

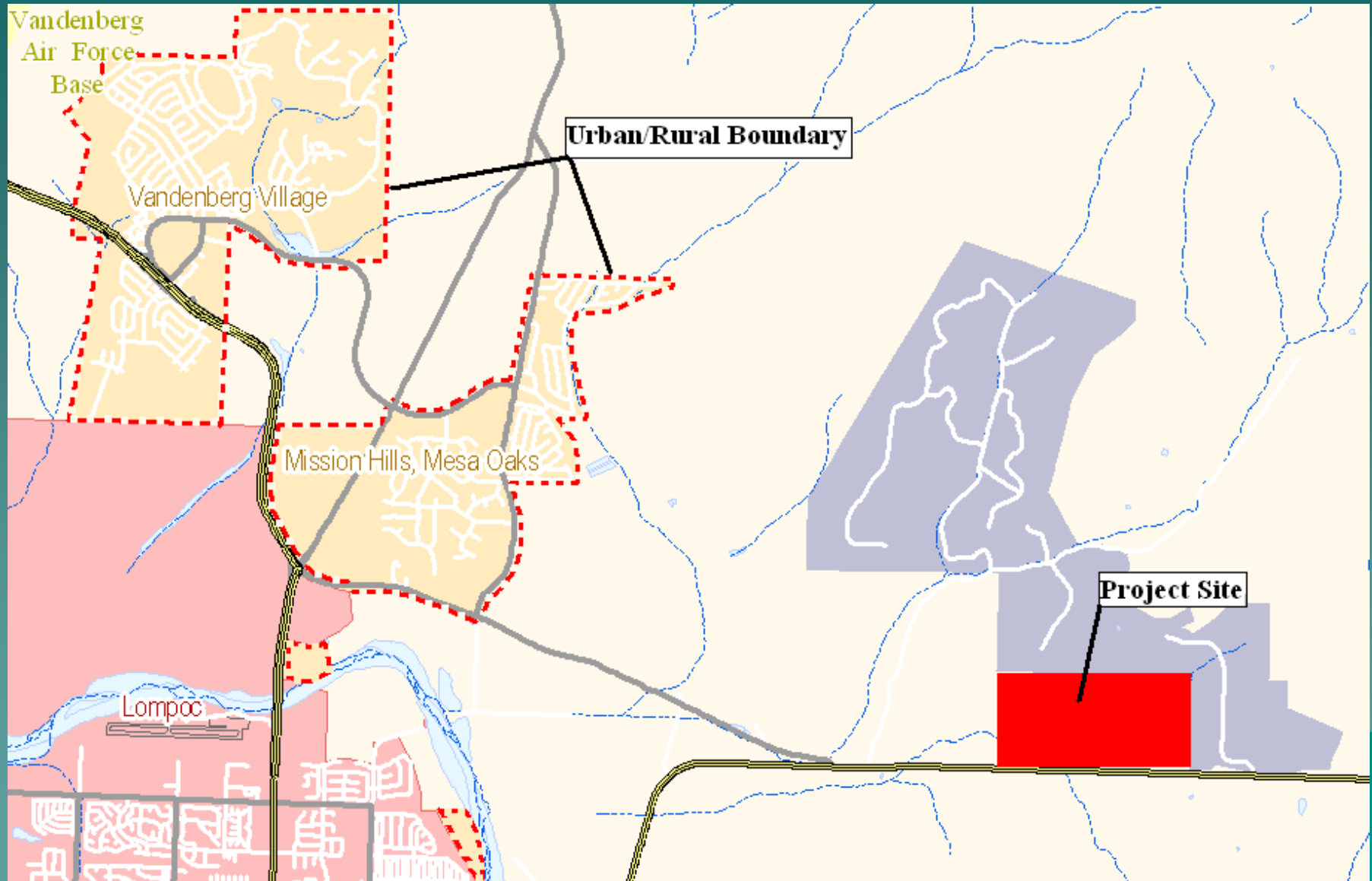
Santa Barbara County Board of Supervisors



