

**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: 9/24/02
Department: Planning and Development
Department No.: 053
Agenda Date: October 8, 2002
Placement: Departmental
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TO: Board of Supervisors

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

STAFF CONTACT: Zoraida Abresch, Supervising Planner (x6585)
Brian Foss, Planner (x6259)

SUBJECT: Hearing to consider the Planning Commission's recommendation of approval of the Hansen General Plan Amendment, Rezone, Tentative Parcel Map and Minor Conditional Use Permit 00-GP-011, 00-RZ-008, TPM 14,560 & 01CUP-00000-00156. The application involves Assessor Parcel Number (099-650-017), located approximately 1,000 feet north of State Highway 246, east of Tularosa Road in the Lompoc area, Fourth Supervisorial District.

Recommendation:

That the Board of Supervisors consider the Planning Commission's recommendations regarding case numbers 00-GP-011, 00-RZ-008, 01CUP-00000-00156 and TPM 14,560 and conceptually approve the project as follows:

1. Adopt the required findings for the project specified in Attachment A of the staff report dated June 5, 2002, as revised at the hearing of June 12, 2002, including CEQA findings;
2. Approve Negative Declaration, 02-ND-11 specified in Attachment D of the staff report dated June 5, 2002, and adopt the mitigation monitoring program contained in the conditions of approval;
3. Adopt the Resolution included as Attachment 2 of this Board letter dated September 24, 2002, approving Comprehensive Plan Amendment 00-GP-011, changing the Land Use Designation for the subject parcel on the Comp-5 Land Use Map of the Land Use Element from Rural Ranchette-10 to Rural Ranchette-5;
4. Adopt the Ordinance included as Attachment 3 of this Board letter dated September 24, 2002, approving Rezone 00-RZ-008 rezoning the subject parcel from RR-10 to RR-5;

5. Approve the Tentative Parcel Map project subject to the conditions included as Attachment B of the Planning Commission staff report dated June 5, 2002, as revised at the hearing of June 12, 2002; and
6. Approve the Minor Conditional Use Permit project subject to the conditions included as Attachment C of the Planning Commission staff report dated June 5, 2002, as revised at the hearing of June 12, 2002.
7. Continue the project to the Board of Supervisors hearing on November 12, 2002 for final action.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

At the Planning Commission hearing of June 12, 2002, Commissioner Valencia moved, seconded by Commissioner Tillman and carried by a vote of 5-0 to recommend that the Board of Supervisors approve the request of Daniel Hansen for: 1) an amendment to the Comprehensive Plan Land Use Element Lompoc Area Map by changing the Land Use Designation from Residential Ranchette -10 to Residential Ranchette-5 property zoned RR-10 under Article III; 2) a rezone of 10.01 acres from RR-10 to RR-5 under the provisions of Santa Barbara County Code Chapter 35 of Article III; 3) a minor conditional use permit for a shared water well; and 4) for approval under County Code Chapter 21 to divide 10.01 acres into two (2) parcels of 5.00 and 5.01 acres in the RR-5 zone district under Article III.

General Plan Amendment (00-GP-011)

The Planning Commission found that the comprehensive plan amendment would not change the residential ranchette land use designation of the property. The only intensification of the site would be the potential for one additional single family residence and accessory structures to be constructed on the site. The allowed uses on the site would not be intensified and the development standards, setbacks, height requirements and restrictions would remain the same. The proposed project is consistent with the applicable policies of the Santa Barbara County Comprehensive Plan, as discussed in Section 6.2 of the Staff Report dated June 12, 2002. The subdivision of the ten-acre parcel into two five-acre parcels would not involve any significant impacts on the environment. Residential development on the five-acre parcels would be compatible with surrounding land uses.

Rezone (00-RZ-008)

The Planning Commission found that the proposed rezone would be in the interest of the general community welfare in that it would allow additional residential development to be constructed in the county which is in need of additional housing opportunities. The surrounding area is developed with

residences on four to eight-acre parcels which is consistent with the proposed project. The project would allow an additional residential ranchette parcel to be developed without subdividing large agricultural parcels or subdividing parcels in an area that is surrounded by much larger parcels that are in agricultural use or used as open spaces.

The Planning Commission found that the request is consistent with good zoning and planning practices. Parcels that range from four to eight acres surround the project parcel on three sides. The rezone would allow the project site to be zoned consistently with the majority of the surrounding parcels while still providing a transition area between the larger ten-acre parcel to and the agricultural parcels to the east. The rezone would not be considered a "spot zoning" due to the surrounding parcel sizes. The rezone would create a more uniform RR-5 zone district and allow the project parcel to have the same regulations and restrictions as the majority of its neighboring parcels. Also, the Rural Ranchette zoning of the site would remain, the allowed uses on the site would not be intensified and the development standards, setbacks, height requirements and restrictions would remain the same. In addition, the project would not require the development of any new public services and all future development could be adequately, safely and appropriately accommodated on the project site.

Tentative Parcel Map (TPM #14,560)

The Planning Commission recommended approval of the tentative parcel map based on the ability to make the required Subdivision Map Act findings and the Chapter 21 Subdivision findings contained in the attached staff report dated June 5, 2002. The tentative parcel map presented to the Planning Commission contained building envelopes which were to contain all future development on the proposed lots in order to protect the native oak trees present on the site. The Planning Commission recommended that "Development Exclusion" areas be identified on the tentative parcel map rather than the building envelopes in order to allow more flexibility to the property owners for future residential development while maintaining protection of the oak trees on the site. Therefore, the tentative parcel map has been revised to include "Development Exclusion" areas as recommended by the Planning Commission. With this change and the implementation of the conditions of approval contained in Attachment B of the staff report dated June 5, 2002 the Planning Commission recommends approval of tentative parcel map #14,560.

Minor Conditional Use Permit (01CUP-00000-00156)

The Planning Commission recommended approval of the minor conditional use permit to allow a shared water well system to serve the proposed lots along with an adjacent property located at 1728 Tularosa Road (APN 099-650-020). No changes to the conditions of approval or findings required for a minor conditional use permit were recommended by the Planning Commission.

Conclusion

There was no public testimony or controversy raised at the Planning Commission hearing of June 12, 2002 regarding consideration of the proposed Hansen project. The Planning Commission recommended minor changes to the findings, project description and conditions of approval as outlined in the attached Planning Commission Action Letter dated June 20, 2002. Those changes along with the replacement of building envelopes with "development exclusion" areas on the tentative parcel map have been completed. Therefore, staff recommends that the Board of Supervisors conceptually approve the Hansen's request for a General Plan Amendment, Rezone, Tentative Parcel Map and Minor Conditional Use Permit (00-GP-011, 00-RZ-008, TPM 14,560 & 01CUP-00000-00156) and continue the project to the window date for general plan amendment and rezone requests on November 12, 2002 for final action.

Mandates and Service Levels:

Pursuant to Government Code Sections 35-325 of Article III of Chapter 35 (Inland Zoning Ordinance), the project is to be considered by the Planning Commission for an advisory recommendation to the Board of Supervisors, the final decision-maker.

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. Mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant and local agencies expected to provide essential services, shall be done at least ten days prior to the hearing (Government Code Section 65091).

Fiscal and Facilities Impacts:

No fiscal impact associated with this request is expected. All cost of permit processing are the responsibility of the project applicant.

Special Instructions:

The 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:

Hansen Project
Agenda Date: October 8, 2002
Page 5

Staff Report to Planning Commission dated June 5, 2002
Board Resolution (Case # 00-GP-011)
Board Ordinance (Case #00-RZ-008)
Planning Commission Action letter dated June 20, 2002

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