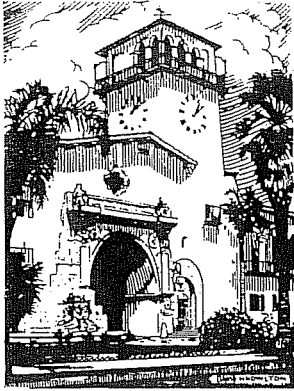


ATTACHMENT H

COUNTY OF SANTA BARBARA
CALIFORNIA



PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF JULY 15, 2009

RE: *Santa Ynez Valley Community Plan Adoption; 09GPA-00000-00001, 09GPA-00000-00002, 09RZN-00000-00007, 09ORD-00000-00010*

Hearing on the request of the Planning and Development Department to consider Case Nos. 09GPA-00000-00001, 09GPA-00000-00002, 09RZN-00000-00007 and 09ORD-00000-00010 and recommend that the Board of Supervisors:

- 1) Amend the Santa Barbara County Comprehensive Plan through adoption of the Santa Ynez Valley Community Plan (SYVCP), which entails specific map and text amendments to the Land Use Element and Circulation Element of the Santa Barbara County Comprehensive Plan, and map and text amendments to the Land Use and Development Code, Chapter 35 – Zoning, of the Santa Barbara County Code; and
- 2) Certify the Santa Ynez Valley Community Plan Final EIR (08-EIR-4) as adequate environmental review for Case No. 09GPA-00000-00001, 09GPA-00000-00002, 09RZN-00000-00007 and 09ORD-00000-00010 pursuant to the State Guidelines for implementation of the California Environmental Quality Act (CEQA). As a result of this plan, significant and unavoidable effects on the environment are anticipated regarding land use compatibility, fire protection, solid waste, Biological Resources, Noise, Water/Wastewater, Cultural Resources, Visual and Aesthetic Resources and Agricultural Resources. The proposed plan would result in significant, but mitigable effects related to Parks and Recreation, Traffic and Circulation, Biological Resources, Fire Hazards, Noise, Seismic, Soil and Landslide Hazards, Hydrology and Water Quality, Cultural Resources and Visual and Aesthetic Resources. The proposed plan includes the Santa Ynez Valley in the Third Supervisorial District. (Continued from 05/04/09, 05/13/09, 05/27/09, 06/03/09, 06/29/09).

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of July 15, 2009, Commissioner Brooks moved, seconded by Commissioner Brown and carried by a vote of 5-0 to recommend that the Board of Supervisors:

- 1) Certify the Final Environmental Impact Report (08EIR-00000-00004), previously provided to the Planning Commission, and Revision Letter #1 (Attachments B and C of the Staff Memorandum, dated July 10, 2009);

Commissioner Brooks moved, seconded by Commissioner Brown and carried by 3-2 (Valencia/Blough no) to:

- 2) Recommend that the Board of Supervisors adopt the appropriate Findings, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Plan (Attachments E and F of the Staff Memorandum, dated July 10, 2009) for adoption of the SYVCP with the Downzone Alternative to Heritage Sites;
- 3) Adopt a Resolution recommending that the Board of Supervisors approve specific amendments to the Land Use Element (Attachment G of the memorandum, dated July 10, 2009) and Circulation Element (Attachment H of the Staff Memorandum, dated July 10, 2009) of the Santa Barbara County Comprehensive Plan by adoption of the SYVCP; and
 1. Amend (Attachment G) with changes to modify the EDRN definition in the Land Use Element to permit zone changes in EDRNs when allowed by a Community Plan. Add Policy SYV-LUA-5.0 as follows: "EDRN's may be rezoned to lower densities within the planning area".
 2. Amend (Attachment G, Exhibit A) to reflect policy language changes for Action VIS-SYV-1.6, Action LUA-SYV-4.1, Action LUT-SYV-5.4 and DevStd LUT-SYV-3.1.
 3. Direct staff to work with owners of property along Highway 246 to revise DevStd LUT-SYV-5.2 and DevStd LUT-SYV-5.3.
 4. Direct staff to prepare planning alternatives for Downzone Alternative Study Areas 3 and 4.
- 4) Adopt a Resolution (Attachment I of the Staff Memorandum, dated July 10, 2009) recommending that the Board of Supervisors approve an ordinance to amend Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; zoning maps and zoning overlay maps applicable to the SYVCP area.
 1. Amend the SYVCP Overlays Map (Attachment I, Exhibit B) to apply the D-Design Overlay to areas along Alamo Pintado Road and Grand Avenue northward from Roblar Avenue to the commercial core of Los Olivos and all parcels along Highway 246 between the City of Solvang and the commercial core of Santa Ynez.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 09GPA-00000-00001, 09GPA-00000-00002, 09RZN-00000-00007, 09ORD-00000-00010
Planning Commission File
Dianne M. Black, Director Development Review
Ed Yates, Deputy County Counsel
Derek Johnson, Director, Long Range Planning
Justin Feek, Project Planner, Long Range Planning
Brian Tetley, Planner, Long Range Planning