Hunter/La Purisima Resort GPA
Case No. 08GPA-00000-00002

March 24, 2009

Project Vicinity

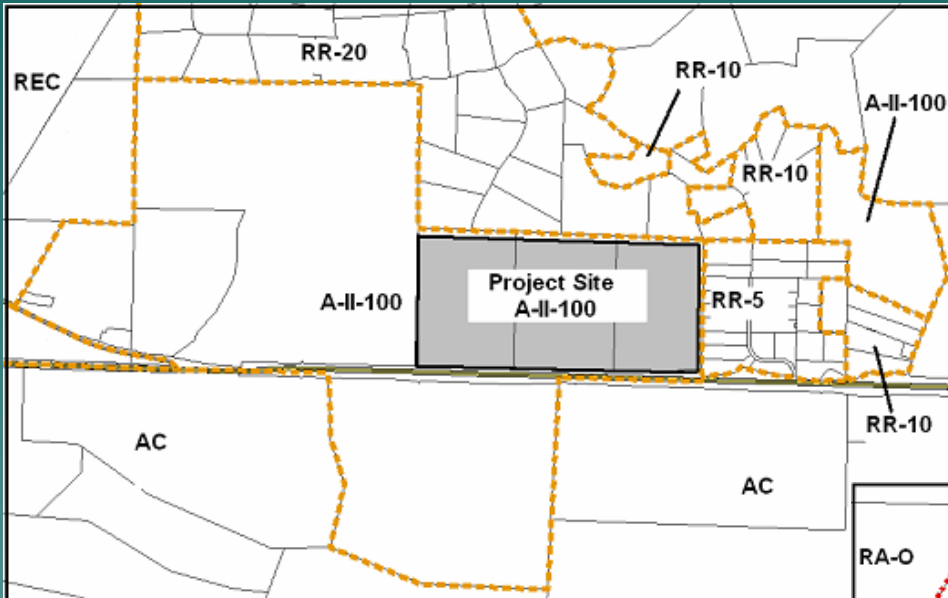


Project Site

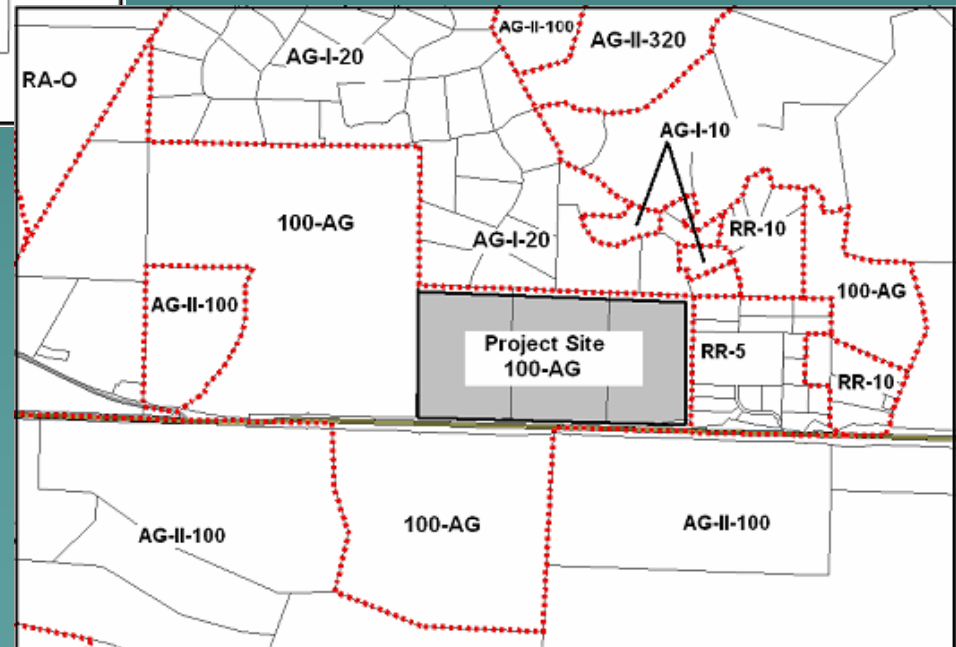


Land Use and Zone District

Land Use Designation



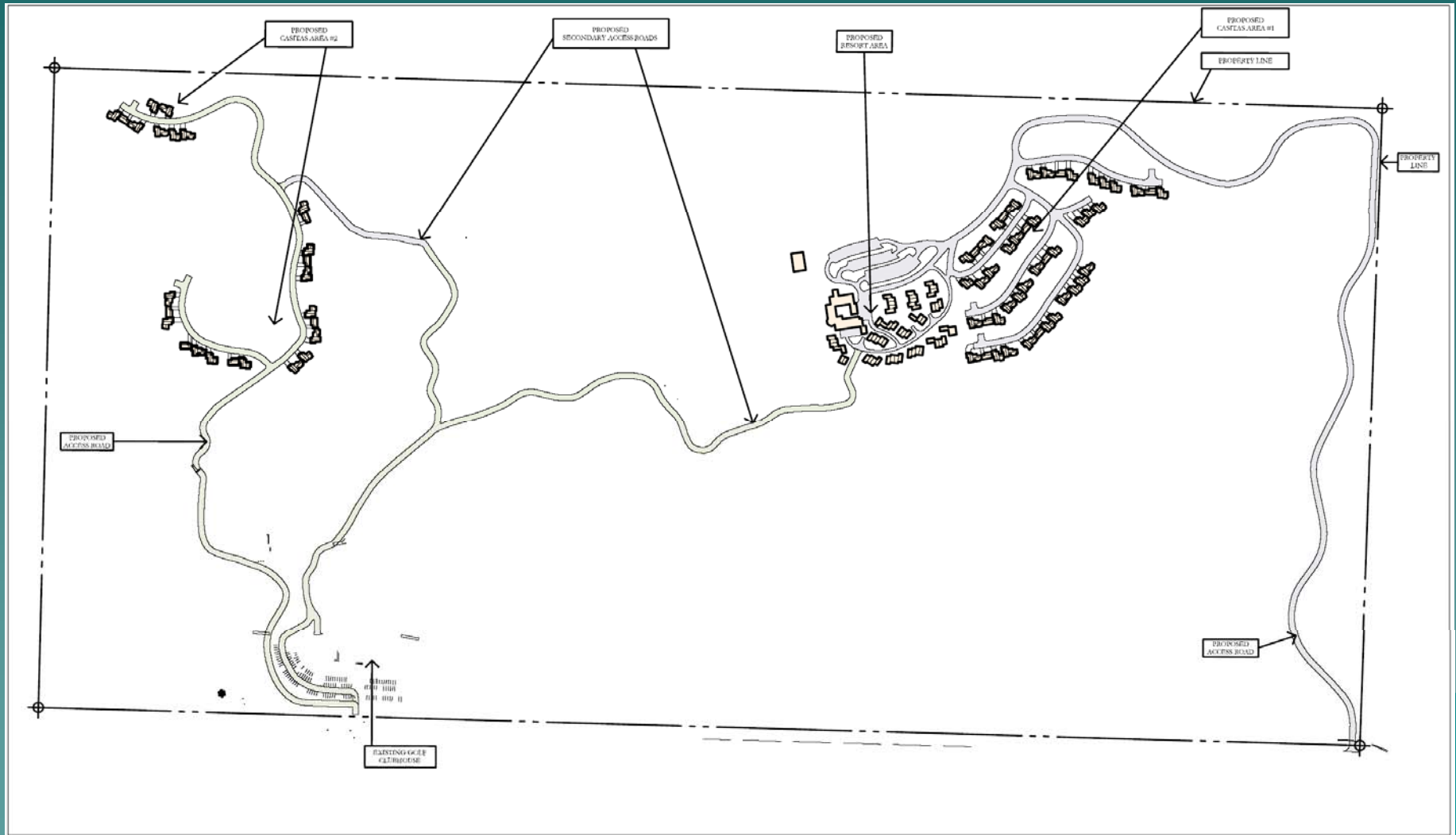
Zone District



Project Summary

- ◆ A General Plan Amendment to allow:
 - 80-room Resort
 - Restaurant
 - Spa Facility
 - 85 Casitas
 - 115 Parking Spaces

Conceptual Site Design



Proposed General Plan Amendment

- ◆ Project site has a current land use designation of Agriculture.
- ◆ Project would require the land use designation to be changed to Resort/Visitor Serving Commercial.
- ◆ This would result in the location of an *Urban* use in a designated *Rural* area of the County.

Significant Policy Issues

- ◆ Locating an *Urban* commercial use in a *Rural Area* of the County.
- ◆ Locating *Urban*-density Residential Development within *Rural Areas*.
- ◆ Locating Residential Uses within the Resort/Visitor Serving Land Use Designation.

GPA Options

- ◆ Amend Land Use Definitions
- ◆ Rural Resort/Visitor Serving Overlay
- ◆ Wine Tourism Support Overlay
- ◆ Expanded Use of Conditional Use Permits (CUPs)
- ◆ Resort Development in Conjunction with Golf Courses

Other Options Considered

- ◆ Relocate Urban Boundary Line
- ◆ Create new Inner-Rural Area
- ◆ Expand Cebada Canyon EDRN

Project Background

- ◆ The Commission was presented with the various project options on November 12 and December 10, 2008.
- ◆ The Commission continued the project to February 11, 2009 and asked that the County's Agricultural Advisory Committee (AAC) review the project.

AAC Motion

◆ Motion:

- The Agricultural Advisory Committee recommends the Planning Commission not initiate this project or any other rezone from Agriculture to Resort/Visitor Serving Commercial until such time as the County undertakes a comprehensive review of Visitor Serving uses and compatibility with agricultural land.

Planning Commission Motion

◆ Motion:

To forward the item to the Board of Supervisors without a recommendation, but indicating that two Commissioners (Blough/Valencia) support initiation of the project and that two Commissioners (Brown/Brooks) oppose initiation.

Concluding Analysis

- ◆ Any of the options by which this project could be processed may result in significant changes to the County's *Rural* land use pattern.
- ◆ Approval of a resort on the proposed project site cannot be achieved without allowing the further expansion of Urban uses into *Rural* areas of the County.
- ◆ The expansion of Urban uses into *Rural* areas could directly displace agriculture.
- ◆ Creating a path for approval of resorts such as this would also be inconsistent with several policies of the County's Agricultural Element.

