



## COUNTY COUNSEL

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DATE: April 18, 2012

TO: Board of Supervisors

FROM: Mike Munoz, Deputy County Counsel *MAM*

RE: REPORT ABOUT THE FACILITATION PROCESS,  
FROM THE GEYER APPEAL, OF THE PLANNING COMMISSION'S APPROVAL,  
OF THE SANTA BARBARA STUDENT HOUSING COOPERATIVE CHANGE OF USE

1. SUMMARY: In accordance with Resolution Number 95-462, the County's Office of Count Counsel attempted to facilitate resolution of this land use dispute. As of April 16, 2012, the parties to this appeal have not reached an agreement to withdraw the pending appeal.
2. Through the facilitation process, the parties met on March 8, 2012 and discussed potential alternatives for resolving this land use dispute.
3. At the end of that March 8, 2012 facilitation meeting:
  - The parties requested a hearing date.
  - The parties agreed and recommended that your Board's preparation for this appeal hearing should focus on the modifications to the parking regulations in the Coastal Zoning Ordinance (Article II), including the requirements that:
    - Specific off-site parking spaces be "permanently dedicated" to residents of the proposed student housing facility; and
    - Increase the maximum distance between the proposed student housing facility and off-site parking spaces from 500 feet to approximately 700 to 2,300 feet. (*Id.*, Section 35-77.12.)
  - County Planner Julie Harris described the framework and logistics for presentations that the parties may wish to make at the appeal hearing, if a hearing was still necessary.
  - The parties indicated that they would talk more between the facilitation meeting and the hearing date, in order to further pursue resolution of the off-site parking issues.
4. After the March 8, 2012 facilitation, the parties continued to discuss potential alternatives for resolution of this dispute.
5. On April 13, 2012, the parties indicated that they could not reach an agreement that would result in withdrawal of the pending appeal.

Copy: Jeffrey Bessmer (Owner/Applicant), via Attorney Graham M. Lyons  
Craig Geyer (Appellant)