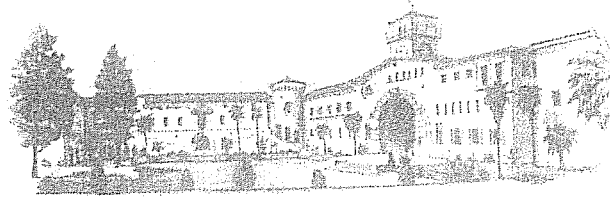


COUNTY OF SANTA BARBARA

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Michael F. Brown
County Executive Officer



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EXECUTIVE OFFICE

Date: August 20, 2007

To: Honorable Members of the Board of Supervisors

From: Terri Maus-Nisich, Assistant CEO
Jamie Goldstein, Deputy Director, Redevelopment Agency *JG*

Subject: Revised Attachments for Adoption of the Isla Vista Master Plan



Please find attached two updated attachments for the August 21, 2007 Board Hearing to consider adoption of the Isla Vista Master Plan. Both changes further clarify that the proposed changes to the Land Use Development Code and Local Coastal Plan only apply in Isla Vista.

- Attachments 14: Ordinance Amending Santa Barbara County Land Use and Development Code. Changed pages 1, 4 and 23 are attached; the rest of the document remains unchanged.
- Attachment 18: Resolution Approving Changes to the Local Coastal Program. Two copies of the complete revised resolution are attached, one copy shows proposed changes, the other copy is new version for approval.

Revised Attachment 14

Pages 1, 4, 23

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING ARTICLE 35-1 (DEVELOPMENT CODE APPLICABILITY), ARTICLE 35.2 (ZONES AND ALLOWABLE LAND USES), ARTICLE 35.3 (SITE PLANNING AND OTHER PROJECT STANDARDS), ARTICLE 35.4 (STANDARDS FOR SPECIFIC LAND USES) AND ARTICLE 35.8 (PERMIT PROCESSING PROCEDURES), AND BY AMENDING THE COUNTY ZONING MAP BY REZONING CERTAIN LOTS TO APPLY THE NEW MIXED RESIDENTIAL DESIGN AND COMMUNITY MIXED USE ZONES FOR USE ONLY IN ISLA VISTA, TO IMPLEMENT THE ISLA VISTA MASTER PLAN AND MAKE OTHER MINOR MODIFICATIONS.

Case Nos. 07ORD-00000-00005 & 07RZN-00000-00005

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 1-1 (Zones) of Section 35.14.020 (Zoning Map and Zones), of Chapter 35.12, Interpretation of Code Provisions, to read as follows:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
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Agricultural Zones

AG-I	Agricultural I	35.21
AG-II	Agricultural II	

Resource Protection Zones

MT-GOL	Mountainous - Goleta	35.22
MT-TORO	Mountainous - Toro Canyon	
RMZ	Resource Management	

Residential Zones

RR	Rural Residential (Coastal Zone); Residential Ranchette (Inland area)	35.23
E-1	Single Family Estate Residential	
R-1	Single Family Residential	
EX-1	One-Family Exclusive Residential	
R-2	Two-Family Residential	
DR	Design Residential	
MRD	Mixed Residential Design	
PRD	Planned Residential Development	
SLP	Small-Lot Planned Development	
SR-M	Medium Density Student Residential	
SR-H	High Density Student Residential	
MHP	Mobile Home Planned Development	

- (~~4213~~) PU (Public Utilities);
- (~~4314~~) REC (Recreation);
- (~~4415~~) SC (Shopping Center); and
- (~~4516~~) TC (Transportation Corridor).

- b. **Applicable standards and permit requirements.** When the Commission determines that a proposed but unlisted use is similar to a listed allowable use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.23.020 (Purposes of the Residential Zones), of Chapter 35.23, Residential Zones, to add a new Subsection 35.23.020.M (MRD Mixed Residential Design zone) to read as follows:

- M. **MRD (Mixed Residential Design) zone.** The MRD zone is applied to areas only within the geographic area covered by the Isla Vista Master Plan ("Isla Vista Master Plan Area" area in the Coastal Zone to provide high quality housing at densities that allow for the efficient utilization of land and to encourage the provision of affordable and workforce housing.