Staff Recommendation

- ◆ That the Board of Supervisors deny the request to initiate a General Plan Amendment to allow resort development in the County's *Rural* areas.

End of Presentation

Option 1: Amend Land Use Definitions

- ◆ Amend the LUE definition of *Rural Area* to list *Resort/Visitor Serving Commercial* development as a land use allowed in *Rural Areas* of the County.
- ◆ Amend the LUE definition of *Resort/Visitor Serving Commercial* to stipulate that residential development is a compatible use within this designation.

Analysis of Option 1

- ◆ Very little specificity regarding this option and its associated growth inducing impacts is possible at this time.
- ◆ Amending the LUE definition would allow property owners to submit an application for resort development on virtually any parcel in the Rural Area of the County.

Option 2: Rural Resort/Visitor Serving Overlay

- ◆ Insert new Overlay language into the Land Use Element which allows resort development on parcels which contain a major recreational element and which meet specific restrictive criteria.
- ◆ Define specific limitations for the use of the Overlay.
- ◆ Define or provide examples of a “major recreational element.”
- ◆ Any property owner(s) wishing to have this overlay applied to their property would need to process a general plan amendment.

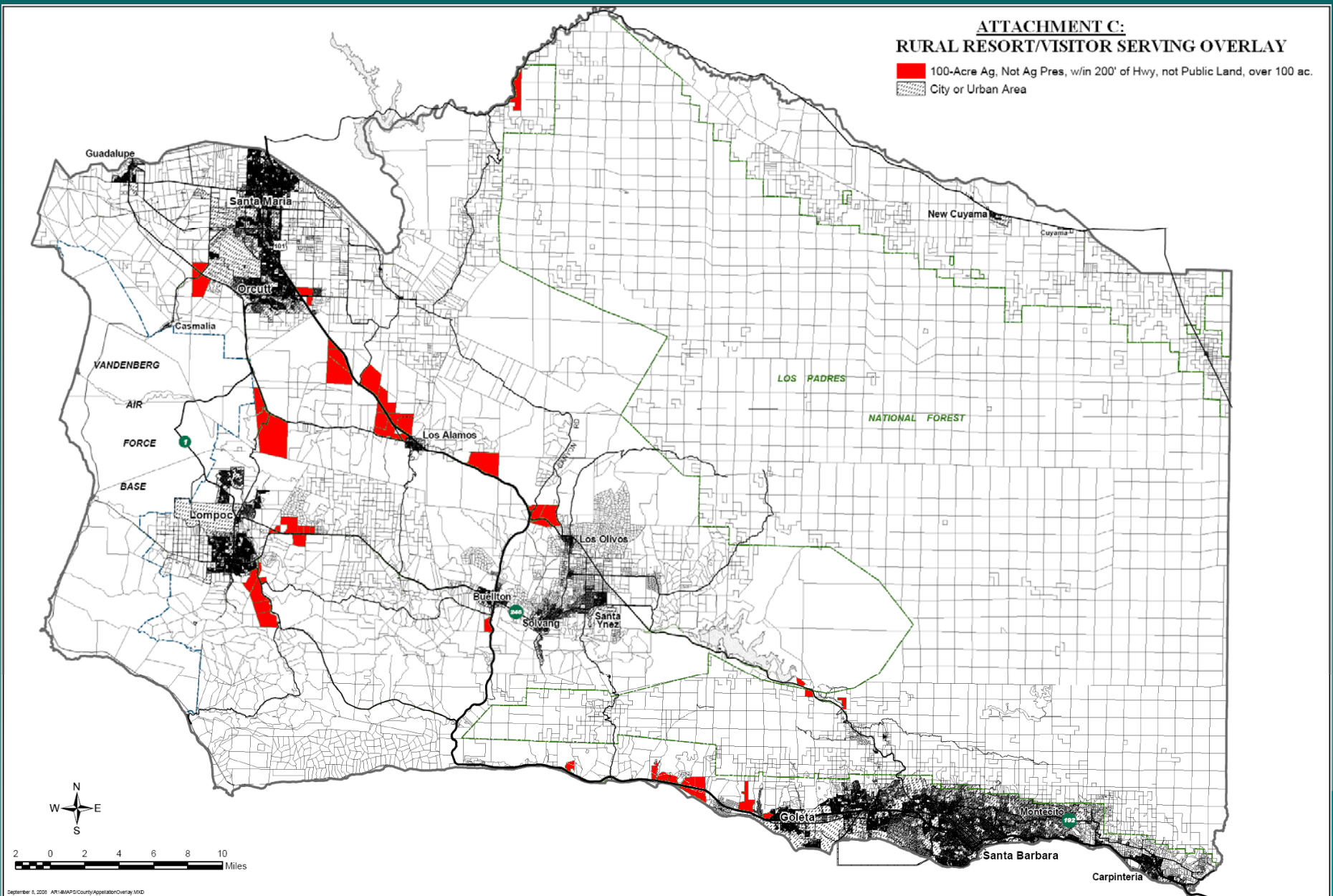
Option 2: Rural Resort/Visitor Serving

◆ Example Criteria:

- 1) Minimum 100 acre parcel size.
- 2) 100 acre minimum zoning.
- 3) Close proximity (within 200 feet) to a state highway.
- 4) Not currently in an Agricultural Preserve Contract.
- 5) Not publicly owned land.
- 6) Contains an existing major recreational element onsite or proposes to develop one.

