



COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Florence Trotter-Cadena, Planner

DATE: October 20, 2009

RE: 07DVP-00000-00035, Chisan Development Plan

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This memorandum: 1) summarizes two meetings that occurred following docketing of the staff report; and 2) identifies additional conditions of approval.

- I. **Central Board of Architectural Review (CBAR)** On October 9, 2009, the CBAR completed a site visit and held a meeting for the Chisan Nursery. The following issues were addressed and CBAR requested that the project come back for preliminary after the Planning Commission hearing.
- Plant additional evergreen trees, including Cottonwood and Olive Trees which would promote agricultural use;
  - Review the Roblar Winery for how design and landscaping were addressed due to the visibility of Highway 154
  - Proposed Office Building – wrap details around edges of building to soften view from Highway 101;
  - Check on additional planting with detention basins or widen detention basins to allow for additional planting within the basins on slopes
  - Depict tree canopies at maturity;
  - Porches added to existing modular units is a good idea; and
  - CBAR Checklist
- II. **Los Alamos Planning Advisory Committee (LAPAC)** On October 14, 2009, the project was reviewed by the LAPAC (reestablished by the Board of Supervisors on July 14, 2009). The following comments were made:
- The committee was supportive of the project as a appropriate use and positive economic benefit to the community;
  - Concerns about truck traffic flow;
  - Minimize signage and recommends that any signs not be lighted;

for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

## VI. Revised Recommendation

Your Commission's motion should include the following:

1. ~~Adopt~~ Make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. ~~Approve~~ Adopt the Mitigated Negative Declaration and adopt the mitigation monitoring program contained in the conditions of approval included as Attachment B.
3. Approve the project subject to the conditions included as Attachment C as revised.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.