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.23.030.C (Development Plan approval required) of Section 35.23.030 (Residential Zones Allowable Land Uses), of Chapter 35.23, Residential Zones, to add a new Subsection 35.23.030.C.6 (MRD zone), to read as follows:

6. **MRD zone.** Final Development Plan approval is required for all development, including grading and additions to existing development, that result in more than four "density unit equivalents" in compliance with Section 35.23.100 (MRD Zone Standards).

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.23.030.D (Design Review required) of Section 35.23.030 (Residential Zones Allowable Land Uses), of Chapter 35.23, Residential Zones, to read as follows:

- D. **Design Review required.** Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure in compliance with this Chapter 35.23 (Residential Zones) and/or Section 35.82.070 (Design Review).

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to

F. CM (Community Mixed Use) zone. The CM zone is applied to areas only within the Isla Vista Master Plan Area in the Coastal Zone to create a vibrant pedestrian and bicycle-oriented commercial district with high quality public spaces and comprised of community serving retail on the ground floor street frontage with offices and housing above and behind.

FG. CH (Highway Commercial) zone. The CH zone is applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler. **CS (Service Commercial) zone.** The CS zone is applied to areas within the Inland area only appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.

GH. C-V (Resort/Visitor Serving Commercial) zone. The C-V zone is applied to areas of unique scenic and recreational value appropriate for tourist recreational development, while providing for maximum conservation of site resources through comprehensive site planning. The intent is to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This zone is not intended for highway related uses that normally service travelers. Where this zone is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.

HI. SC (Shopping Center) zone. The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use. This zone identifies the following two types of shopping centers:

1. **Convenience Shopping Centers.** Shopping centers that are classified as Convenience Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) serve the everyday, frequent needs of the consumer.
2. **Community Shopping Centers.** Shopping centers that are classified as Community Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) provide the opportunity to comparison shop and provide consumer goods and services.

IJ. PI (Professional and Institutional) zone. The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.

SECTION 12:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.24.030.C (Development Plan approval required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to reorder the existing Subsections within Subsection C and add a new Subsection 35.24.030.C.4 (CM zone), to read as follows:

- C. Development Plan approval required.** Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit as follows.

Revised Attachment 18

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA**

IN THE MATTER OF APPROVING CHANGES)
TO THE COASTAL LAND USE PROGRAM)
(7GPA-00000-00002) INCLUDING ORDINANCE)
TEXT AND MAP CHANGES TO THE COUNTY)
LAND USE AND DEVELOPMENT CODE)
(07ORD-00000-00005) AND FOR ADOPTION OF)
THE ISLA VISTA MASTER PLAN)
_____)

RESOLUTION NO. 07-_____

WHEREAS, in 2000, the Board of Supervisors entered into a Memorandum of Understanding with the University of California, Santa Barbara and the Isla Vista Recreation and Park District to jointly fund the Isla Vista Master Plan; and

WHEREAS, in October 2001, the Project Area Committee/General Plan Advisory Committee (PAC/GPAC) formed; and

WHEREAS, on June 5, 2003, the PAC/GPAC recommended the Draft Isla Vista Master Plan to the Board of Supervisors; and

WHEREAS, on July 22, 2003, Board of Supervisors initiated (Resolution 03-234) the Draft Isla Vista Master Plan for environmental review; and

WHEREAS, on May 10, 2006, the Isla Vista Master Plan Draft Environmental Impact Report was released for public review and comment; and

WHEREAS, on January 31, 2007, the GPAC reaffirmed support by resolution (PAC Resolution 2007-01) for the Draft Isla Visa Master Plan; and

WHEREAS, the proposed changes to the *Coastal Land Use Plan* (CLUP) and ordinance changes apply only in Isla Vista and implement aspects of the Draft Isla Vista Master Plan; and

WHEREAS, on May 23, 2007, the Planning Commission recommended adoption of the Isla Vista Master Plan to the Board of Supervisors; and

