

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

## Agenda Number:

**Prepared on:** 1/31/02  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** 2/12/02  
**Placement:** Regular  
**Estimate Time:** 30 minutes  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\\GROUP\\Dev\_Rev\\WP\\RZ\\01cases\\01rzn014\\BoS-AgdaLtr-Reg.doc

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**TO:** Board of Supervisors

**FROM:** Steven L. DeCamp, Deputy Director, Development Review, North County  
Planning and Development

**STAFF CONTACT:** John Karamitsos, 934-6255  
Supervising Planner

**SUBJECT:** Case No. 01RZN-00000-00014; Bodrogi Group Rezone

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## Recommendation:

That the Board of Supervisors:

Accept the Planning Commission recommendation and staff recommendation regarding the request of Lisa Bodrogi to consider Case No. 01RZN-00000-00014, a consistency rezone, from Ordinance 661 to Article III, of five agriculturally zoned parcels and take the following actions:

1. Adopt the required findings, including CEQA findings, for the project specified in Attachment 1, Exhibit A (attached).
2. Accept the CEQA 15061 Exemption for APNs 101-050-007 and 129-210-038, included as Attachment 1, Exhibit B (attached).
3. Accept the CEQA 15164 Addendum to 88-EIR-17 for APNs 099-131-023 and 139-250-010, included as Attachment 1, Exhibit C (attached).
4. Adopt the Ordinance to rezone APNs 099-131-023, 101-050-007, 129-210-038, and 139-250-010, amending the Inland Zoning Maps (identified as Board of Supervisors Exhibit Nos. 35-204.110.2, 35-204.50.4, and 35-204.60.2), included as Attachment 1 Exhibit D (attached).
5. Drop action on APN 099-230-030 from the agenda.

## Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

The Planning Commission recommendation of approval involves only two of the five parcels included in the application request. The two parcels recommended for rezoning involve County Agricultural Preserve program issues. The three parcels not included in the Planning Commission recommendation of approval involve parcels for which wineries have been requested under Development Plan applications currently being processed by the P&D. The basis for the elimination of these three parcels from the subject rezone is that the CEQA Exemption cannot apply to the winery parcels because there are pending Development Plan applications.

Subsequent to the Planning Commission hearing, staff has prepared a CEQA Section 15164 Addendum to 88-EIR-17 (Agricultural Element – Phase I). This addendum, included as Attachment 1, Exhibit C, addresses the rezone of APNs 099-131-023 and 139-250-010, two of the parcels eliminated from Planning Commission consideration. These two parcels, known as Braun/Presidio and Plan/Mission Meadows, will be subject to separate CEQA review as part of the Development Plan application processing which would be facilitated by the proposed rezones.

By the time of the subject Board hearing, the third eliminated parcel, APN 099-230-030, known as Casa Cassara, will have been considered by the Planning Commission on February 6, 2002 as part of a combined Rezone/Development Plan application. This project will be scheduled for a Board hearing as a separate item in the near future.

**Mandates and Service Levels:**

Not mandated.

**Fiscal and Facilities Impacts:**

The costs associated with processing of the rezones recommended for approval are billed to the General Fund per prior Board of Supervisor's direction.

**Special Instructions:**

Clerk of the Board shall forward a copy of the Minute Order to Planning and Development Hearing Support Section, Attn: Cintia Mendoza.

Planning & Development will prepare all final action letters and otherwise notify all concerned parties of the Board of Supervisor's final action.

**Concurrence:**

County Counsel

**Attachments:**

1. EXHIBITS:

- A. Findings
  - B. CEQA 15061 Exemption (APNs 101-050-007 and 129-210-038)
  - C. CEQA 15164 Addendum to 88-EIR-17, dated 01/31/02 (APNs 099-131-023 and 139-250-010)
  - D. Draft Ordinance to Article III
2. Planning Commission Staff Report: 01RZN-00000-00014
  3. Planning Commission Action Letter, dated 01/14/02: 01RZN-00000-00014
  4. Public Comments Received: Don Voronaeff letter, dated 12/27/01