**ATTACHMENT C:
RURAL RESORT/VISITOR SERVING OVERLAY**

- 100-Acre Ag, Not Ag Pres, w/in 200' of Hwy, not Public Land, over 100 ac.
- City or Urban Area



September 8, 2009 APN-8MAPS County Appellation Overlay M/D

Analysis of Option 2

- ◆ This overlay could initially limit the potential for resort development to approximately 47 parcels.
- ◆ This overlay contains several parcels along the Gaviota Coast. Some of these parcels have access to the ocean, which is considered a major recreational amenity.
- ◆ Could ultimately encourage property owners to leave the agricultural preserve program and seek to replace viable agricultural operations with resort development.
- ◆ Additionally, property owners could pursue the development of golf courses or other recreational elements on agricultural land in order to qualify for the resort overlay.

Option 3: Wine Tourism Support Overlay

- ◆ Amend the Land Use Element to include a new Overlay which allows for Urban type uses which are supportive of the wine tourism industry in select *Rural* areas of the County.
- ◆ Define site specific limitations for the use of the Overlay.
- ◆ Define which uses are directly supportive of the wine tourism industry.
- ◆ Any property owner(s) wishing to have this Overlay applied to their property would need to process a general plan amendment.

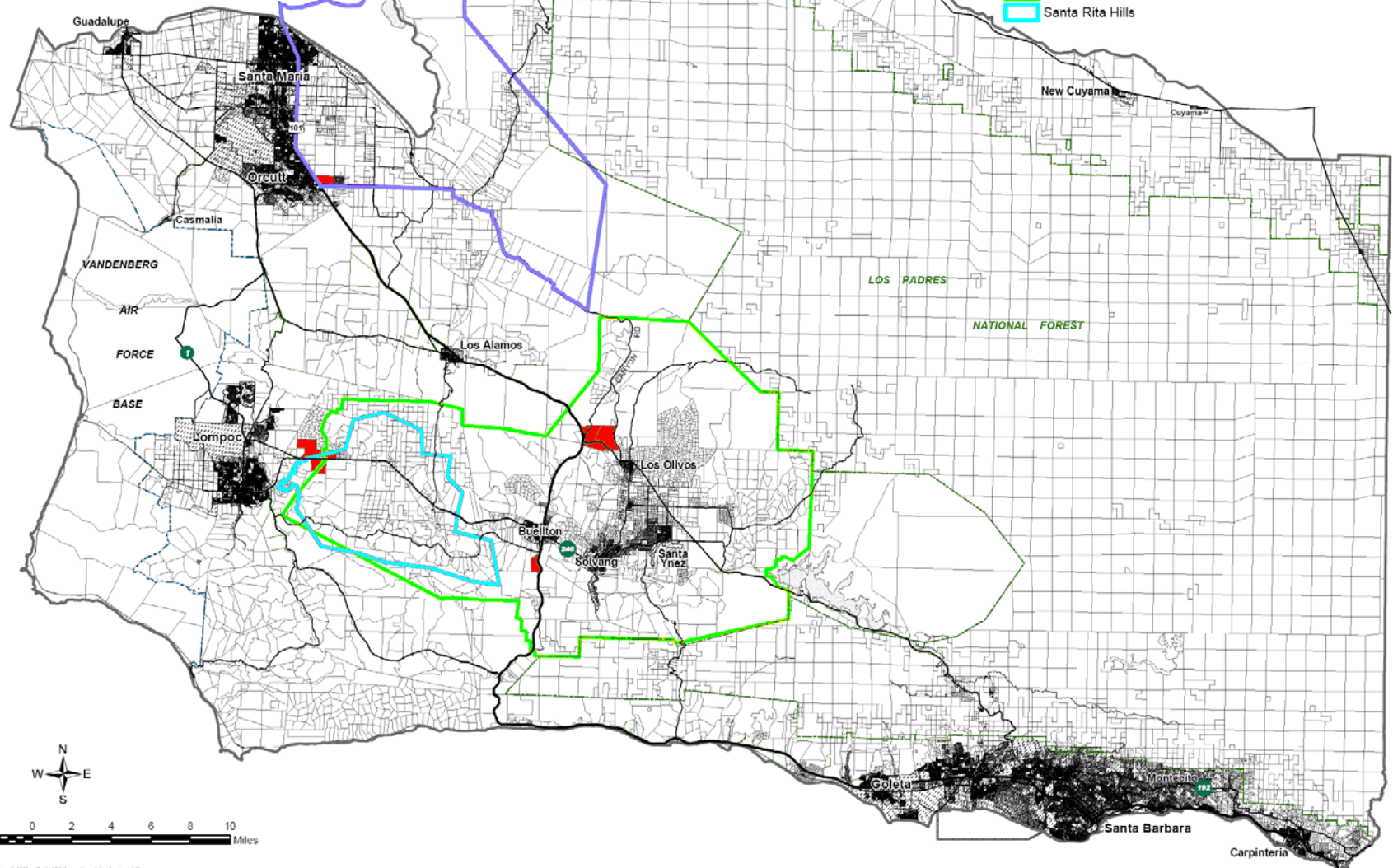
Option 3: Wine Tourism Support Overlay

◆ Example Criteria:

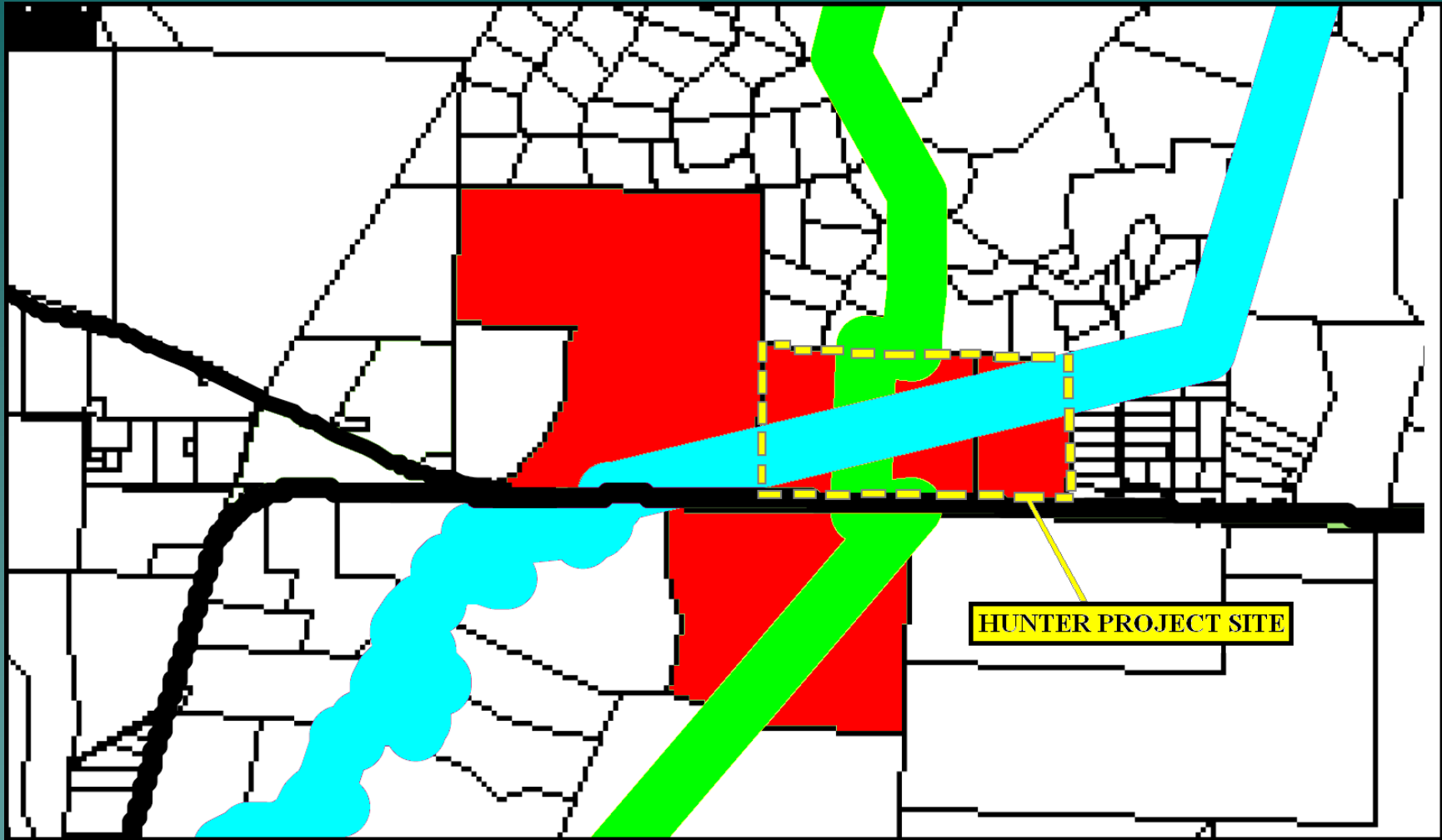
- 1) Minimum 100 acre parcel size.
- 2) 100 acre minimum zoning.
- 3) Close proximity (within 200 feet) to a state highway.
- 4) Not currently subject to an Agricultural Preserve Contract.
- 5) Not publicly owned land.
- 6) Partially or entirely located within an existing wine appellation area.