WHEREAS, on July 25, 2007, the Planning Commission recommended adoption of the proposed changes to the CLUP (07GPA-00000-00002) and ordinance changes (07ORD-00000-00005); and

WHEREAS, on July 25, 2007, the Planning Commission adopted a resolution finding the County's Comprehensive Plan, Coastal Land Use Plan, Goleta Community Plan and the proposed IVMP consistent the Redevelopment Plan pursuant to Government Code Section 65402; and

WHEREAS, the adoption of the Isla Vista Master Plan will require changes to the County Land Use and Development Code (LUDC) to create two new zone districts that will apply only in Isla Vista to implement the Isla Vista Master Plan, Chapter 35, Zoning and changes to the Wetland and General Sections of the CLUP; and

WHEREAS, CLUP changes (07GPA-00000-00002) and LUDC changes (07ORD-00000-00005) will include rezoning the downtown commercial area, currently zoned Retail Commercial (C-2), to a mixed use district to be applied only in Isla Vista and rezoning the Student Residential Medium and Student Residential High (SRM-18 and SRH-20) to an Isla Vista Mixed Residential Design (MRD) zone to encourage redevelopment and will incorporate the IVMP into the CLUP and amendments of the CLUP Land Use Designation Map and the LUDC zoning map for the IVMP Planning Area; and

WHEREAS, the *CLUP Wetland* changes will include adjustments to the 100 ft Anisq'Oyo Park wetland buffer zone to allow redevelopment of parcels around the park while minimizing wetland impacts to the maximum extent feasible; and

WHEREAS, the *CLUP General* changes will include new policy 2-24 that states development within the IVMP Planning Area shall comply with the policies and standards identified in the IVMP; and

WHEREAS, it is deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County that the Board of Supervisors adopt the Isla Vista Master Plan; and

WHEREAS, public officials and agencies, civic organizations, and citizens have been consulted and have advised the Planning Commission and Board of Supervisors on said proposed guidelines in public hearings and the Planning Commission has sent its written recommendations to the Board; and

WHEREAS, this Board has held a duly noticed public hearing on the proposed changes to the CLUP and to the LUDC, at which hearing the changes were explained and comments invited from the persons in attendance.

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

- a. The above recitations are true and correct.
- b. The Project is consistent with the Redevelopment Plan and the Redevelopment Agency's Implementation Plan, updated in April 2006 for the 2007/2011 cycle.
- c. The Isla Vista Master Plan Coastal Land Use Program and Ordinance amendments are to be used to implement the Isla Vista Master Plan and are not for use in other County areas are hereby adopted.
- d. This resolution shall go into effect upon certification of 07GPA-00000-00002 and 07ORD-00000-00005 by the California Coastal Commission.

APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, the 21st day of August, 2007, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Supervisors

ATTEST

APPROVED AS TO FORM:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

STEPHEN SHANE STARK
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SANTABARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVING CHANGES)
TO THE COASTAL LAND USE PROGRAM)
(7GPA-00000-00002) INCLUDING ORDINANCE)
TEXT AND MAP CHANGES TO THE COUNTY)
LAND USE AND DEVELOPMENT CODE)
(070RD-00000-00005) AND FOR ADOPTION OF)
THE ISLA VISTA MASTER PLAN)
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WHEREAS, the *CLUP Wetland* changes will include adjustments to the 100 ft Anisq'Oyo Park wetland buffer zone to allow redevelopment of parcels around the park while minimizing wetland impacts to the maximum extent feasible; and

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WHEREAS, it is deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County that the Board of Supervisors adopt the Isla Vista Master Plan; and

WHEREAS, public officials and agencies, civic organizations, and citizens have been consulted and have advised the Planning Commission and Board of Supervisors on said proposed guidelines in public hearings and the Planning Commission has sent its written recommendations to the Board; and

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APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, the 21st day of August, 2007, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Supervisors

ATTEST

APPROVED AS TO FORM

Michael F. Brown
Clerk of the Board of Supervisors

Stephen Shane Stark
County Counsel

By: _____
Deputy Clerk

By: 
Deputy County Counsel