



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 &
Development
Department No.: 053
For Agenda Of: 8/09/2011
Placement: Set Hearing
Estimated Tme: 30 min. on 9/13/11
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, PhD., Director, 568-2085
Director(s) Planning and Development
Contact Info: Doug Anthony, Deputy Director, 568-2046
Development Review Division – North County

SUBJECT: Terrace Villas

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

Set a hearing for September 13, 2011 to consider the Planning Commission's recommendation for approval of 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 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. At the September 13, 2011 hearing, the Board of Supervisors action should include the following:

1. Make the required findings, including CEQA findings, for the project.
2. Adopt the Negative Declaration (11NGD-00000-00007) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Adopt an ordinance to approve a rezone (10RZN-00000-00003) 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), 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, 10RDN-00000-00007) subject to the conditions of approval.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on September 13, 2011. The notice shall appear in the Santa Maria Times (labels attached). The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention: David Villalobos.

Authored by: Dana Carmichael, Planner, 934-6266