

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF NOVEMBER 7, 2007

RE: Santa Barbara Ranch Project Transfer of Development Rights, 03DVP-00000-00041

Hearing on the request of Planning and Development that the County Planning Commission receive a report on the feasibility of transferring development rights to Santa Barbara Ranch and make recommended findings to the Board of Supervisors, along with comments on an enabling ordinance, preparatory to commencing formal hearings in connection with the proposed development of the Naples townsite located two miles west of the City of Goleta, AP Nos. 079-080-026 to 081-240-018, Third Supervisorial District. (Continued from 09/26/07)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of November 7, 2007, the Commission took the following actions:

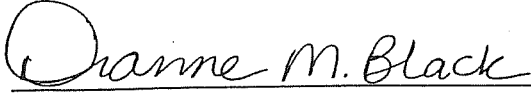
Commissioner Jackson moved, seconded by Commissioner Valencia and carried by a vote of 4-1 (Blough no) to:

1. Receive supplemental information regarding the feasibility of transferring development rights from Santa Barbara Ranch;
2. Recommend that the Board of Supervisors find that: (i) only a partial extinguishment of development potential at Naples is possible; (ii) partial extinguishment will not resolve the underlying conflict that gives rise to Policy 2-13; and (iii) the land use designation of AG-II-100 should be re-evaluated based upon the various studies, supporting documents and staff reports presented to the Commission and public testimony received in connection with the hearing; and
3. Recommend that the Board of Supervisors formally initiate the process of amending the County Code in order to maximize the potential for partial transfers at Santa Barbara Ranch.

Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 3-2 (Brown & Cooney no) to:

Recommend the TDR Ordinance option 3 in the staff report, dated October 26, 2007, endorsing an unconstrained free-market approach whereby there would be no expressed hold period on entitlements nor would the property owner be compelled to sell development credits to a TDR Bank.

Sincerely,



Dianne M. Black
Dianne M. Black
Secretary Planning Commission

cc: Case File: 03DVP-00000-00041

✓ Planning Commission File

Records Management

John Baker, Director, Planning and Development

Dianne M. Black, Director Development Review

Owner: Vintage Communities, Matt Osgood, 18401 Von Karman Ave 350, Irvine, CA 92612

Agent: L&P Consultants, Mark Lloyd, 3 West Carrillo Street, Santa Barbara, CA 93101

Attorney: Cox, Castle, Nicholson, Stanley Lamport, 2049 Century Plaza East, 28th Floor, Los Angeles, CA 90067

Mary Ann Slutzky, Deputy County Counsel

Tom Figg, Planner

DMB/jao