

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Nathan Eady, Planner

DATE: September 10, 2008

RE: Stoker Residential Development (06GPA-00000-00009, 07RZN-00000-00009, 07TRM-00000-00003, 07DVP-00000-00016; 08NGD-00000-00011)

This memo dated September 10, 2008 includes three attachments of additional documents which are pertinent to the Planning Commission's consideration of this project and also details proposed revisions to pages 2, A-2, and E-11 of the staff report dated August 22, 2008.

The additional attached documents include the following:

- Attachment 1:** Planning Commission Resolution for Rezone Recommendation
- Attachment 2:** Exhibit A for the Proposed Change to the County's Inland Zoning Map
- Attachment 3:** Additional Public Comment Letters Regarding 08NGD-00000-000011

Language proposed for deletion is indicated in ~~strike through~~ form; language proposed for insertion is indicated in underlined form.

Staff recommends the following revisions to the staff report dated August 22, 2008:

Amend the language on page 2 as follows:

2. ~~Recommend~~ The Planning Commission has considered the Mitigated Negative Declaration and recommends that the Board of Supervisors approve the Mitigated Negative Declaration No. 08NGD-00000-00011 (included as Attachment B) and adopt the mitigation monitoring program contained in the conditions of approval.
4. ~~Recommend~~ Adopt a resolution recommending that the Board of Supervisors adopt by Ordinance a Zoning Map Amendment for APN 097-730-021, amending the Inland Zoning Map for the Lompoc Urban Areas Zones (Draft Ordinance included as Attachment D).

Amend the language on page A-2 of Attachment A as follows:

2.2 REZONE FINDINGS

Pursuant to Section 35.325.5 35.104.060, in order for the Planning Commission to recommend approval or for the Board of Supervisors to approve a rezone request, the following findings shall be made by the Board of Supervisors:

Add the following language to page E-11 of Attachment E-1 as follows:

Attachment E-1: Tentative Tract Map Conditions

- 37. Mitigation Monitoring required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant agrees to:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 - b. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel, and with key construction personnel.
 - c. Pay fees prior to Final Map Clearance or approval of Zoning Clearances as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
- 38. Signed Agreement to Comply with Conditions Required:** Prior to Final Map Clearance, the applicant shall provide evidence that they have recorded an Agreement to Comply with Conditions on a form acceptable to Planning and Development. Such form may be obtained from the P&D office.

ATTACHMENT 1: PLANNING COMMISSION RESOLUTION

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING)
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBER 097-730-021 FROM REC TO DR-6)
AND 20-R-1)

RESOLUTION NO.: ##-##

CASE NO.: 07RZN-00000-00009

WITH REFERENCE TO THE FOLLOWING:

- A. On January 2, 1985, by Ordinance 3480 (Consistency Rezone for the Lompoc Valley), the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Article III of Chapter 35 of the Santa Barbara County Code; and

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 097-730-021 from REC to DR-6 and 20-R-1.

PASSED, APPROVED AND ADOPTED this September 10th, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CHARLES A. JACKSON, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

