


ATTACHMENT 11

Planning Commission Staff Report – September 2, 2015

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Isla Vista Master Plan Updates

Hearing Date: September 2, 2015
Staff Report Date: August 25, 2015
Case No.: 14GPA-00000-00007, 15GPA-00000-00004, 15ORD-00000-00011, 15ORD-00000-00009, and 15RZN-00000-00006
Environmental Document: 14-EIR-00000-00002

Deputy Director: Matt Schneider 
Division: Long Range Planning
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1.0 REQUEST

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- 1.1 Case No. 14GPA-00000-00007. Recommend that the Board of Supervisors adopt a resolution amending the Goleta Community Plan to incorporate the Isla Vista Master Plan (Attachment A) as an appendix to the Goleta Community Plan.
- 1.2 Case No. 15GPA-00000-00004. Recommend that the Board of Supervisors adopt a resolution amending the Coastal Land Use Plan to incorporate policies specific to the Isla Vista Master Plan area.
- 1.3 Case No. 15ORD-00000-00011. Recommend that the Board of Supervisors adopt an ordinance rescinding Ordinance 4649 in its entirety including all revisions to Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code.
- 1.4 Case No. 15ORD-00000-00009. Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code to add the Isla Vista Master Plan Overlay District.
- 1.5 Case No. 15RZN-00000-00006. Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, by amending the existing Goleta Community Plan Zoning South map and adopting the new Isla Vista Master Plan Zoning map.

2.0 RECOMMENDATIONS AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 14GPA-00000-00007, 15GPA-00000-00004, 5ORD-00000-00011, 15ORD-00000-00009, and 15RZN-00000-00006 based upon the ability to make the required findings, including CEQA findings. Your Commission's motion should include the following:

1. Make the findings for approval shown in Attachment B, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed general plan amendments, ordinance amendments, and rezonings.
2. Recommend that the Board of Supervisors certify the Isla Vista Master Plan Final Supplemental Environmental Impact Report (Final SEIR) (County Environmental Document No. 14-EIR-02) (State Clearinghouse No. 2003101095) (Attachment C).
3. Adopt the Resolution in Attachment D recommending that the Board of Supervisors adopt Case No. 14GPA-00000-00007, resolution amending the Goleta Community Plan to adopt revisions to the PRT-3 map by revising the trails within the Isla Vista Master Plan Area, and incorporate the amended Isla Vista Master Plan (Attachment A) as an appendix to the Goleta Community Plan.
4. Adopt the Resolution in Attachment E recommending that the Board of Supervisors adopt Case No. 15GPA-00000-00004, a resolution amending the Coastal Land Use Plan to incorporate policies specific to the Isla Vista Master Plan area.
5. Adopt the Resolution in Attachment F recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00011, an ordinance rescinding Ordinance 4649 in its entirety including all revision to Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code.
6. Adopt the Resolution in Attachment G recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00009, amending Article II, the Santa Barbara Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, by amending the existing Goleta Community Plan Zoning South map and adopting the new Isla Vista Master Plan Zoning map and adopt Case No. 15RZN-00000-00006 to amend the County Zoning Map by re-zoning certain lots to apply the new Mixed Residential Design and Community Mixed Use Zones, as well as to implement the Isla Vista Master Plan Overlay to the Isla Vista Master Plan Area.

Please refer the matter back to staff if your Commission takes other than the recommended action for development of appropriate materials and/or findings.

The Final SEIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents may also be reviewed on the Long Range Planning Division's website at:

<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following:

- 3.1 Section 35.80.020 of the County Land Use and Development Code (LUDC) states that the County Planning Commission reviews Comprehensive Plan Amendments, Specific Plans and Amendments, Development Code Amendments, and Zoning Map Amendments and provides a recommendation to the County Board of Supervisors.
- 3.2 Government Code Section 65354, states that “the Planning Commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The Planning Commission shall send its recommendation to the legislative body”.
- 3.3 Sections 2-25.2(b) (1) and (2) of Chapter 2 – Administration of the County Code states in part that “the following shall remain within the jurisdiction of the County Planning Commission...(1) recommendation regarding proposed amendments to Articles I, II, III, V, and VII of chapter 35 of the County Code.... (2) initiation, consideration and recommendations regarding general plan amendments required by law or requested by the Board of Supervisors”.

4.0 BACKGROUND

The Plan Area is located in the unincorporated community of Isla Vista, which is located approximately nine miles west of the City of Santa Barbara. Isla Vista is situated on a coastal bluff overlooking the Pacific Ocean and surrounded on three sides by the University of California, Santa Barbara (UCSB). The predominately urban community is a half square mile in size, or 320 acres, and is comprised of multi-residential housing, a small commercial downtown, a neighborhood of single family homes, and numerous public parks. The Isla Vista Planning Area extends from Camino Majorca Road on the north, the UCSB main campus on the east, and the Pacific Ocean on the south.

In 1990, the County Board of Supervisors adopted the Redevelopment Plan for the Isla Vista Redevelopment Project Area. The objectives of that plan were to enhance and renovate businesses, acquire environmentally sensitive property and increase public open space, develop public infrastructure improvements, construct a community center, and encourage housing rehabilitation. While some of these objectives were achieved by early redevelopment efforts; the recession in the early 1990's slowed development and many of the projects expected to generate substantial revenue for the agency were delayed.

In 1999, a working group composed of UCSB, the Isla Vista Recreation and Parks District (IVRPD), and County Planning and Development (P&D) began meeting to discuss the status of Isla Vista and how to address community issues. In early 2000, UCSB, IVRPD, and the County adopted a Memorandum of Understanding (MOU) that outlined a strategy to fund the development of a master plan for Isla Vista and established a framework for interagency coordination. The County initiated an international design competition in late 2000 to select a consultant to facilitate development of the master plan and potential amendments to the Isla Vista Redevelopment Plan. The Isla Vista Project Area Committee/General Plan Advisory Committee (IV PAC/GPAC) was formed in October of 2001. The IV PAC/GPAC consisted of

residents, property owners, business owners, and representatives of community organizations within the Plan area who met over 60 times to provide significant input to the Isla Vista Master Plan (IVMP).

On August 21, 2007, the Board of Supervisors adopted the IVMP and the Final EIR for the project. The IVMP encourages mixed-use development in the downtown area and multi-family residential development in the central and northern areas, establishes incentive programs to encourage community revitalization and infill, and implements a form-based code to provide urban design standards supporting the efficient use of land.

4.1 Isla Vista Master Plan Update

The Isla Vista Master Plan update is necessary to address several issues which have occurred since the Board of Supervisors adopted the IVMP in 2007.

Coastal Commission Certification: Isla Vista is located in the coastal zone and the IVMP and associated Local Coastal Program (LCP) amendments require certification by the California Coastal Commission (CCC). The IVMP and County zoning ordinance amendments were submitted to the CCC in 2007; however, the LCP submittal package was never deemed complete by Coastal Commission staff, and therefore not considered for certification by the CCC. CCC staff was concerned about adequate on-street parking capacity to accommodate the IVMP build-out and potential impacts to coastal access associated with the proposed permit parking program. As a result, the County will be submitting the updated Isla Vista Master Plan in addition to the other documents originally included in the 2007 CCC submittal (ex: Isla Vista Design Guidelines) to certify all documents associated with the project.

Redevelopment Agency Dissolution: In 2012, the State of California dissolved redevelopment agencies throughout California, leaving the County of Santa Barbara to take over as the Successor Agency to the former Isla Vista Redevelopment Agency. The IVMP, as well as the adopting resolutions, make several references to the Redevelopment Agency and assign responsibility to the Agency. Since its dissolution, the responsibilities have been shifted to the County of Santa Barbara, and these changes are reflected in the updates to the Isla Vista Master Plan.

Greenhouse Gas Emission CEQA Analysis: Since the IVMP was adopted, Senate Bill 97 was enacted, which requires lead agencies to analyze the greenhouse gas (GHG) emissions of proposed projects. As a result, the IVMP update incorporated GHG analysis into its Supplemental EIR for the project.

On May 19, 2015, the Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and certified the Final EIR for the project. The ECAP is designed as a Qualified GHG Reduction Plan, consistent with CEQA Guidelines Section 15183.5(b). This allows for the streamlining of the analysis of GHGs on a project level by using a programmatic GHG reduction plan meeting certain criteria. As individual projects are proposed, project-specific

environmental documents may tier from and/or incorporate via reference that existing programmatic review in their cumulative impacts analysis.

Coastal Zoning Ordinance: At the time of adoption, the County had begun an effort to incorporate the Coastal Zoning Ordinance (Article II) into the Santa Barbara County Land Use and Development Code (LUDC). The IVMP zoning ordinance amendments adopted by the Board of Supervisors were adopted as amendments to the LUDC, per Ordinance 4649. However, the Coastal LUDC was not certified and the ordinance changes have been reformatted into Article II (Attachment G).

