specified in the Planning Commission action letter and attachments dated March 5, 2008.