**ATTACHMENT D:
WINE TOURISM SUPPORT OVERLAY**

- 100-Acre Ag, Not Ag Pres, w/in 200' of Hwy, not Public Land, over 100 ac.
- City or Urban Area
- Wine Appellations of Santa Barbara County**
- Santa Maria Valley
- Santa Ynez Valley
- Santa Rita Hills



September 8, 2009 APN: 044115 County Regional Planning M/D



Analysis of Option 3

- ◆ This overlay could initially limit the potential for resort development in the *Rural* area to approximately 11 parcels.
- ◆ This overlay would not apply along the Gaviota Coast.
- ◆ This overlay could encourage property owners to non-renew their agricultural preserve contracts in order to pursue resort development.
- ◆ The County does not control the creation of new wine appellations or the expansion of existing appellations.

Option 4: Expanded Use of CUPs

- ◆ Modify the Comprehensive Plan and LUDC language, as necessary, to expand the use of the existing Major Conditional Use Permit or create a new Rural Conditional Use Permit.
- ◆ Define new findings for special application CUPs, such as:
 - Site is appropriate for the scale and intensity of development.
 - Project would not have an adverse effect on agriculture in the area.
 - Development is subordinate to the Rural character of the area.
 - Project is consistent with the surrounding community character.
 - Project is not located in a scenic viewshed.
 - Adequate services and road capacities are available.
 - Project does not have growth inducing impacts.

Analysis of Option 4

- ◆ It would be difficult to determine the quantity or location of project sites which could apply for, or would meet the necessary findings to allow resort development.
- ◆ Under this option, any application for resort development would be subject to environmental review and analysis as to whether the project site would meet the requirements (access, services, etc.) necessary to support the resort development.
- ◆ The cumulative effects of such a change in land use regulations would be difficult to assess.

Option 5: Golf Courses

- ◆ This option examines the possibility of allowing rural resort development solely in combination with golf courses.
- ◆ The unincorporated area of the County currently contains ten golf courses whose associated parcels total approximately 2,022 acres.

Option 5: Golf Courses

| Course Name | Acreage | Land Use Designation | Urban or Rural | Adjacency to Urban Area or EDRN |
|----------------------------|---------|--|-----------------------------------|--------------------------------------|
| <u>La Purisima</u> | 306 | Agriculture (AG-II-100) | Rural | Adjacent to EDRN |
| Rancho San Marcos | 293 | Agriculture (AG-II-100) | Rural | None |
| Glen Annie | 159 | Agriculture (AG-II-40) | Rural | Adjacent to Incorporated City Limits |
| Rancho Maria | 335 | Recreation/ Planned Unit Development/ Visitor Serving Commercial | Rural/EDRN | Contained within an EDRN |
| <u>Alisal River Course</u> | 254 | Agriculture (AG-I-10) | Urban = 63 ac. Rural = 191 ac. | Partially within Urban Boundary |
| Village Golf Course | 137 | Recreation | Urban | Within Urban Boundary |
| Ocean Meadows | 70 | Planned Unit Development | Urban | Within Urban Boundary |
| <u>La Cumbre</u> | 109 | Recreation | Urban | Within Urban Boundary |
| Valley Club of Montecito | 150 | Recreation | Urban | Within Urban Boundary |
| <u>Birnam Wood</u> | 209 | Recreation/SRR | Urban | Within Urban Boundary |

Analysis of Option 5

- ◆ Five out of the County's ten existing golf courses are located wholly within Urban areas.
- ◆ Changing the Land Use Element to allow resort development at golf courses in Rural areas would create a precedent for the five courses which are wholly or partially located in the Rural area.
- ◆ The precedent would apply as well to properties which may be proposed for golf course development in the future.
- ◆ The allowance of resort development on golf course properties in the Rural area could result in the direct loss of over 900 acres currently designated for agricultural use.