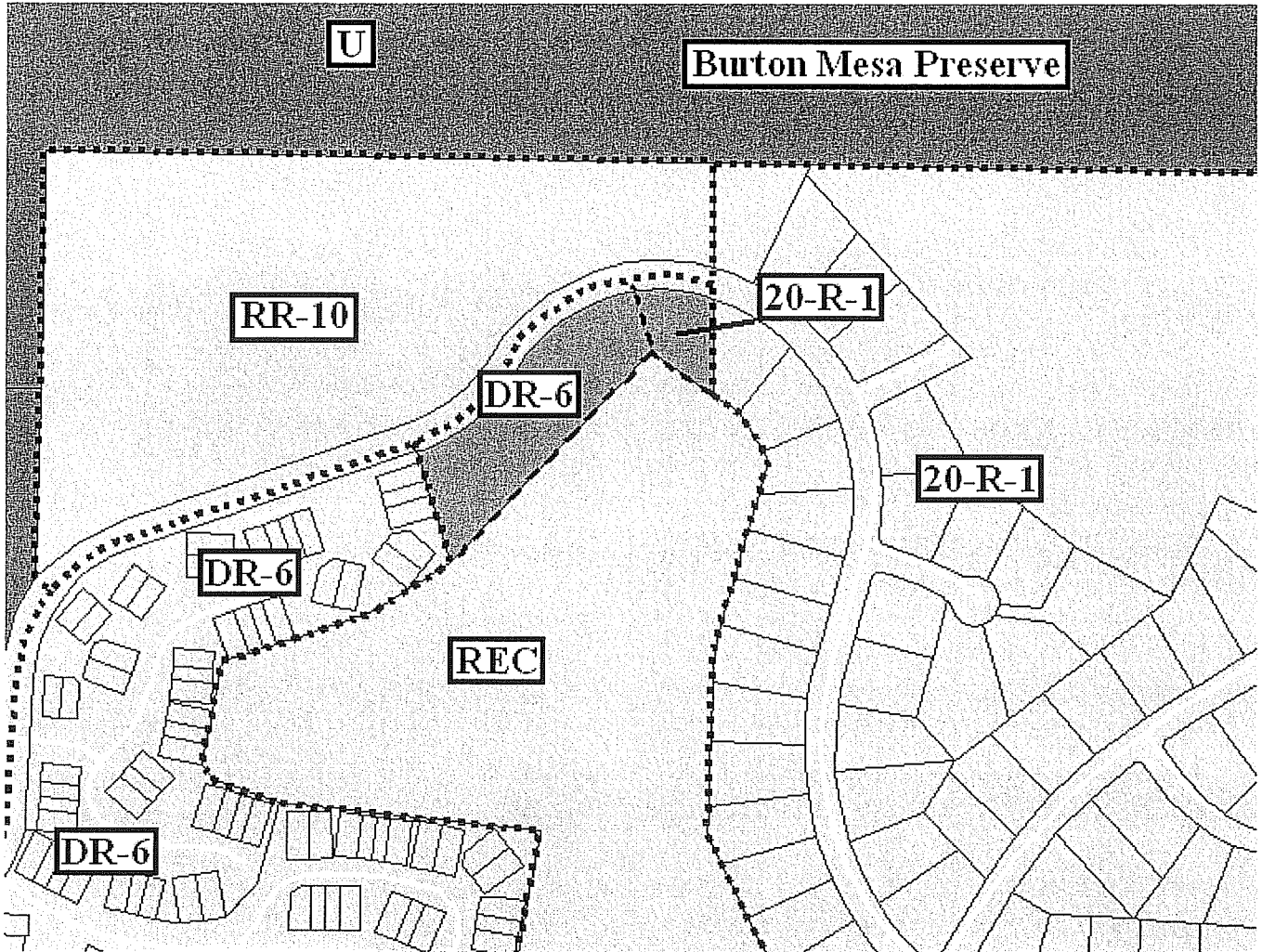
APPROVED AS TO FORM:

DENNIS MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT 2: EXHIBIT A (AMENDED ZONING MAP)

EXHIBIT A



ATTACHMENT 3: ADDITIONAL PUBLIC COMMENT LETTERS
REGARDING 08NGD-00000-00011

Mr. & Mrs. Robert E. Vossler Jr.

420 OAKHILL DRIVE • LOMPOC, CALIFORNIA 93436

April 19, 2008

Planning Commission

Re: AP NO.097-730-021 Draft Negative Declaration Stoker Property

Dear Planning Commissioners and Staff:

We, as residents of Vandenberg Village since 1978, request that the Santa Barbara County Board of Supervisors and their Planning Commissioners maintain the recreational zoning of Parcel 097-730-021, 2.82 acres and not change the zoning to residential.

This land was promised as permanent open space/recreational by the original developer Ebbert. Area residents were not informed that the county was putting this land up for sale or that the land could be rezoned. The Village Country Club did not take up the offer to purchase the land when it was presented by the county because of the assumption it would remain recreational/open space in perpetuity under the control of the County.

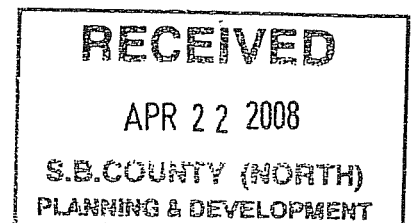
This area has been used as a catch basin for the water from the hillside to the north, during the rainy season. This potential drainage problem from flooding was one of the reasons the land was left undeveloped and, as we were left to believe, given to the county.

We urge the supervisors and planning commissioners to maintain the existing recreational zoning. There are nearby areas already zoned residential and there does not seem to be a need to remove open space/recreational land from our general plan. The owner bought the land knowing it was zoned recreational.

Sincerely yours,

Robert Vossler
Mary Vossler

Robert and Mary Vossler
Village residents



Attention Mr. Nathaniel J Eady,

I am writing about the land Mr. Stoker bought as recreational land adjacent to the Village Country Club Golf Course. I am against the move to change the land into a residential zone and build houses on it. Water is one of the concerns.

Sincerely,

Mrs. Dolores Buford

