



COUNTY OF SANTA BARBARA
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101
PHONE: (805) 963-7135

Meeting of November 4, 1981

Mr. Frank Rodriguez, Jr.
4743 Orcutt Road
Santa Maria, Ca. 93454

Re: Final Map (Precise Plan) Unit II, Tract 12,679;
Assessor's Parcel Nos. 105-020-12, -25, -27

Dear Mr. Rodriguez:

The Santa Barbara County Planning Commission, at its regular meeting of November 4, 1981, by a vote of 5 to 0, made a finding that the Final Map (Precise Plan), Unit II of Tract 12,679, is in substantial conformity with the approved tentative map subject to submission of a draft grant deed of development rights for common open space, Lot 165, which County Counsel will review for acceptability.

Sincerely,

Jeffrey T. Harris
Secretary to Planning Commission

CK:JTH:AHL

cc: Jack Cohan, Deputy County Counsel
✓ County Surveyor's Office
Fred Schott & Associates
San Clemente Group Development Co.

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COUNTY SURVEYOR
SANTA BARBARA, CALIF.

COUNTY OF SANTA BARBARA

Dianne Guzman
Director

(805) 963-7135



123 E. Anapamu St.
Santa Barbara, Ca.
93101

DEPARTMENT OF RESOURCE MANAGEMENT

TO: Santa Barbara County Planning Commission
FROM: Subdivision Section
DATE: October 26, 1981
RE: T/M 12,679 Rodriguez/Southpoint Estates--Unit II
Precise Plan/Final Map Substantial Conformity

BACKGROUND INFORMATION

T/M 12,679 was approved by the Board of Supervisors on July 16, 1979 under the PR provisions of Ord. 661 which allow lot sizes to be reduced below the minimum requirement when compensating open space is provided. The applicant's request to rezone from 10-R-1 to 10-R-1-PR was adopted by the Board of Supervisors on July 23, 1979.

Condition No. 15 of the Board's Minute Order for T/M 12,679 requires the Planning Commission to review the Final Map, which is the "Precise Plan" under the provisions of the PR regulations, for substantial conformity with the approved tentative map. Condition No. 6 of adopting ordinance 3106 requires the developer to submit a draft grant deed of Development Rights for common Open Space lot 165 to County Counsel when the Final Map is submitted for Planning Commission review.

On April 15, 1981, the Planning Commission "Found the Final Map/Precise Plan for Tract 12,679 in substantial conformity with the approved tentative map," in regards to Unit I.

STAFF COMMENTS

1. The Final Map does conform to the approved tentative map as to the size and shape of residential lots 39-77.
2. Lot 202 provides more than adequate open space for the 38 residential lots being recorded in Unit II.

7.64 ac.	lots 39-77 (net)
2.29 ac.	lot 205 (streets)
8.55 ac.	lot 202 (open space)
<u>18.48 ac.</u>	TOTAL
<u>x 3.1</u>	
57.28	permitted dwellings - Unit II

(Calculations based on formula in Ord. 661, Article V,
Sec. 26.8 (B) (4))

T/M 12,679
Precise Plan/Final Map Substantial Conformity

Staff Comments Continued

3. The draft grant deed of Development Rights has been submitted to County Counsel for review and has been found acceptable.
4. Unit II proposes to record the following lots.

Lots 39-77	residential lots
lot 205	streets to serve lots 39-77.
lot 202	compensating open space for lots 39-77
lot 198	residual lot, contains unit IV.
lot 199	residual lot, contains unit III, shown as separate lot since separated from remainder of tract by public street (Pacific Street)
lot 200	residual lot, contains Unit V
lot 201	natural resources removal site

As each of the remaining residential units is recorded, additional compensating open space will be recorded.

RECOMMENDATION

That the Planning Commission find the Final Map/Precise Plan for T/M 12,679, Unit II in substantial conformity with the approved tentative map, pursuant to condition no. 15 as adopted by the Board of Supervisors on July 16, 1979.