

**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:** 2/28/02  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** 3/12/02  
**Placement:** Regular  
**Estimate Time:** 30 minutes  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** F:\GROUP\Dev\_Rev\WP\Dp\00\_cases\00dp033\BoS-AgdaLtr-Reg.doc

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**TO:** Board of Supervisors

**FROM:** John Patton, Director  
Planning and Development

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

**SUBJECT:** Case No. 01-RZ-003 / 00-DP-033; Casa Cassara Winery Development Plan & Rezone;  
Located at 7661 Santos Road, Lompoc Area; Third Supervisorial District

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**Recommendation:**

That the Board of Supervisors:

- A. Accept the Planning Commission recommendation regarding the request of Lisa Bodrogi to consider Case Nos. 01-RZ-003 and 00-DP-033 and take the following actions:
  - 1. Adopt the required findings, including CEQA findings, for the project contained in the P/C Action letter, specified in Attachment A (attached).
  - 2. Accept the CEQA Negative Declaration contained in the P/C Staff Report included as Attachment B (attached).
  - 3. Adopt the Ordinance to rezone APN 099-230-030, amending the Inland Zoning Maps identified as Board of Supervisors Exhibit No. 35-204.110.1, included as Attachment C (attached).
- B. Grant the Appeal to the Board of Supervisors fee waiver requested by Lisa Bodrogi in a letter to the Clerk of the Board, dated 01/16/02, included as Attachment D (attached).

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

**Alignment with Board Strategic Plan:**

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

**Executive Summary and Discussion:**

On February 6, 2002, the Planning Commission recommended, by a 5-0 vote, that the Board of Supervisors approve the Casa Cassara Winery RZ and DP. The rezone component of this project was originally included in the Bodrogi Group Rezone (01RZN-00000-00014), but its withdrawal from the agenda was acknowledged by the Board at the February 12, 2002 hearing; the withdrawal was requested in order to process the RZ with the DP. At the February 12 hearing, the Board directed that the requested waiver of the \$2,000 appeal fee be considered as part of the Casa Cassara project.

**Mandates and Service Levels:**

Pursuant to County Code Chapter 35, Article III (Inland Zoning Ordinance), Sections 35-317.2.4, 35-325, and 35-292d, the project was considered by the Planning Commission for an advisory recommendation to the Board of Supervisors, the final decision-maker.

**Fiscal and Facilities Impacts:**

All costs of permit processing of 00-DP-033 are the responsibility of the project applicant. The costs associated with processing of the winery rezone, 01-RZ-003, are billed to the General Fund per prior Board of Supervisor's direction. There are no facilities impacts.

**Special Instructions:**

Clerk of the Board shall complete noticing in the Santa Barbara News-Press and shall complete the mailed noticing for the project at least ten (10) days prior to the hearing (mailing labels are attached).

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:**

- A. Planning Commission Action Letter, dated February 11, 2002
- B. Planning Commission Staff Report, dated January 25, 2002
- C. Draft Ordinance to Article III
- D. Lisa Bodrogi letter to the Clerk of the Board, dated 01/16/02