AAC Comments

◆ Comments:

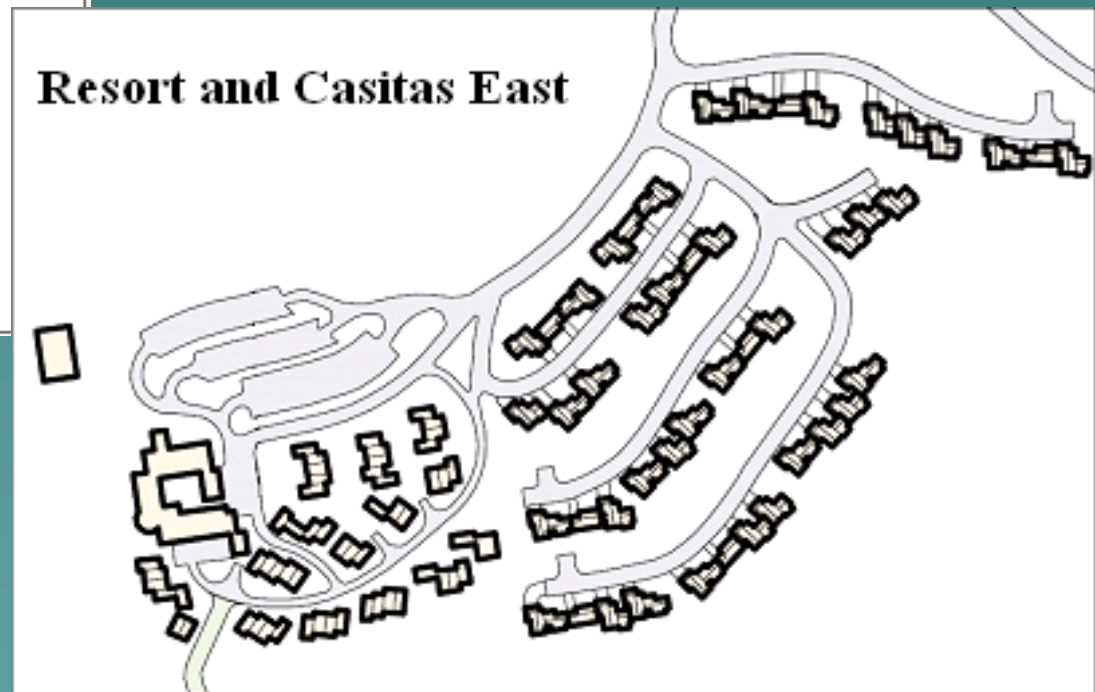
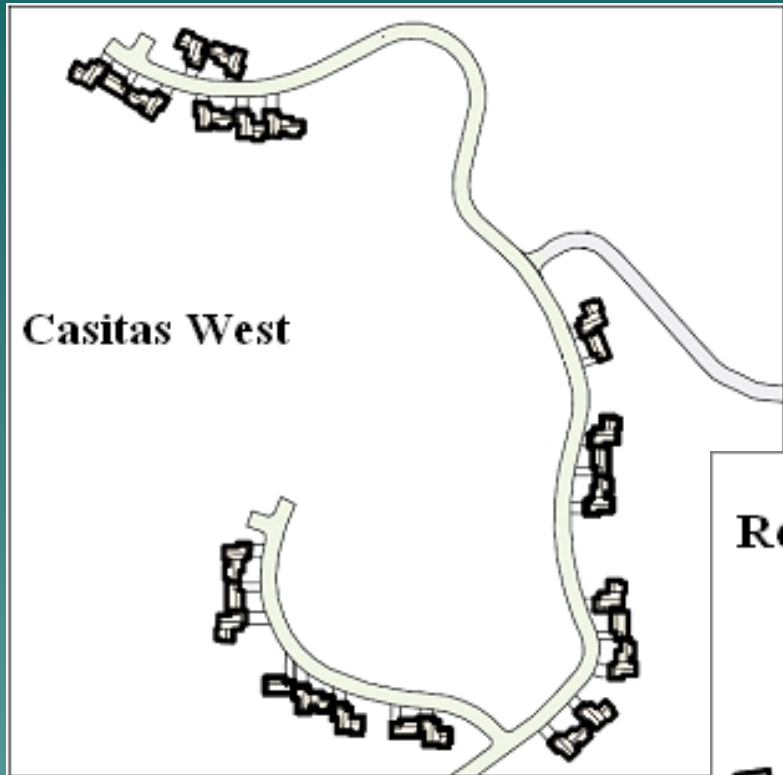
- Potentially productive agricultural land is onsite and the project would convert it to non-agricultural uses.
- The project may prohibit intensifying farming practices of adjacent agricultural land. For example converting grazing land and dry farmland to irrigated agriculture.

AAC Comments

◆ Comments:

- The site is not farmed and is close to existing development. Impacts are minimal to agriculture. If the project is ultimately denied, a similar proposal may be on more productive farmland.
- Support services proposed by the project may benefit the agricultural industry.

Site Enlargements



Project Background

- ◆ Commission conceptually reviewed 07PRE-00000-00013 on January 9, 2008.
- ◆ A majority of the Commission commented favoring consideration of future options which could allow the project to be approved in a manner which would minimize effects on the County's *Rural Areas*.