5.0 PROJECT DESCRIPTION

The proposed IVMP update responds to issues raised by Coastal Commission staff, including amendments to Parking and Transit Action 1.1 and Action 1.3 in the IVMP, which would establish an on-street parking monitoring and reporting program in Isla Vista to assess on-street parking capacity and vacancy rates in the community to ensure adequate capacity is available for existing land uses and build-out of the IVMP. The project also includes focused parcel rezones for two County-owned parcels on Embarcadero del Mar to provide greater flexibility for public use. Additionally, the update removes references to the Redevelopment Agency throughout the Master Plan, as well as its adopting resolutions and ordinances.

5.1 Comprehensive Plan/Coastal Land Use Plan/Local Coastal Program Amendments

The proposed IVMP focused update includes the following Comprehensive Plan/Coastal Land Use Plan amendments:

- a. IVMP Parking and Transit Section Amendments. The focused update to the IVMP includes an amendment to Parking and Transit Policy 1 and Parking and Transit Action 1.1 as well as the addition of Parking and Transit Action 1.3.
 - Parking and Transit Action 1.1 establishes an on-street parking monitoring and reporting program to assess on-street parking capacity and vacancy rates in Isla Vista, as well as a threshold for determining when a formal permit parking program will be required.
 - Parking and Transit Action 1.3 includes Article II (Coastal Zoning Ordinance) amendments which identify mechanisms for satisfying on-site parking requirements in the Community Mixed Use (CM) zone district in lieu of the required number of parking spaces for Article II, Division 6 (Parking Regulations).
- b. Removes references to the County Redevelopment Agency. All Redevelopment Agencies in the State of California, including the County of Santa Barbara Redevelopment Agency, were eliminated on February 1, 2012, pursuant to ABXI 26 (the "Dissolution Act"). References to the County Redevelopment Agency, therefore,

are proposed to be eliminated and replaced with references to the County of Santa Barbara, as appropriate.

- c. Goleta Community Plan amendments incorporating the IVMP as an appendix to the Goleta Community Plan and amending the PRT-3 map by adding new trails within the Isla Vista area. The addition of these trails is discussed in the Isla Vista Master Plan, as well as in the 2007 Isla Vista Master Plan FEIR.
- d. Coastal Land Use Plan amendments incorporating policies regarding development within the Isla Vista area. These policies were addressed in the 2007 Isla Vista Master Plan FEIR.

Once the IVMP focused update is adopted by the Board of Supervisors, the County will submit the update to the Coastal Commission for certification of a Local Coastal Program amendment.

Discussion: Board of Supervisors adoption of the Isla Vista Master Plan in 2007 included a proposal to establish a formal on-street permit parking program. The parking program included a residential parking permit system, daily parking permits for guests and visitors, and potential parking meters at key locations including Del Playa Drive. Coastal Commission staff was concerned with how the on-street parking permit program would impact coastal access and if there was adequate on-street parking capacity to accommodate build-out of the IVMP.

To address issues raised by the Coastal Commission staff, Planning and Development staff evaluated several recent on-street parking surveys in Isla Vista and conducted additional coastal access user surveys. The survey data and assessment of impacts upon coastal access is included in the Isla Vista Master Plan Final SEIR, Appendix C. Findings from the survey data support County staff's recommendation to pursue an active on-street parking survey and monitoring program (Parking and Transit Action 1.1) in lieu of establishing a formal permit parking program at the time. Survey findings include:

- Peak on-street parking demand in the vicinity of the five Isla Vista coastal access points is well below a threshold of 85% occupancy
- 78% of coastal access users at the five Isla Vista coastal access points are internal to Isla Vista
- On-street parking spaces have increased by 31% (+838 spaces) over the last 10 years
- Implementation of alternative transportation projects and programs has had a positive effect on on-street parking availability
- IVMP build-out increases the amount of available on-site parking by 183 spaces when comparing future parking supply versus parking demand

Per Parking and Transit Action 1.1, the County would conduct on-street parking surveys annually while UCSB is in session. If the parking surveys show a parking vacancy rate below 15% for two consecutive survey periods, the County will increase parking surveys to occur two times a year. If the bi-annual parking surveys show a parking vacancy rate below 15% for three consecutive UCSB Quarters surveyed, the County will implement a permit parking program, or other appropriate measure to increase parking vacancy rates, per Santa Barbara County Code, Chapter 23B-15 which was adopted by the Board of Supervisors in 2007. If the bi-annual parking surveys show a parking vacancy rate above 15%, the County will resume conducting parking surveys annually.

The Goleta Community Plan will be amended to incorporate the Isla Vista Master Plan as an appendix to the Goleta Community Plan. The PRT-3 map within the Goleta Community Plan will also be updated to address minor revisions within the Isla Vista area. The Coastal Land Use Plan will be amended to incorporate policies related to development within Isla Vista.

5.2 Property Re-Zone

The IVMP update includes focused parcel re-zones which provide a public benefit. Two County-owned parcels currently zoned as Retail Commercial (C-2) are proposed to be re-zoned to Community Mixed Use (CM-40) (See Figure 1, and Table 1). The proposed re-zones provide greater flexibility for public uses of the parcels and greater alignment with the IVMP goals and objectives.

Table 1: Proposed Parcel Re-Zones

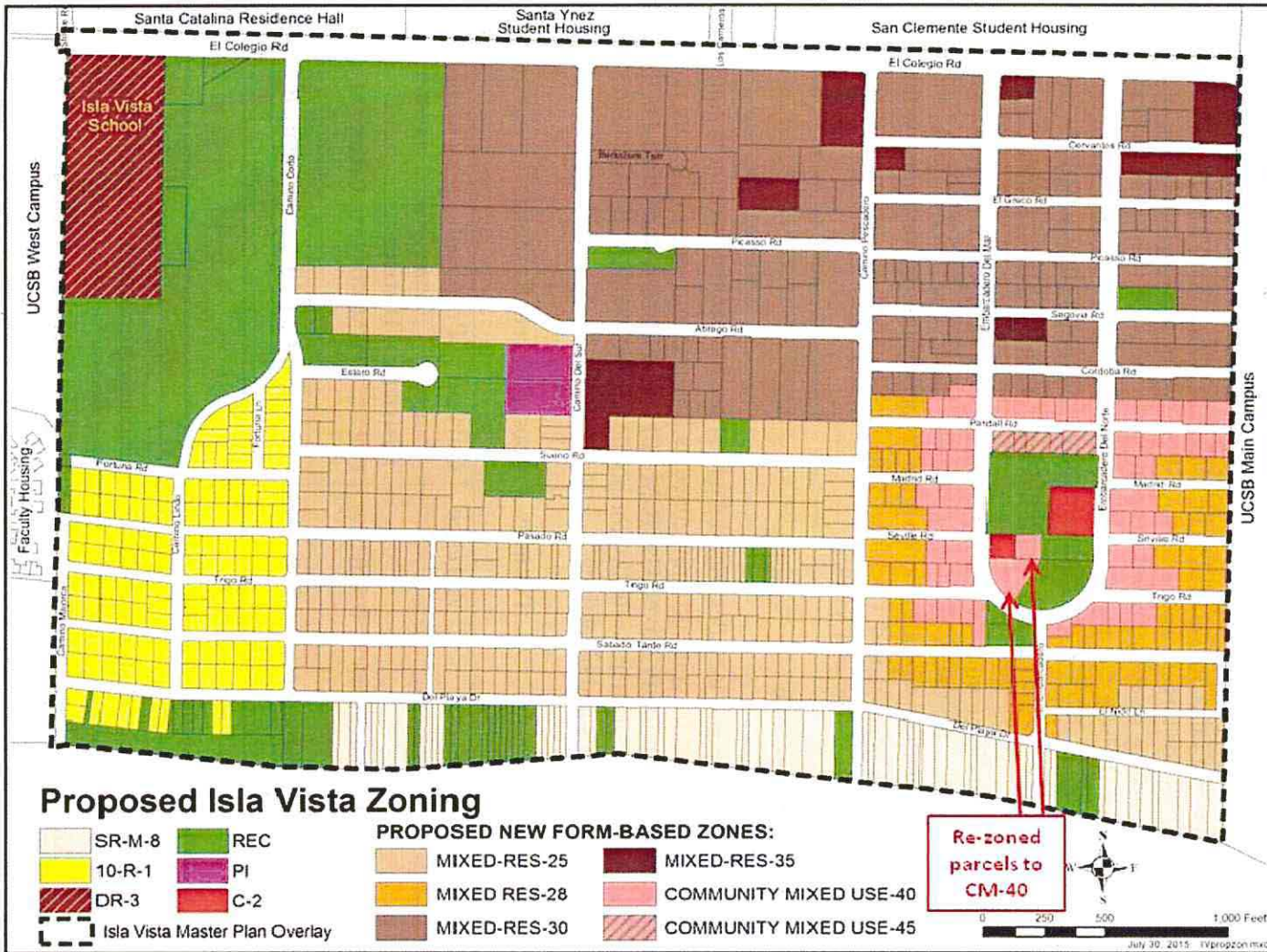
APN	Address	Acreage	Current Zone District	Proposed Zone District	Current Owner	Current Use
075-163-017	976 Embarcadero Del Mar	0.560	C-2	CM-40	County of Santa Barbara	Church
075-163-014	970 Embarcadero Del Mar	0.260	C-2	CM-40	County of Santa Barbara	Office

