



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
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TO THE HONORABLE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION  
HEARING OF DECEMBER 13, 2017

**RE: *Oak Hills Estate Rezone, Vesting Tentative Tract Map, Development Plan and Road Naming Application; 15RZN-00000-00002, 15TRM-00000-00001/TM 14,180, 15DVP-00000-00001, 17RDN-00000-00006***

Hearing on the request of David Swenk, agent for Oak Hills Estate, LLC, owner, to consider the applications below, which are necessary to develop the proposed Oak Hills Estate residential project:

- a) **15RZN-00000-00002** [application filed on February 4, 2015] proposing to amend the County Zoning Map in compliance with Section 35.104 of the Land Use and Development Code to rezone 16.88 acres from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8);
- b) **15TRM-00000-00001** [application filed on February 4, 2015] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 16.88 acres into 29 single-family lots ranging in size from approximately 9,269 square feet to 14,837 square feet; and one 9.45-acre open space lot for common open space, drainage features, private roads, and existing easements;
- c) **15DVP-00000-00001** [application filed on February 4, 2015] for approval of a Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the future development of 29 single-family residences within the DR-1.8 zone district;
- d) **17RDN-00000-00006** [application filed November 13, 2017] for approval of the naming of the project site's private access roads in compliance with Chapter 35.76 of the County Land Use and Development Code; and

certify the Final Environmental Impact Report (17EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant unavoidable effects are anticipated in the following environmental issue area: aesthetics (project specific and cumulative). Potentially significant but mitigable impacts are identified in the issue areas of aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, public services and utilities, transportation and circulation, and fire protection. The Final EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria. Please

contact the project planner, Steve Rodriguez, in advance at 805-682-3413 to ensure that project materials will be available. The Final EIR is also available for review online at the Planning and Development website <http://www.sbcountyplanning.org/projects/15RZN-00002OakHills/FEIR.cfm>. The application involves Assessor's Parcel Number 097-371-010, located north of Oak Hill Drive in Vandenberg Village, approximately six miles north of the city of Lompoc, Third Supervisorial District.

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Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of December 13, 2017, the Planning Commission voted 4 to 0 (St. John absent) to adopt a resolution recommending that the Board of Supervisors deny an ordinance for Case No. 15RZN-00000-00002, rezoning the project parcel from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8);

Commissioner Ferini moved, seconded by Commissioner Blough and failed by a vote of 2 to 2 (Cooney, Brown no; St. John absent) to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report dated November 15, 2017, including CEQA findings;
2. Recommend that the Board of Supervisors certify the Final Environmental Impact Report (17EIR-00000-00001) and adopt the mitigation monitoring program contained in the conditions of approval;
3. Adopt a resolution recommending that the Board of Supervisors approve and adopt an ordinance for Case No. 15RZN-00000-00002, included as Attachment E of the staff report dated November 15, 2017, rezoning the project parcel from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8);
4. Recommend that the Board of Supervisors approve a Vesting Tentative Tract Map (15TRM-00000-00001/TRM 14,180) subject to the conditions included as Attachment B.1 of the staff report dated November 15, 2017, as revised at the hearing of December 13, 2017;
5. Recommend that the Board of Supervisors approve a Development Plan (15DVP-00000-00001) for the future development of 29 single family residences within the DR-1.8 zone district subject to the conditions included as Attachment B.2 of the staff report dated November 15, 2017; and
6. Recommend that the Board of Supervisors approve case No. 17RDN-00000-00006 subject to the conditions included as Attachment B.3 of the staff report November 15, 2017.

Sincerely,



Dianne M. Black  
Secretary Planning Commission

cc: Case File: 15RZN-00000-00002, 15TRM-00000-00001/TM 14,180, 15DVP-00000-00001, 17RDN-00000-00006  
Planning Commission File  
Dianne M. Black, Assistant Director  
Owner: Gary Blake, Oak Hill Estate, LLC, 3130 Skyway Drive, Suite 601, Santa Maria, CA 93455

Agent: David Swenk, Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, CA 93455  
Engineer: RRM Design Group, 3765 S. Higuera Street, Suite 102, San Luis Obispo, CA 93401  
Jenna Richardson, Deputy County Counsel  
Steve Rodriguez, Planner

**Attachments:            Planning Commission Resolution for Rezone**

DMB/dmv

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