



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: 11/18/08  
Placement: Departmental  
Estimated Tme: 30 minutes  
Continued Item: Yes  
If Yes, date from: 10/28/08  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department John Baker, Director  
Director(s) (805) 568-2085  
Contact Info: Zoraida Abresch, Deputy Director  
(805) 934-6585  
**SUBJECT:** Consider the Request for a General Plan Amendment, Zoning Map Amendment, Tentative Parcel Map, and Development Plan to allow a twelve lot subdivision and the construction of ten detached townhomes and 21,990 square foot public park, located in the Vandenberg Village Area.

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**County Counsel Concurrence**

As to form: N/A

**Other Concurrence:** N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

1. Adopt the required findings for approval of the project included as Attachment A, including CEQA findings.
2. Consider and approve the Mitigated Negative Declaration No. 08NGD-00000-00011 (included as Attachment B) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Adopt a Comprehensive Plan Amendment (Case No. 06GPA00000-00009) to change the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and to change the land use designation of 0.47 acres from Recreation/Open Space to Residential-1.8 for APN 097-730-021, amending the Santa Barbara County Comprehensive Plan Land Use Element, Lompoc Urban Area Land Use Designations (Draft Resolution included as Attachment C).

4. Adopt by Ordinance a Zoning Map Amendment Case Number 07RZN-00000-00009 for a Zoning Map Amendment to change the Land Use and Development Code's zone district for 2.35 acres from Recreation to Design Residential (DR-6), and to change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1) for APN 097-730-021, amending the Inland Zoning Map for the Lompoc Urban Area Zones (Draft Ordinance included as Attachment D).
5. Approve 07TRM-00000-00003 for a Tentative Tract Map in accordance with County Code Chapter 21 to subdivide a 2.82 acre site and create 12 new parcels: Lot Numbers 1, 2, and 10 at 2,368 s.f. each; Lot Numbers 3-9 at 2,952 s.f. each; Lot 11 at 74,637 s.f.; and Lot 12 at 20,478 s.f.; subject to the conditions included in Attachment E-1.
6. Approve 07DVP-00000-00016 for a Development Plan under the provisions of the DR zone district and in compliance with Land Use Development Code section 35.82.080 to develop 10 two-story, residential units and a 21,990 square foot public park subject to the conditions included in Attachment E-2.

The application involves AP No. 097-730-021 located on Oakhill Drive, in the Vandenberg Village area, 3rd Supervisorial District.

Refer back to staff for appropriate findings and conditions if the Board of Supervisors takes other than the recommended action.

**Summary Text:**

The project includes the request for a General Plan Amendment, Zoning Map Amendment, Tentative Parcel Map, and Development Plan to create a 12-lot subdivision and develop 10 detached townhomes in Vandenberg Village. The proposed General Plan Amendment would change the County's Comprehensive Plan Land Use Designation of 2.35 acres of the site from Recreation/Open Space to Residential-8.0 and would change the land use designation of 0.47 acres of the site from Recreation/Open Space to Residential-1.8. The proposed Zoning Map Amendment would change the Land Use and Development Code's zone district for 2.35 acres from Recreation to Design Residential (DR-6), and would change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1). The requested Tentative Tract Map would result in the subdivision of a 2.82 acre site and create 12 new parcels: Lot Numbers 1, 2, and 10 at 2,368 s.f. each; Lot Numbers 3-9 at 2,952 s.f. each; Lot 11 (Common Open Space) at 74,637 s.f.; and Lot 12 at 20,478 s.f. The requested Development Plan would allow construction of 10 two-story, residential units varying in size from 2,657 square feet to 2,949 square feet, and a 21,990 square foot public park.

**Background:**

At its regular hearing of October 28, 2008 the Board requested that the subject project be revised to eliminate four residences and include visitor parking as well as an area for passive public recreation. As requested, the project has been revised to eliminate four of the proposed townhomes and now includes three visitor parking spaces (one of which is handicap accessible) and a 21,990 square foot public park. All of the attached documents have been revised to include this new project description.

At the regular Planning Commission meeting of September 10, 2008, staff recommended that the County's Planning Commission recommend that the Board of Supervisors approve the project. (See Attachments A&B for the staff report and staff memorandum to the Planning Commission) However, the Planning Commission's motion supporting staff's recommendation failed to pass (by a vote of 2-3). Instead, the Planning Commission, by a vote of 3-2, continued the project for two weeks (to the hearing of September 24, 2008) so that staff could prepare findings for a recommendation of denial.

During its hearing of September 10, 2008, the Planning Commission concluded that the required findings for approval of the requested General Plan Amendment could not be made as such an action would not be in the interest of the public. The Commission stated that amending the Comprehensive Plan in a manner which would convert 2.82 acres of land designated for Recreation/Open Space to Residential land use should only be done in the context of either a Community Plan for the Lompoc Valley or as part of a comprehensive update to the County's General Plan. Therefore, at its regular hearing of September 24, 2008, the Commission approved a motion (3-0-1, Blough abstained, Brown absent) recommending that the Board of Supervisors deny the proposed project. Attachment D, the Planning Commission Action Letter, includes the Planning Commission's findings supporting denial of the project.

If the Board agrees with the Planning Commission's recommendation and subsequently denies the project, the approval of an environmental document is no longer necessary. In accordance with CEQA Section 15270, the California Environmental Quality Act does not apply to projects which are disapproved by the lead agency.

**Fiscal and Facilities Impacts:**

All costs of permit processing are reimbursed by the project applicant. Costs to process this application are fully reimbursed by the applicant per the department's adopted fee schedule. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-305 of the adopted 2008 – 2009 fiscal year budget. There are no facilities impacts. The costs to process this project are borne by the applicant.

**Special Instructions:**

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: David Villalobos, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

**Attachments:**

Attachment A: Findings for Approval

Attachment B: Final Mitigated Negative Declaration

Attachment C: Draft Comprehensive Plan Amendment Resolution

Attachment D: Draft Zoning Map Amendment Ordinance and Exhibit A

Attachment E: Project Conditions

Attachment F: Tentative Tract Map

Attachment G: Preliminary Site Improvement Plan

Attachment H: Conceptual Floor Plans and Elevations

Attachment I: Conceptual Landscape Plans

**Authored by:**

Nathan Eady, Planner III, (805) 943-6261

Development Review Division-North, Planning and Development Department

**cc:** Case File: 06GPA-00000-00009  
Records Management  
John Baker, Director, Planning and Development  
Dianne M. Black, Director Development Services  
Agent/Owner: Mike Stoker, 431 Valley Dairy Road, Buellton, CA 93427  
Rachel VanMulle, Deputy County Counsel  
Nathan Eady, Planner