5.3 Ordinance Amendments

The IVMP focused update includes the following ordinance amendments:

- a. Amend Ordinance 4649 by rescinding it in its entirety (Attachment F); and
- b. Amend Article II (Santa Barbara County Code, Chapter 35, Coastal Zoning Ordinance) (Attachment G) to include the following:
 - Re-adopt zoning ordinance requirements originally approved by the Board of Supervisors in 2007 per Ordinance 4649, including the proposed new zone

Figure 1: Proposed Parcel Re-Zones - Isla Vista Master Plan Area



districts within the Isla Vista Master Plan Area (Community Mixed Use (Section 35-340) and Mixed Residential Design (Section 35-350)); and

- Adopt new Article II amendments per the IVMP update, including:
 - i. Add new zoning overlay Division 17 titled “Isla Vista Master Plan Overlay District”; and
 - ii. New parking regulations for CM zone district. These new regulations include mechanisms for satisfying on-site parking in-lieu of providing the required number of parking spaces (Section 35-340.J.6). Examples include: car share, leased off-site parking spaces at UCSB, utilization of the County’s in-lieu fee program.

Discussion: In 2007, when the Board of Supervisors adopted the Isla Vista Master Plan, the County had begun an effort to incorporate the Coastal Zoning Ordinance (Article II) into the Santa Barbara County Land Use and Development Code. The Isla Vista Master Plan zoning ordinance amendments adopted by the Board of Supervisors were adopted as amendments to the LUDC, per Ordinance 4649. Since the Board of Supervisors ultimately decided not to pursue the Article II/LUDC conversion project, it is necessary to rescind Ordinance 4649 in its entirety (Attachment F), and adopt a new Article II Coastal Zoning Ordinance amendment (Attachment G) which incorporates the Isla Vista Master Plan new zone districts and associated zoning ordinance requirements originally adopted by the Board of Supervisors in 2007, as well as the focused zoning ordinance amendments included in the IVMP update.

5.4 Coastal Commission Certification

Once the Board of Supervisors adopts the updates to the Isla Vista Master Plan, staff will re-submit the IVMP and associated Local Coastal Program amendments to the California Coastal Commission for certification.

5.5 Additional Board Actions

Two additional ordinance amendments will be brought forward to the Board of Supervisors: one is an amendment to the County Code, and the other is an amendment to a standalone ordinance. Both the County Code and Government Code limit the jurisdiction of the Planning Commission to zoning ordinances and recommendations to the Board of Supervisors on legislative items. Therefore, the County Planning Commission is not required to make a recommendation to the Board of Supervisors on either of these ordinances. Information on these ordinances is presented below so the Planning Commission can be informed of IVMP-related items for consideration by the Board of Supervisors.

Ordinance 4650, which established the in-lieu fee program within the Isla Vista Master Plan area, is being amended to remove references to the Redevelopment Agency. This

program addresses build-out within the IVMP area and provides a mechanism for providing off-site parking, typically for commercial use only.

County Code Section 23B-15 (Isla Vista Permit Parking Program) is being amended to incorporate information about when a permit parking program in Isla Vista would be established. Should the parking vacancy rates in Isla Vista decrease and trigger the need for a permit parking program, the regulations for such a program would already be in place.

6.0 ENVIRONMENTAL REVIEW

On August 21, 2007, the Board of Supervisors certified the original Isla Vista Master Plan EIR (SCH #2003101095). The California Environmental Quality Act (CEQA) Guidelines Section 15163(a)(2) states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. The County prepared a SEIR because only minor additions and changes would be necessary to make the previously certified EIR adequately apply to the focused IVMP update. In addition, the focused update to the IVMP does not result in new significant environmental effects or substantial increases in the severity of the previously identified significant environmental effects. The County did not prepare an Addendum, due to the new analysis of greenhouse gas impacts (see below).

In accordance with Section 15082 of the CEQA Guidelines, the County prepared a Notice of Preparation (NOP) of an SEIR for the proposed project on April 2, 2014. The County was identified as the lead agency for the proposed project. The notice was circulated to the public, local, regional, state, and federal agencies, and other interested parties to solicit comments on the proposed project. Comments received in response to the NOP were considered during preparation of the Draft SEIR.

Pursuant to CEQA Section 15087, the Draft SEIR was circulated for public review from May 21, 2015 to July 6, 2015. A public hearing was held at the County on June 24, 2015. One comment was received via e-mail and one comment was received from public hearing testimony. Responses to the comments on the Draft SEIR are included in Chapter 8.0 the Final SEIR (Attachment C).

A summary of the key environmental impacts and associated mitigation measures discussed in the Final SEIR is provided below. There were no Class I or Class II impacts identified for the project.

Transportation and Circulation

The IVMP update includes focused parcel re-zones which provide a public benefit. Two County-owned parcels currently zoned as Retail Commercial (C-2) will be re-zoned to Community Mixed Use (CM-40). The proposed re-zones provide greater flexibility for public uses of the parcels and greater alignment with the IVMP goals and objectives. The proposed re-zones could result in an additional 16 residential units and a corresponding increase of 102 average daily trips

(ADT) and eight peak hour trips (PHT). The incremental increase in potential residential units and daily/peak hour trips will not increase IVMP build-out traffic impacts previously analyzed in the original IVMP EIR; therefore, traffic impacts associated with the focused re-zones is considered less than significant (Class III).

The IVMP update includes amendments to Parking and Transit Action 1.1, which would establish an on-street parking monitoring and reporting program in Isla Vista to assess on-going parking capacity and vacancy rates in the community to ensure adequate capacity is available for existing land uses and build-out of the IVMP. If the parking surveys show a parking vacancy rate below 15% for two consecutive survey periods, the County will increase parking surveys to occur two times a year. If the bi-annual parking surveys show a parking vacancy rate below 15% for three consecutive UCSB Quarters surveyed, the County will implement a permit parking program, or other appropriate measure to increase parking vacancy rates, per Santa Barbara County Code, Chapter 23B-15 which was adopted by the Board of Supervisors in 2007. If the bi-annual parking surveys show a parking vacancy rate above 15%, the County will resume conducting parking surveys annually. Therefore, potential cumulative impacts to on-street parking availability and coastal access are considered less than significant (Class III).

Greenhouse Gas Emissions

To determine the significance of the IVMP's greenhouse gas (GHG) impacts, the Plan was evaluated for its consistency with the Energy and Climate Action Plan (ECAP). The ECAP is designed to mitigate the impacts of climate change and achieve meaningful GHG reductions by implementing goals and strategies within the County, consistent with AB 32 and EO S-3-05, and to provide a mechanism that subsequent projects within the County may use as a means to address GHG impacts under CEQA. By being consistent with the ECAP GHG reduction measures, a project would in turn be consistent with the CARB Scoping Plan and AB 32 goals.

The GHG emissions projections used to develop the ECAP are based on population, vehicle trends, and planned land uses, including community plan build-out projections within the unincorporated county. As such, projects that propose development that is consistent with the growth anticipated by the IVMP would be consistent with the ECAP; therefore, GHG impacts would be less than significant (Class III).

7.0 POLICY CONSISTENCY

The proposed project will not result in any inconsistencies with the adopted policies and development standards of the County's Comprehensive Plan, the Coastal Land Use Plan, Goleta Community Plan, and regional planning documents. Please refer to Isla Vista Master Plan Final Supplemental EIR – Chapter 5.0 (Attachment C) for the project consistency analysis.

Policy consistency analysis will be performed on a case-by-case basis for individual development projects. Projects will not be approved unless they are determined to be consistent with applicable policies, and the findings for approval can be made.

8.0 ATTACHMENTS

- A. Isla Vista Master Plan (copy available at <http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>)
- B. Findings for Approval
- C. Isla Vista Master Plan Final Supplemental Environmental Impact Report (copy available at <http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>)
- D. Resolution – General Plan Amendment incorporating Isla Vista Master Plan into Goleta Community Plan
- E. Resolution – General Plan Amendment incorporating Isla Vista Master Plan into Coastal Land Use Plan
- F. Resolution – Ordinance Amendment rescinding Ordinance 4649 in its entirety
- G. Resolution – Ordinance Amendment updating Article II by establishing Isla Vista Master Plan Overlay and Zoning Map Amendments

ATTACHMENT A

Isla Vista Master Plan

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ATTACHMENT A: Isla Vista Master Plan

The September 2015 Proposed Isla Vista Master Plan was transmitted to County Planning Commissioners under separate cover.

