

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 07/06/06
Department Name: Planning & Development
Department No.: 053
Agenda Date: 07/18/06
Placement: Administrative
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TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Zoraida Abresch (934-6585)
North County Development Review Division

SUBJECT: Set Hearing to consider the Santa Ynez Valley Equestrian Center
Conditional Use Permit and Rezone

Recommendation:

That the Board set a **August 8, 2006** hearing date to consider the Planning Commission's June 22, 2006 recommendation for approval of case numbers 03CUP-00000-00061 and 06RZN-00000-00004 for a Conditional Use Permit and zoning change. The application involves APNs 141-460-009, 010, 011, located at the corner of Mesa Verde and Refugio Roads in the community of Santa Ynez, Third Supervisorial District.

1. Adopt the required findings for 06RZN-00000-00004 and 03CUP-00000-00061, specified in Attachment A of the Planning Commission action letter dated June 22, 2006, including CEQA findings;
2. Accept the Exemption pursuant to CEQA Sections 15301, 15303, 15304, included as Attachment B of the Planning Commission staff report dated June 8, 2006;
3. Approve 03CUP-00000-00061 subject to the conditions, included as Attachment C of the Planning Commission action letter dated June 22, 2006; and
4. Adopt the Ordinance included as Attachment D of this Board Letter dated July 6, 2006, approving Rezone 06RZN-00000-00004, rezoning 141-460-009,-010,-011 from 40-AL-O to AG-II-40.

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 June 22, 2006 the Planning Commission recommended (by a vote of 5-0) that your Board approve the conditional use permit and rezone to AG-II-40 (Agriculture II) requested by the Santa Ynez Valley Equestrian Association with condition changes and additions addressing dust suppression, and night lighting noted in the attached Planning Commission action letter (Attachment C). The approximately 23 acre parcel is currently zoned 40-AL-0 and has an existing non-profit equestrian facility that holds a maximum of 40 special events annually on site. The site is surrounded by developed agricultural land.

Background:

The proposed project would validate an existing daily use of a commercial (non-profit) stable, riding and boarding facility with a maximum of 40 annual special events pursuant to Sec. 35-315.5.2.u. of Article III (Inland Zoning Ordinance) of Chapter 35 of the County Code. A zoning violation was recorded in July, 2003 in relation to the events held at the facility and the loudspeaker noise resulting from these events. The location of the speakers was adjusted and no further complaints have been received. The approximately 23 acre property is owned and operated by the Santa Ynez Valley Equestrian Association, Inc., a non-profit public benefit corporation. Due to the non-profit, volunteer nature of the project the time limit to obtain a Land Use Permit has been extended to 36 months (Attachment A, Condition No.5).

The proposed project encompasses the activities of an existing equestrian facility which has provided arena and riding facilities for use by its approximately 400 members for more than 40 years. Approximately six members and their horses use the facility on a daily basis. It houses six horses utilized by a therapeutic riding program for sessions held three to four days each week for approximately six riders and their attendants. The facility would also host 39 equestrian events annually with a maximum attendance of 100 people and one (1) fund raiser attended by approximately 200 people.

The proposed events would be conducted between April and October annually and would be divided into two categories (with an additional ten (10) events not currently scheduled, to be determined in the future limited to not more than 100 attendees – estimated to be 75% participants 25% other attendees):

1. Events with humans and horses, to include:

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|--------------------------------|-----------------|
| Three (3) Horsemanship Clinics | (15 attendees) |
| Four (4) Western Shows | (60 attendees) |
| Four (4) Reining Shows | (60 attendees) |
| Three (3) Dressage Shows | (50 attendees) |
| Four (4) Jumping Shows | (100 attendees) |
| One (1) Fundraiser | (200 attendees) |

2. Events with humans and horses that require importation of cattle (*number approximately equal to number of horses)

Four (4) Cutting Shows	(60 attendees)
Four (4) Team penning	(50 attendees)
Three (3) Team Sorting	(50 attendees)

A new arena and parking area on a flat mesa in the northwest corner of the property for events requiring cattle are proposed in the future pending the raising of the necessary construction funding. Grading for these projects would be minimal.

The proposed Consistency Rezone would facilitate the continuation and intensification of appropriate agricultural uses on the subject parcels. Ordinance 661-zoned parcels seeking approval of a discretionary permit application are rezoned to an agricultural designation under the current Article III Zoning Ordinance. Ordinance 661 is an outdated Zoning Ordinance that is still in effect for some of the rural areas of the County. Although the majority of the Ordinance was repealed in 1984, the agricultural zone districts (e.g., AG, AL, and U) remain in effect and govern the permitted and conditionally permitted uses of property that remains zoned under Ordinance 661 (Attachment A). The cost of the rezone are not being charged to the applicant.

Mandates and Service Levels:

The Rezone was considered by the Planning Commission based upon County Code Chapter 35, Article III (Inland Zoning Ordinance), Section 35-325.4.3.a, which states: *“The Planning Commission’s action shall be transmitted to the Board of Supervisors in the form of a written recommendation, which shall include the reasons for such recommendation.”*

The Major Conditional Use Permit is being considered along with the Consistency Rezone request based upon County Code Chapter 25, Article III, Section 35-292d of, which states: *“When two or more discretionary applications are submitted that relate to the same development project and the individual applications would be under the separate jurisdiction of more than one decision-maker, all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction as follows in descending order: a. Board of Supervisors, b. Planning Commission c. Zoning Administrator d. Director.”* Therefore, the final decision-maker for both applications will be the Board of Supervisors.

Pursuant to Government Code Sections 65455 and 65096, a notice shall be published in at least one newspaper of general circulation at least 10 days prior to the hearing. Pursuant to Government Code Section 65091, shall be mailed to property owners within 300 feet of the project’s property boundaries.

Fiscal and Facilities Impacts:

The cost associated with processing the Conditional Use Permit is reimbursed by the applicant per the department’s adopted fee schedule. The Consistency Rezone costs are borne by the Department per Board direction.

Permit revenues are budgeted in the Permitting and Compliance Division of the Development Review North Division, on page D-294 of the adopted 2006-07 fiscal year budget. 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 August 1st hearing (mailing labels attached).

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

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

Concurrence: n/a

ATTACHMENTS:

- A. Planning Commission Staff Report dated June 8, 2006
- B. Staff Memo to Planning Commission dated June 21, 2006
- C. Planning Commission Action Letter dated June 22, 2006
- D. Rezoning Ordinance 06RZN-00000-00004

Prepared by: Shelly Ingram, Planner