



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: 3/03/09
Placement: Set Hearing on 3/24/09
Departmental
Estimated Tme: 2 hours
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, Director
Director(s) (805) 568-2085
Contact Info: Zoraida Abresch, Deputy Director
(805) 934-6585
SUBJECT: Hearing to Consider the request for initiation of a General Plan Amendment which would allow development of the La Purisima Resort in the Rural area of the County.

County Counsel Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

Set a hearing for March 24, 2009 to consider:

- 1) Case Number 08GPA-00000-00002 [application filed February 6, 2008] is a request of Mr. Erik Vazquez, agent for La Purisima Golf Course LP (formerly Ken Hunter), property owner and applicant, for initiation of a General Plan Amendment which would include a change in land use designation from Agriculture to Resort/Visitor Serving Commercial; and amendments to the text of the Land Use Element to allow development of the Hunter/La Purisima Resort in the Rural area of the County.

The application involves AP Nos. 099-131-008, 099-131-009 and 099-131-010; which are commonly known as 3455 East Highway 246, in the Cebada Canyon area, Fourth Supervisorial District. At the March 24, 2009 hearing, the Board of Supervisor's action should include the following:

1. Deny the request to initiate a General Plan Amendment to allow resort development in the County's *Rural* areas.

Refer back to staff if the Board of Supervisors takes other than the recommended action.

Summary Text:

The requested General Plan Amendment would include a change in land use designation from Agriculture to Resort/Visitor Serving Commercial; and amendments to the text of the Land Use Element to allow development of the La Purisima Resort in the Rural area of the County. The requested General Plan Amendment would support the development of an 80 room hotel/resort with an approximately 4,400 square foot restaurant and a 3,240 square foot spa facility, and 85 clustered casitas (fractional or wholly owned residential units) that would be detached from the main resort. The project site includes an existing recreational facility known as La Purisima Golf Course and all three subject parcels are currently zoned 100-AG. The site is located approximately one mile east of the intersection of Purisima Road and Highway 246 and approximately 3 miles east of the City of Lompoc, in the Cebada Canyon area, Fourth Supervisorial District.

Background:

At the Planning Commission meeting of November 12, 2008, staff presented four potential processing options for the requested project. Staff had analyzed the proposed project and presented the Commission with options which attempt to minimize changes to the existing Comprehensive Plan provisions. The staff analysis is provided in the Staff Report dated November 12, 2008 (included as Attachment A), These options included:

- Option 1: Amend Land Use Definitions
- Option 2: Rural/Resort Visitor Serving Overlay
- Option 3: Wine Tourism Support Overlay
- Option 4: Expanded Use of Conditional Use Permits

However, staff recommended that the Planning Commission deny the request to initiate the proposed project. This recommendation was based on staff's determination that all of the possible General Plan Amendment (GPA) options could result in negative effects to agricultural lands and/or present a major departure from the County's current land use pattern as guided by the Comprehensive Plan. The Planning Commission continued the project to its hearing of December 10, 2008 and requested that staff prepare a more detailed analysis of the GPA options.

During its hearing of December 10, 2008, staff presented the Planning Commission with a more detailed analysis of the four previous GPA options and presented a new fifth processing option (Resort Development in Conjunction with Golf Courses). This supplemental analysis is contained in the Staff Memorandum dated December 10, 2008 (included as Attachment B). The Planning Commission continued the project to its regular hearing of February 11, 2009 and requested that the project be reviewed by the County's Agricultural Advisory Committee (AAC).

The County's AAC reviewed the project on January 7, 2009 and after a lengthy discussion, passed the following motion by a vote of 7-1:

“The Agricultural Advisory Committee recommends that 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.”

At the Planning Commission hearing of February 11, 2009, Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 4-0-1 (Cooney recused), 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.

Fiscal and Facilities Impacts:

All costs of permit processing are reimbursed by the project applicant. Costs to process this application are fully reimbursed by the applicant per the department’s adopted fee schedule. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-305 of the adopted 2008 – 2009 fiscal year budget. There are no facilities impacts. The costs to process this General Plan Amendment are borne by the applicant.

Special Instructions:

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: David Villalobos, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

Attachments:

- Attachment A -- Planning Commission Staff Report dated November 12, 2008.
- Attachment B-- Staff Memorandum to the Planning Commission dated December 10, 2008.
- Attachment C-- Staff Memorandum to the Planning Commission dated February 11, 2009.
- Attachment D-- Planning Commission Action Letter dated February 13, 2009.

Authored by:

Nathan Eady, Planner III, (805) 943-6261

Development Review Division-North, Planning and Development Department

cc: Case File: 08GPA-00000-00002
Records Management
John Baker, Director, Planning and Development
Dianne M. Black, Director, Development Services
Agent: Erik Vazquez, 1641 Mission Drive, Suite 301, Solvang CA 93463
Owner: Ken Hunter, 1641 Mission Drive, Suite 302, Solvang, CA 93463
Rachel VanMullem, Deputy County Counsel
Nathan Eady, Planner

ATTACHMENT A: PLANNING COMMISSION STAFF REPORT

ATTACHMENT B: STAFF MEMORANDUM DATED 12/10/08

ATTACHMENT C: STAFF MEMORANDUM DATED 2/11/09

ATTACHMENT D: PLANNING COMMISSION ACTION LETTER DATED 2/13/09