The document is available at:

<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>

ATTACHMENT B

Findings for Approval

ATTACHMENT B

Findings for Approval Isla Vista Master Plan Update

1.0 CEQA FINDINGS

Supplemental Environmental Document Appropriate (per CEQA Section 15163)

The Santa Barbara County Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors finds, that only minor changes and additions would be necessary to make the Final Environmental Impact Report (EIR) adequate to fulfill the environmental review requirements for the 2015 amendments to the Isla Vista Master Plan. Therefore, the Santa Barbara County Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors finds, that a Final Supplemental Environmental Impact Report (Final SEIR) is the appropriate environmental document to prepare for 2015 amendments to the Isla Vista Master Plan.

1.1 FINDINGS PURSUANT TO THE PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090, 15091, AND 15163:

1.1.1 CONSIDERATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The Final SEIR (14EIR-00000-00002) for the Isla Vista Master Plan Update augments the previously certified Isla Vista Master Plan EIR and Revision Document (RVI) (State Clearinghouse No. 2003101095) certified by the Board of Supervisors on August 21, 2007. The Final SEIR was presented to the County Planning Commission and all voting members of the County Planning Commission have reviewed and considered the information contained in the Final SEIR (14EIR-00000-00002) and its appendices prior to approving the project. In addition, all voting members of the County Planning Commission have reviewed and considered testimony and additional information presented at or prior to public hearing on September 2, 2015. The Final SEIR reflects the independent judgment and analysis of the County Planning Commission and is adequate for this project.

1.1.2 FULL DISCLOSURE

The County Planning Commission finds that the Final SEIR (14EIR-00000-00002) constitutes a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The County Planning Commission further finds that the Final SEIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 MITIGATION OF PROJECT IMPACTS

The County Planning Commission finds that in accordance with the environmental impact analysis provided in 14EIR-00000-00002, the Isla Vista Master Plan Update as approved will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant impacts that require major revisions to the previously certified Isla Vista Master Plan EIR (SCH# 2003101095).

The County Planning Commission also finds the previously certified Isla Vista Master Plan EIR and Revision Document (RV1) eliminated or substantially mitigated impacts related to the Isla Vista Master Plan Update and that the Final SEIR (14EIR-00000-00002) analysis has demonstrated that the Isla Vista Master Plan Update would not result in any new significant effects that require mitigation. Therefore, the previously certified Isla Vista Master Plan EIR is consistent with CEQA with the minor additions and changes incorporated by the Final SEIR (14EIR-00000-00002).

1.1.5 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment.

The previously certified Isla Vista Master Plan EIR and Revision Document (RV1) (State Clearinghouse No. 2003101095) included a Mitigation Monitoring and Reporting Plan that was approved by the Board of Supervisors in August 2007 and is still in place and applies to the Plan. The Santa Barbara County Planning Commission finds the Final SEIR (14EIR-00000-00002) analysis has demonstrated the Isla Vista Master Plan Update would not result in any new significant effects that require mitigation. Therefore, a new mitigation monitoring and reporting program is not required for the Isla Vista Master Plan Update.

2.0 FINDINGS THAT CERTAIN IMPACTS ARE INSIGNIFICANT

The Final SEIR (14EIR-00000-00002) identified two subject areas for which the project is considered to contribute less than significant environmental impacts (Class III). These impacts require no mitigation measures.

Transportation and Circulation

Impacts: The SEIR identified less than significant impacts from focused parcel re-zones (Impact 4.1.1) and from amendments to Parking and Transit Action 1.1 within the Isla Vista Master Plan (Impact 4.1.2).

Mitigation: No mitigation measures are required.

Findings: The County Planning Commission finds that the environmental impacts on transportation and circulation are found to be less than significant and require no mitigation.

Greenhouse Gas Emissions

Impacts: The SEIR identified less than significant impacts from greenhouse gas emissions (Impact 4.2.1) due to consistency with the County's Energy and Climate Action Plan.

Mitigation: No mitigation measures are required.

Findings: The County Planning Commission finds that the environmental impacts on greenhouse gas emissions are found to be less than significant and require no mitigation.

3.0 FINDINGS REGARDING PROJECT ALTERNATIVES

The Final SEIR (14EIR-00000-00002) evaluated a No Project Alternative and a Permit Parking Program Alternative as methods of reducing or eliminating potentially significant environmental impacts. The County Planning Commission finds that the following alternatives are infeasible for the reasons stated:

1. No Project Alternative

The No Project Alternative assumes that Parking and Transit Policy 1 would remain as-is; no surveys or parking monitoring would be implemented, and no option for a permit parking program would be established. There would be no formal method to assess ongoing parking capacity and vacancy rates in the community. Additionally, the re-zones of the two County-owned parcels would not occur and these parcels would remain Retail Commercial (C-2). The No Project Alternative would allow mixed commercial and residential uses on the two County-owned parcels currently zoned C-2; however, the slight increase in residential use (16 apartment units) allowed under the Community Mixed Use (CM-40) zone district would not occur under the No Project Alternative.

The No Project Alternative would result in similar impacts on the following resources relative to the Isla Vista Master Plan (IVMP):

- Transportation and Circulation
- Greenhouse Gas Emissions

Cumulatively, the No Project Alternative would have similar impacts as identified in the IVMP FEIR certified in 2007; however, the No Project Alternative would not meet all of the IVMP focused update project objectives and the flexibility and public benefit associated with these focused re-zones would not be realized. These project objectives include: minor amendments to IVMP policies, actions, and development standards within the Parking and Transit Section; ordinance amendments to implement parking related amendments; focused re-zones of two County-owned parcels for public benefit; and IVMP text edits to remove references to the County's Redevelopment Agency. Therefore, the County Planning Commission finds that No Project Alternative is infeasible.

2. Permit Parking Program Alternative

This alternative is similar to the proposed IVMP focused update project, with the exception that the Permit Parking Program would be implemented immediately upon adoption, compared to the IVMP focused update approach to establish an on-street parking monitoring program per Parking and Transit Action 1.1. The Permit Parking Program Alternative would achieve some of the IVMP focused update project objectives by establishing a formal parking permit program. The goal of permit parking in Isla Vista would be to preserve the use of existing on-street parking for community residents and business patrons while maintaining adequate parking for coastal access.

The Permit Parking Program Alternative would result in similar impacts on the following resources relative to the IVMP:

- Transportation and Circulation
- Greenhouse Gas Emissions

From an administrative and policy/planning perspective, immediate implementation of a permit parking program is not currently warranted and would not meet all of the project objectives. These project objectives include: minor amendments to IVMP policies, actions, and development standards within the Parking and Transit Section; ordinance amendments to implement parking related amendments; focused re-zones of two County-owned parcels for public benefit; and IVMP text edits to remove references to the County's Redevelopment Agency. Therefore, the County Planning Commission finds that the Permit Parking Program Alternative is infeasible.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE COASTAL ZONING ORDINANCE, LOCAL COSTAL PROGRAM, AND ZONING MAP

Findings required for all amendments to the County Land Use and Coastal Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the County Coastal Zoning Ordinance (Article II), prior to the approval or conditional approval of an application for an amendment to the Coastal Zoning Ordinance, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following findings.

4.1.1 The request is in the interest of the general community welfare.

The IVMP accomplishes two underlying purposes. First, it identifies general goals, policies, and development standards for Isla Vista that update the existing Countywide Comprehensive Plan, the Goleta Community Plan, and the Coastal Land Use Plan. Second, the IVMP identifies specific catalyst projects that are designed to eliminate blight and to address specific improvements to the commercial core, housing, transportation, parking, and infrastructure. The updates to the IVMP address coastal access and other aspects important to general community welfare.

4.1.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.

As discussed in Chapter 5.0 of the Final SEIR, herein incorporated by reference, the project is consistent with the Comprehensive Plan, Goleta Community Plan, and Coastal Land Use Plan (CLUP).

IVMP build-out, including proposed IVMP focused amendments, will not result in significant impacts to coastal access or on-street parking availability within the Plan Area; therefore, the IVMP focused update is consistent with the following below policies within the Coastal Land Use Plan, which are also discussed in Chapter 5 of the original IVMP FEIR:

CLUP Policy 3-5; CLUP Policy 3-6; CLUP Policy 3-7; CLUP Policy 3-8; CLUP Policy 3-10; CLUP Policy 3-11; CLUP Policy 3-12; CLUP Policy 3-13; CLUP Policy 3-14; CLUP Policy 3-20; CLUP Policy 4-5; CLUP Policy 4-6; CLUP Policy 4-7; CLUP Policy 9-35; CLUP Policy 9-36.

