



Santa Ynez Valley Community Plan

Planning Commission
Santa Barbara Hearing
Room
June 3, 2009



Re-cap

A Planning Commission Hearing was held on May 27 in Solvang to:

- Respond to comments and questions received from the public and Commission from the May 13th hearing and,
- Provide an opportunity for residents to comment on the proposed Plan in a location in the Santa Ynez Valley.

The Commission continued the hearing to today's hearing to deliberate on the preferred form of the Plan for recommendation to the Board of Supervisors.



Information Provided

The Commission has received our memorandum dated 05/29/09, containing information in response to issues raised as follows:

- AG-I/AG-II Use Distinctions
- Alisal Ranch
- Mills Property
- Fitzgerald Property
- Oil Operations & RTF
- ESH
- Alternative Boundary/
Williamson Act Parcels
- Cultural Resources
- Shephard Property



Issues for Deliberation

- Plan Area Boundary
- Affordable Housing Overlay District (AHOD) Sites
- Mixed Use Overlay
- Mixed Use Residential Affordability Requirement
- Downzone Alternative
- Heritage Sites Overlay
- Trails Plan
- Farmstays
- Historic Appendix
- Design Overlay
- Wine Tasting Rooms
- Recreation Facilities
- Biological



Plan Changes

1. Significant proposed Plan Changes would require reconsideration, revision, and recirculation of EIR.
2. Minor text changes or addition of items for future action would likely not require additional review.
3. Staff and County Counsel will guide the Commission as appropriate.



Plan Area Boundary

1. Recommend Plan boundary as described in Draft Plan.
2. Recommend modified Plan boundary:
 - a. Rural/AG-II/Williamson Act Parcels.
 - b. Southern boundary/excluded Inner-Rural area.
 - c. Other boundary option.



Affordable Housing Overlay District (AHOD) Sites

1. Recommend AHOD sites A-D as described in Draft Plan.
2. Recommend a subset of AHOD sites (e.g. sites A&B, but not C&D).
3. Recommend Removal of AHOD sites from Plan.
4. Select other option for recommendation to the Board.



Mixed-Use Overlay

1. Recommend Mixed-Use Overlay as described in Draft Plan.
2. Recommend Mixed-Use Overlay with modified ordinance language:
 - a. 25% affordability requirement.
3. Recommend Removal of Mixed-Use Overlay from Plan.
4. Select other option for recommendation to the Board.



Downzone Alternative to Heritage Sites

1. Select recommended Downzone Alternative.
2. Recommend modified Downzone Alternative (e.g. different properties, revised Zones).
3. Select initiated Plan or other alternative.
4. Select other option for recommendation to the Board.



Heritage Sites Overlay

1. Recommend initiated Plan, including Heritage Sites Overlay.
2. Recommend modified Heritage Sites Overlay (e.g. different properties, revised review process).
3. Select revised initiated Plan or other alternative.
4. Select other option for recommendation to the Board.



Trails

1. Recommend initiated Plan, including trails map and policies.
2. Recommend inclusion of an action item to include additional trails in the future as follows:

“Action PRT-SYV-X: The County and / or trail committee shall consider a trails implementation study and plan”.

3. Select other option for recommendation to the Board.



Farmstays

1. Recommend initiated Plan, including policy language regarding Farmstays.
2. Recommend modified action item language regarding Farmstays such as:

“Action LUA-SYV-4.1: The County shall develop an ordinance potentially allowing agricultural farmstays in the Santa Ynez Valley in accordance with Health and Safety Code Section 113870. Farmstays ~~will~~ may be permitted where compatible with on-site and neighboring agricultural production.”

3. Select other option for recommendation to the Board.



Historic Appendix

1. Include list of potentially historic properties as an appendix to the Plan.
2. Remove any reference to historic appendix from Plan.
3. Select other option for recommendation to the Board.



Design Overlay

1. Recommend initiated Plan with Design Overlay, as proposed.
2. Recommend modified Design Overlay (e.g. extent of reach, rural properties).
3. Select initiated Plan without Design Overlay.
4. Select other option for recommendation to the Board.



Wine Tasting Rooms

1. Recommend initiated Plan
2. Recommend modified action item language regarding alcohol establishments such as:

“Action LUG-SYV-4.1: The County of Santa Barbara shall consider planning policies, development standards, and/or permit requirements that address alcohol establishments in the Planning Area.”
3. Select other option for recommendation to the Board.



Recreation Facilities

1. Recommend initiated Plan, including recreation policies.
2. Recommend modified policy language as follows:
“Action PRT-SYV-1.X: The County of Santa Barbara shall encourage the future development and improvement of publicly accessible conjunctive use fields on local school sites.”
3. Select other option for recommendation to the Board.



Biological Resources

1. Recommend initiated Plan, including biological policies.
2. Recommend modified Plan as follows:
 - a. ESH overlay.
 - b. Creek setback increase to 50-feet.
3. Select other option for recommendation to the Board.



Next Steps

One additional hearing is scheduled for Commission consideration and recommendation to the Board of Supervisors:

- Santa Maria: Monday June 29th @ 9:00 a.m.



Next Steps

June 29th Hearing:

- Staff presentation of Plan revisions and accompanying documents.
- Public Comment.
- Commission recommendation to the Board of Supervisors.