The incremental increase in potential residential units associated with the proposed re-zones will not increase IVMP build-out impacts previously analyzed in the original IVMP FEIR; therefore, the IVMP focused update is consistent with the following policies within the Goleta Community Plan, which are also discussed in Chapter 5 of the original IVMP FEIR:

Policy RRC-GV-2; Policy RRC-GV-3; Policy SCH-GV-1; Policy RRC-GV-2;
Action CIRC-GV-2.32; Policy CIRC-GV-7; Policy WAT-GV-5; Policy WAT-
GV-6-12; Policy AQ-GV-1; DevStd AQ-GV-5; DevStd AQ-GV-5.1; Policy BIO-
GV-3; DevStd Bio-GV-19.1; DevStd BIO-GV-19.2; Policy FLD-GV-1; Policy
GEO-GV-3.

The Final SEIR identified no potential inconsistencies between the original adopted IVMP, the proposed updated IVMP, and the adopted Comprehensive Plan, Goleta Community Plan, and Coastal Land Use Plan policies.

4.1.3 The request is consistent with good zoning and planning practices.

The IVMP update includes focused parcel re-zones which provide a public benefit. The proposed re-zones provide greater flexibility for public uses of the parcels and greater alignment with the IVMP goals and objectives. Future growth is accommodated by existing land use and zoning. The project updates zone districts within the Isla Vista Plan Area for future growth, consistent with good zoning and planning practices. The IVMP update also includes policy additions for monitoring parking vacancy rates in the Plan Area. Depending on the vacancy rates within the community, a permit parking program could be triggered. Establishing this monitoring is consistent with good planning practices.

4.2 COMPREHENSIVE PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a Comprehensive Plan amendment to be in the public interest.

The IVMP Update includes minor text amendments to the IVMP policies, actions, and development standards in the Parking and Transit Section which aligns with IVMP project objectives to develop an efficient parking strategy that minimizes impacts on the community. The IVMP Update also includes minor clarifying amendments to the Goleta Community Plan and Coastal Land Use Plan. Overall, the IVMP Update is in the public interest to address future development in the Plan Area consistent with the IVMP adopted objectives, goals, policies, development standards, and actions.

ATTACHMENT C

Isla Vista Master Plan Final Supplemental Environmental Impact Report

ATTACHMENT C: Isla Vista Master Plan Final SEIR

The September 2015 Proposed Final Supplemental Environmental Impact Report for the Isla Vista Master Plan updates was transmitted to County Planning Commissioners under separate cover.

The document is available at:

<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>

ATTACHMENT D

Resolution – Goleta Community Plan Amendments

ATTACHMENT D

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE)	RESOLUTION NO. 15-__
BOARD OF SUPERVISORS AMEND THE SANTA)	
BARBARA COUNTY COMPREHENSIVE PLAN BY)	Case No: 14GPA-00000-00007
ADOPTING AND INCORPORATING THE AMENDED)	
ISLA VISTA MASTER PLAN AS AN APPENDIX TO THE)	
GOLETA COMMUNITY PLAN)	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. On July 20, 1993, by Resolution No. 93-401, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Comprehensive Plan.
- C. On August 21, 2007, the Board of Supervisors adopted the Isla Vista Master Plan and associated re-zones and coastal zoning ordinance amendments, in addition to certification of a Final Environmental Impact Report (SCH No. 2003101095, Case No. 03-EIR-08) for the project.
- D. In 2015, a Final Supplemental Environmental Impact Report for the Isla Vista Master Plan Updates (revising the original 2007 EIR for the project) was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Supplemental Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- E. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of the Isla Vista Master Plan in duly noticed public hearings pursuant to Section 65351 and Sections 65352.3 through 65352.5 of the Government Code.
- F. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the draft Isla Vista Master Plan amendments, at which hearings the Isla Vista Master Plan was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County of Santa Barbara Planning Commission now finds that it is in the public interest to recommend that the Board of Supervisors:
 - a. The Isla Vista Master Plan adopted by this resolution supersedes the Isla Vista Master Plan approved pursuant to Resolution 07-258.
 - b. Adopt the Isla Vista Master Plan, as amended, as an appendix (Appendix D) within the Goleta Community Plan (see Attachment A, County Planning Commission staff report for September 2, 2015 hearing)
 - c. Amend the existing map titled “Goleta Community Plan Land Use Designations-Central Section” by removing the land use designations within the boundaries of the Isla Vista Master Plan area as shown in Exhibit 1.
 - d. Adopt the map titled “Isla Vista Land Use Designations” (Exhibit 1), which depicts the land use designations within the Isla Vista Master Plan area.
 - e. Amend the existing map titled “PRT-3 Goleta-Santa Barbara Area” by adding the new trails within the Isla Vista Master Plan area as shown in Exhibit 2.
 - f. Amend Goal CIRC-GV within Section 2, “Policies and Implementing Strategies”, of the Goleta Community Plan as follows:

“Goleta Community Plan “Objective CIRC-GV-1: The Circulation Element and implementing Transportation Improvement Program shall include long-term improvements to roadways and alternative transportation facilities targeted to provide for Level of Service (LOS) C or better on roadways and intersections within the community at buildout of this Plan, excluding the Isla Vista Master Plan Area and the Los Carneros/Mesa Road intersection. However, over the next ten years a number of roadway segments and intersections will periodically operate at LOS D or below. The roadway and intersection standards shall allow moderate levels of traffic growth while protecting overall operation of the circulation system and the quality of life within the community.

Due to the Isla Vista area’s urban infill nature, and the wide variety of alternative transportation options available, within the Isla Vista Master Plan Area and the Los Carneros/Mesa Road intersection, the Circulation Element and implementing Transportation Improvement Program may include long-term improvements to roadways and alternative transportation facilities targeted to provide for LOS D or better on roadways and intersections. Prior to implementing all planned traffic improvements, roadway segments and intersections in the Isla Vista Master Plan

Area and the Los Carneros/Mesa Road Intersection may operate at LOS F for periods of time during peak hour.’

3. The Planning Commission, after holding duly noticed public hearings on the above described plan, endorses and transmits to the Board of Supervisors said recommended plan by resolution pursuant to Government Code 65354.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.
5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED this second day of September, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

CECELIA BROWN, CHAIR
SANTA BARBARA COUNTY
COUNTY PLANNING
COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____

By _____

DEPUTY COUNTY COUNSEL

Exhibit 1: Isla Vista Land Use Designations
Exhibit 2: PRT-3 Goleta-Santa Barbara Area Map

EXHIBIT 1: Isla Vista Land Use Designations

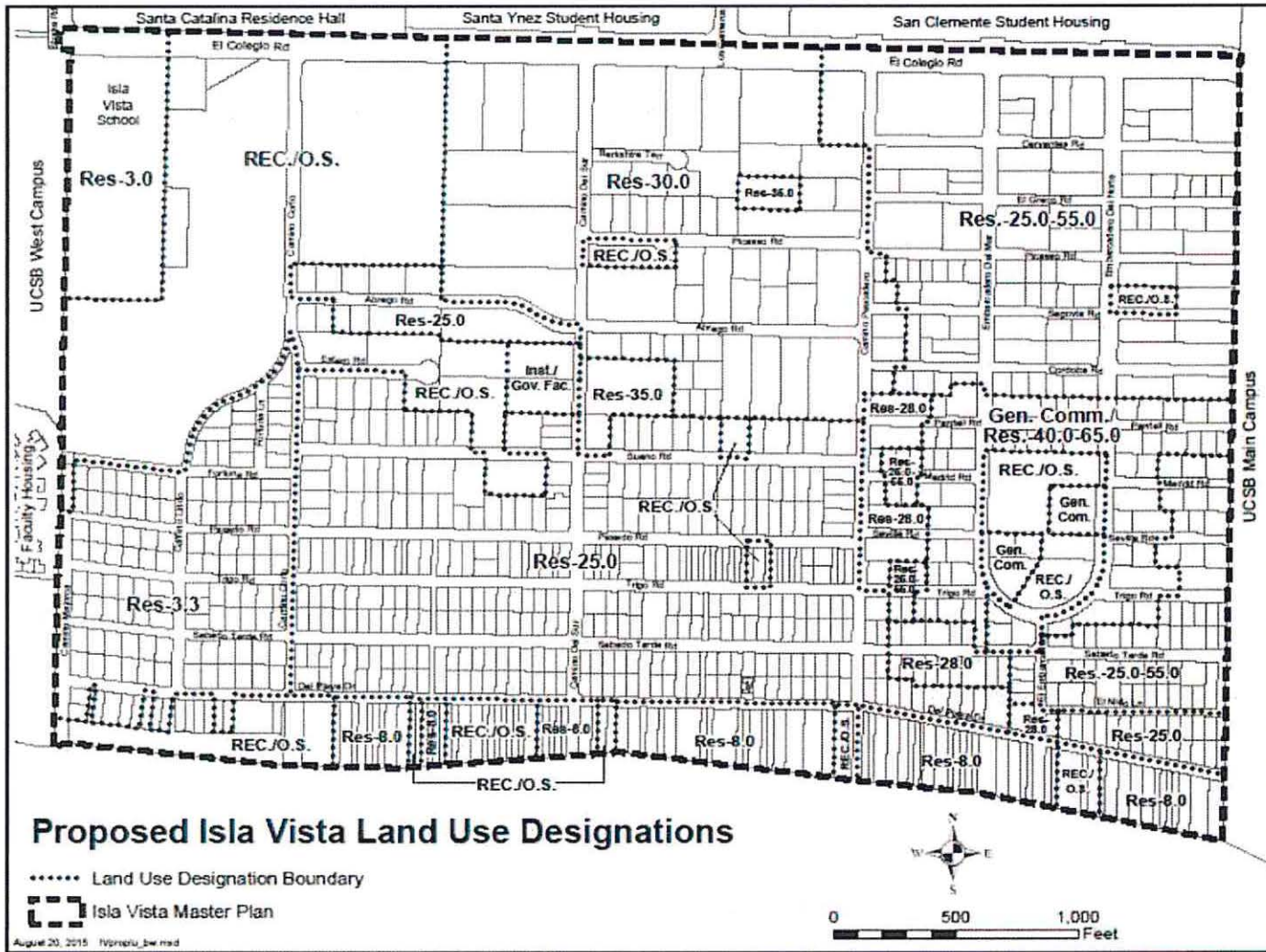
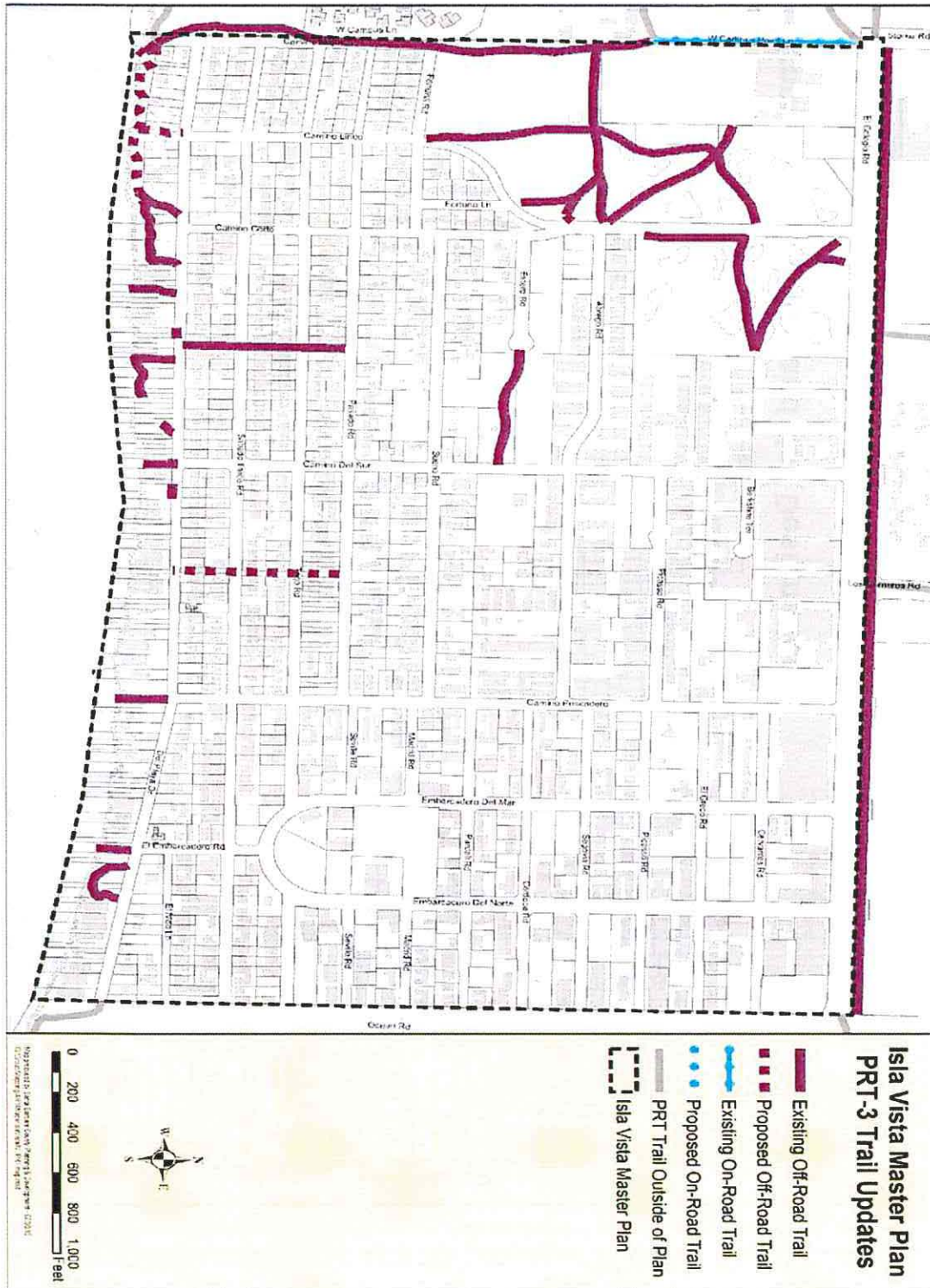


EXHIBIT 2: PRT-3 Goleta-Santa Barbara Area Map



ATTACHMENT E

Resolution – Coastal Land Use Plan Amendments

ATTACHMENT E

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE)	RESOLUTION NO. 15-___
BOARD OF SUPERVISORS AMEND THE COASTAL)	
LAND USE PLAN OF THE SANTA BARBARA COUNTY)	Case No: 15GPA-00000-00004
LOCAL COASTAL PROGRAM BY THE ADDITION OF)	
POLICIES RELEVANT TO THE ISLA VISTA MASTER)	
PLAN)	

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors adopted the Santa Barbara County Coastal Land Use Plan.
- B. On July 20, 1993, by Resolution 93-402, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Coastal Land Use Plan.
- C. On August 21, 2007, the Board of Supervisors adopted the Isla Vista Master Plan and associated re-zones and coastal zoning ordinance amendments, in addition to the Final Environmental Impact Report (SCH No. 2003101095, Case No. 03-EIR-08) for the project.
- D. The proposed amendments are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the Santa Barbara County Comprehensive Plan including the Goleta Community Plan, the 2007 Isla Vista Master Plan Final Environmental Impact Report, and the requirements of California Planning, Zoning, and Development laws.
- E. In 2015, a Final Supplemental Environmental Impact Report for the Isla Vista Master Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Supplemental Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- F. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of the Isla Vista Master Plan in duly noticed public hearings pursuant to Section 65351 and Sections 65352.3 through 65352.5 of the Government Code.
- G. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the draft Isla Vista Master Plan, at which hearings the Isla Vista Master Plan was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County of Santa Barbara Planning Commission now finds that it is in the public interest to recommend that the Board of Supervisors:

- a. Amend “Isla Vista Development Policies” within Section 3.2.2, “Planning Issues”, of the Coastal Land Use Plan, to add Coastal Plan Policy 2-25, as follows:

“Coastal Plan Policy 2-25:

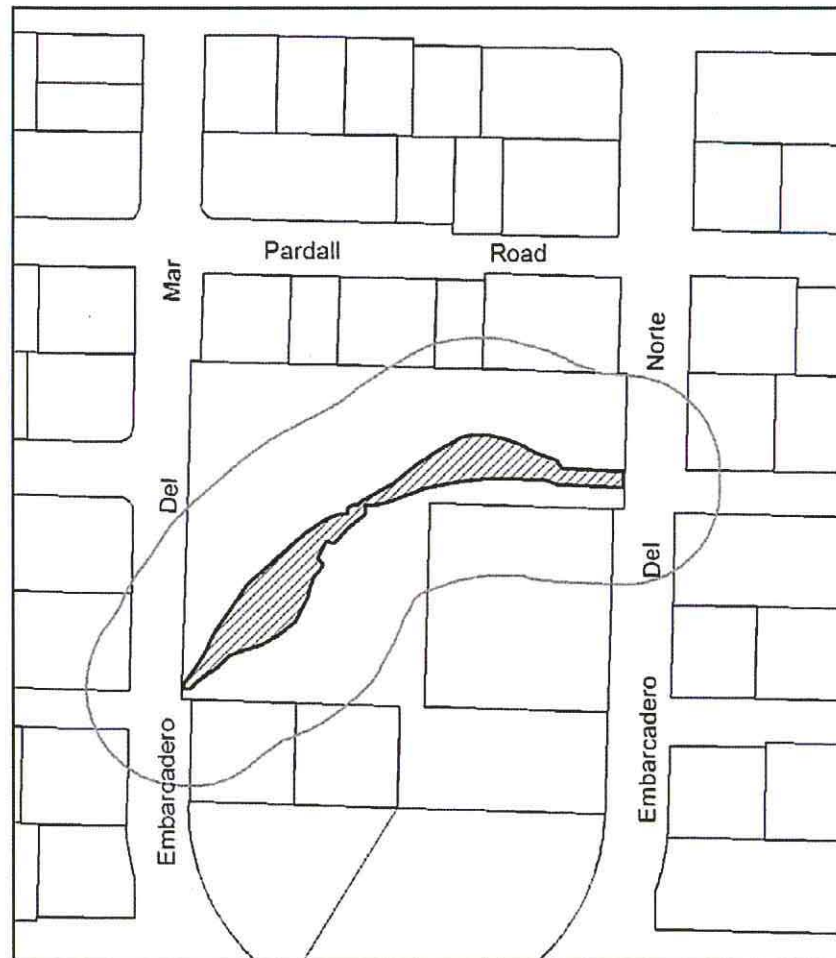
Development within the Isla Vista Master Plan Planning Area shall comply with the policies and standards identified in Appendix D (Isla Vista Master Plan) of the Goleta Community Plan.”

- b. Amend Section 3.9.4, “Environmentally Sensitive Habitat Area Overlay Designation”, of the Coastal Land Use Plan, to amend Coastal Plan Policy 9-9 as follows:



“A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences or structures necessary to support the uses in Policy 9-10. However, within downtown Isla Vista, for lots within the 100-foot Ansiq’ Oyo Wetland Area buffer zone as indicated in Figure 1, the buffer zone may be adjusted for development on existing developed lots when all of the following criteria are met:

- The new structure does not encroach further into the buffer zone than an existing legal or legal nonconforming structure that it is replacing.
- The new structure is designed to minimize wetland impacts to the maximum extent feasible.
- If proposed development nonetheless significantly impacts the wetland or buffer area, mitigation measures to enhance the wetland or buffer... shall be required...

Figure 1



ANISQ' OYO WETLAND AREA

 Coastal Commission Wetlands
 100' Buffer



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3. The Planning Commission, after holding duly noticed public hearings on the above described plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code 65354.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED this second day of September, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

CECELIA BROWN, CHAIR
SANTA BARBARA COUNTY
PLANNING COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____

By _____

DEPUTY COUNTY COUNSEL

ATTACHMENT F

Resolution and Ordinance – Rescind Ordinance 4649

ATTACHMENT F

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE) RESOLUTION NO. 15-____
BOARD OF SUPERVISORS AMEND SECTION 35-1, THE)
SANTA BARBARA COUNTY LAND USE AND) Case No: 15ORD-00000-00011
DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF)
THE COUNTY CODE, BY RESCINDING THE ADDITIONS)
PURSUANT TO ORDINANCE NO. 4649 IN ITS ENTIRETY)

WITH REFERENCE TO THE FOLLOWING:

- A. On August 21, 2007, by Ordinance 4649, the Board of Supervisors amended the Santa Barbara County Land Use and Development Code, Chapter 35, Zoning, of the County Code to incorporate the Mixed Residential Design and Community Mixed Use Zones for use only in Isla Vista, and to implement the Isla Vista Master Plan.
- B. In 2007, when the Board of Supervisors adopted Ordinance 4649 as an amendment to the Santa Barbara County Land Use and Development Code, the County had begun an effort to incorporate the Coastal Zoning Ordinance (Article II) into the Santa Barbara County Land Use and Development Code (LUDC). Since the Board of Supervisors ultimately decided not to pursue the Article II to LUDC conversion project, it is necessary to rescind Ordinance 4649 in its entirety.
- C. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County, to recommend to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00011) to rescind the additions pursuant to Ordinance 4649 in its entirety.

Said Ordinance is attached hereto as Exhibit I and is incorporated herein by reference.

- D. The proposed Ordinance is consistent with the Santa Barbara County Comprehensive Plan and the requirements of State Planning, Zoning and Development Laws.
- E. The proposed Ordinance is in the interest of the general community welfare because the new zone districts proposed within the Isla Vista Master Plan will be incorporated into Article II, Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code.
- F. The County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code, on the proposed Ordinance at which hearing the proposed Ordinance was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, this County Planning Commission recommends to the Board of Supervisors that the Board of Supervisors, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment B of the County Planning Commission staff report dated August 25, 2015.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED this September 2, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

CECELIA BROWN, CHAIR
SANTA BARBARA COUNTY
PLANNING COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____

By _____

DEPUTY COUNTY COUNSEL

Exhibit 1: 15ORD-00000-00011

EXHIBIT 1

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 RESCINDING THE ADDITIONS PURSUANT TO ORDINANCE NO. 4649 IN ITS ENTIRETY.

Case No. 15ORD-00000-00011

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

SECTION 1:

Chapter 35, Zoning, of Article 1, Subdivisions, of the Santa Barbara County Code, is amended to rescind the additions pursuant to Ordinance 4649 (Case Nos. 07ORD-00000-00005 and 07RZN-00000-00005), in its entirety.

SECTION 2:

Except as amended by this Ordinance, Chapter 35, Zoning, of Article 1, Subdivisions, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 3:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara,
State of California, this ____ day of _____, 2015, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

JANET WOLF
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
County Counsel

By _____
Deputy County Counsel

ATTACHMENT G

Resolution and Ordinance – Article II Updates

ATTACHMENT G

**RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING THAT THE)	RESOLUTION NO. 15-___
BOARD OF SUPERVISORS AMEND ARTICLE II, THE)	
SANTA BARBARA COUNTY COASTAL ZONING)	Case No: 15ORD-00000-00009
ORDINANCE, OF CHAPTER 35, ZONING, OF THE)	15RZN-00000-00006
COUNTY CODE, BY AMENDING DIVISION 1, GENERAL,)	
DIVISION 4, ZONING DISTRICTS, DIVISION 12,)	
ADMINISTRATION, AND BY ADDING A NEW DIVISION)	
17 TITLED "ISLA VISTA MASTER PLAN OVERLAY,")	
AND BY AMENDING THE COUNTY ZONING MAP BY)	
REZONING CERTAIN LOTS TO APPLY TO THE NEW)	
MIXED RESIDENTIAL DESIGN AND COMMUNITY)	
MIXED USE ZONES, TO IMPLEMENT THE ISLA VISTA)	
MASTER PLAN AND MAKE OTHER MINOR)	
MODIFICATIONS, AND BY APPLYING THE ISLA VISTA)	
MASTER PLAN OVERLAY TO THE ISLA VISTA)	
MASTER PLAN AREA.)	

WITH REFERENCE TO THE FOLLOWING:

- A. On July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Coastal Zoning Ordinance, Article II, of Chapter 35 of the Santa Barbara County Code.
- B. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County, to recommend to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00009 & 15RZN-00000-00006) amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code to establish new zoning districts within the Isla Vista Master Plan area, to amend the County Zoning Map by re-zoning certain lots to apply the new zoning districts within the Isla Vista Master Plan area, and to make other amendments pursuant to the Isla Vista Master Plan overlay.

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- C. The proposed Ordinance is consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Plan, the Santa Barbara County Comprehensive Plan and the requirements of State Planning, Zoning and Development Laws.
- D. The proposed Ordinance is in the interest of the general community welfare because the new zone districts proposed within the Isla Vista Master Plan encourage mixed-use development. The proposed Ordinance also corrects and clarifies existing text.
- E. The County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code, on the proposed Ordinance at which hearing the proposed Ordinance was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, this County Planning Commission recommends to the Board of Supervisors that the Board of Supervisors, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment B of the County Planning Commission staff report dated August 25, 2015.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED this September 2, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

CECELIA BROWN, CHAIR
SANTA BARBARA COUNTY
PLANNING COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____

By _____

DEPUTY COUNTY COUNSEL

Exhibit 1: 15ORD-00000-00009 & 15RZN-00000-00006

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING DIVISION 1, GENERAL, DIVISION 4, ZONING DISTRICTS, DIVISION 12, ADMINISTRATION, AND BY ADDING A NEW DIVISION 17 TITLED “ISLA VISTA MASTER PLAN OVERLAY,” AND BY AMENDING THE COUNTY ZONING MAP BY REZONING CERTAIN LOTS TO APPLY THE NEW MIXED RESIDENTIAL DESIGN AND COMMUNITY MIXED USE ZONES, TO IMPLEMENT THE ISLA VISTA MASTER PLAN AND MAKE OTHER MINOR MODIFICATIONS, AND BY APPLYING THE ISLA VISTA MASTER PLAN OVERLAY TO THE ISLA VISTA MASTER PLAN AREA.

Case Nos. 15ORD-00000-00009 & 15RZN-00000-00006

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

SECTION 1:

DIVISION 12, Administration, of ARTICLE II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add the following section within Section 35-184.6, Findings Required for Approval:

Section 35-184. Board of Architectural Review

Section 35-184.6 Findings Required for Approval

13. Plans for new or altered structures will be in compliance with the Downtown Isla Vista Design Guidelines, as applicable.

SECTION 2:

ARTICLE II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Division 17 titled “Isla Vista Master Plan Overlay District,” to read as follows:

DIVISION 17 ISLA VISTA MASTER PLAN (IVMP) OVERLAY DISTRICT

Section 35-300. Purpose and Intent.

The purpose of the Isla Vista Master Plan overlay is to implement the Isla Vista Master Plan by providing for specific land uses and development standards within the Isla Vista area. The intent of this overlay is to promote development within the Isla Vista community that will create a vibrant and attractive area and improve the residents’ quality of life.

Section 35-310. Applicability and District Boundaries.

A. The provisions of this overlay shall apply to that portion of Santa Barbara County that is delineated as the Isla Vista Planning Area in the Isla Vista Master Plan (see Chapter 1: Introduction, Local Setting).

B. The provisions of this overlay apply to development and land uses in addition to all other applicable requirements of this Article. If conflicts occur between the provisions and requirements of this overlay and any other provision of this Article or between the provisions and requirements of this overlay and the County Code, the provisions and requirements of this overlay shall control.

Section 35-320. Zones Established.

A. The following zones are established by this Division for application to property as part of this Division:

1. **Community Mixed Use (CM) zone.** The CM zone is applied to the commercial core within the Isla Vista area to promote a vibrant pedestrian and bicycle-oriented commercial area comprised of community-serving retail commercial uses on the ground floor street frontage with offices and housing above and behind, and high quality public spaces.

a. Property subject to the CM zone shall be denoted as CM on the Goleta Community Plan Zoning Southern District Zoning Map.

b. The CM zone shall be considered to be a commercial zone, and lots designated as CM shall be considered to be commercially zoned as that term is used in this Article.

2. **Mixed Residential Design (MRD) zone.** The MRD zone is applied to areas within the IVMP Overlay 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.

a. Property subject to the MRD zone shall be denoted as MRD on the Goleta Community Plan Zoning Southern District Zoning Map.

b. The MRD zone shall be considered to be a residential zone, and lots designated as MRD shall be considered to be residentially zoned as that term is used in this Article.

Section 35-330. Allowable Development and Permit Requirements.

A. **Allowed land uses.** Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones), and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones), below, identify the uses of land allowed by the IVMP Overlay, and the planning permit required to establish each use, in compliance with Division II (Permit Procedures).

1. **Establishment of an allowable use.** Any land use identified by Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones), and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones) as being allowable within a specific zone may be established on any lot within that zone, subject to the planning permit requirements of Subsection B. (Permit requirements) below, and compliance with all applicable requirements of this Article.

2. **Use not listed.**

a. A land use not shown on Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones), and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones) is not allowed except as otherwise provided in this Division including Section 35-330.A.3 (Similar and compatible uses may be allowed), below.

b. Land uses allowed by other Divisions of this Article that are not included in Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones), and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones) are not allowed except as otherwise provided in this Division including Section 35-330.A.3 (Similar and compatible uses may be allowed), below.

3. Similar and compatible use may be allowed. The Planning Commission may determine that a proposed use not listed in Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones) may be allowed in compliance with the following:

a. **Application contents.** An application for a Use Determination shall be submitted in compliance with Section 35-57A (Application Preparation and Filing).

b. **Environmental review.** After receipt of an application for a Use Determination, the Department shall review the application in compliance with the requirements of the California Environmental Quality Act.

c. **Public hearing required.** The Planning Commission shall hold at least one noticed public hearing on the requested Use Determination and approve, conditionally approve, or deny the request.

d. **Notice required.** Notice of the time and place of the hearing shall be given and the hearing shall be conducted in compliance with Section 35-181 (Noticing).

e. **Action subject to appeal.** The action of the Planning Commission is final subject to appeal in compliance with Section 35-182 (Appeals).

f. **Findings required for approval.** A Use Determination application shall be approved or conditionally approved only if the Planning Commission first finds that the proposed use is important to the daily (frequent) needs of residents in the surrounding area and important to the shopping needs of the community.

g. **Applicable standards and permit requirements.** When the Planning 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 what permits are required, and what other standards and requirements of this Article apply.

B. Permit requirements. Proposed development and land uses shall comply with the following permit requirements, in addition to the requirements of a Building Permit or other permit required by the County Code.

1. General planning permit requirements. The land uses identified in Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones), and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones) provide for land uses that are:

a. Permitted subject to compliance with all applicable provisions of this Article, subject to first obtaining a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35-178 (Land Use Permits) as applicable.

(1) Permitted uses are shown as either “PP” which denotes a Principal Permitted Use or “P” which denotes a non-principal Permitted Use.

(a) An action by a decision-maker to approve or conditionally approve a permit application for a use other than a Principal Permitted Use may be

appealed to the Coastal Commission in compliance with Section 35-182 (Appeals).

- b. Allowed subject to the approval of a Minor Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits) and shown as "MCUP" uses in the tables. An application for a Coastal Development Permit shall be processed concurrently and in conjunction with the application for the Minor Conditional Use Permit.
- c. Allowed subject to the approval of a Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits) and shown as "CUP" uses in the tables. An application for a Coastal Development Permit shall be processed concurrently and in conjunction with the application for the Conditional Use Permit.
- d. Allowed as an exempt use as listed in Section 35-169 (Coastal Development Permits) or shown as "E" uses in the tables. The exempt use or structure is exempt only if it is in compliance with the requirements of Section 35-169 (Coastal Development Permits).
- e. Allowed subject to the type of County approval required by a specific provision of this Article and shown as "S" uses in the tables.
- f. Not allowed in particular zones and shown as "--" in the tables. Use may be subject to a similar use determination in compliance with Subsection A.3 (Similar and compatible use may be allowed) above.
- g. Where the last column ("Specific Use Regulations") in Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones) and Table 17-4 (Temporary Uses and Permit Requirements for the CM and MRD Zones) includes a Section number, the referenced Section may affect whether the use requires a Coastal Development Permit, Development Plan, or Major or Minor Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.

C. Development Plan approval required. Development Plan approval in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit as follows.

- 1. **CM zone.** Final Development Plan approval is required for buildings and structures that total 7,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.
- 2. **MRD zone.** Final Development Plan approval is required for all development, including grading, and additions to existing development, that results in more than four "density unit equivalents" in compliance with Section 35-350 (MRD Zone Development Standards), including when added to any existing development on the site.

D. Design review required. Design review in compliance with Section 35-184 (Board of Architectural Review) is required for all development subject to this Division.

E. Accessory uses and structures. Each use allowed by Tables 17-1 through 17-3 (Allowed Land Uses and Permit Requirements for the CM and MRD Zones) may include accessory uses and structures that are customarily incidental to the principal use.

1. Within the MRD zone such accessory uses and structures when accessory to dwellings are for the exclusive use of the residents of the site and their guests and shall not involve a commercial enterprise on the site.

F. Animal keeping (household pets).

1. **Standards.** Household pets shall be kept in compliance with the following standards:

- a. The keeping of household pets shall be accessory to a residential use of a dwelling located on the lot where the animal keeping occurs.
- b. There shall be no more than three dogs permitted on a single lot.
- c. Such animals are for the domestic use of the residents of the lot only and are not kept for commercial purposes.
- d. The keeping of such animals shall not be injurious to the health, safety or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the Public Health Department.
- e. Enclosures for such animals shall be located no closer than 25 feet to any dwelling located on another lot.
- f. No rooster or peacock shall be kept or raised on the lot.

2. **Accessory structures.** Buildings, and structures accessory and customarily incidental to the keeping of household pets may be allowed in compliance with the standards of the applicable zone and this Article.

- G. Signs and advertising structures.** Signs and advertising structures that are accessory to a use allowed in the CM and MRD zones may be allowed in compliance with Section 35-138 (Signs and Advertising Structures).

Table 17-1 Allowed Land Uses and Permit Requirements for the CM and MRD Zones	E	Allowed use, no permit required (Exempt)	
	PP	Principal Permitted use, Coastal Permit required (2)	
	P	Permitted use, appealable Coastal Permit required (2)	
	MCUP	Minor Conditional Use Permit required	
	CUP	Major Conditional Use Permit required	
	S	Permit determined by Specific Use Regulations	
	—	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	CM	MRD	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agriculture (3)	—	MCUP	
Animal keeping (household pets)	E	E	35-330.F
Greenhouse - commercial or noncommercial, 300 sf or less (4)		MCUP	
Wildlife species rehabilitation	E	E	35-144.H

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Recycling - Small collection center, non-profit	MCUP	—	
Recycling - Large collection center	CUP	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Commercial entertainment - Indoor	MCUP	—	
Community center	CUP	CUP	
Fitness/health club or facility	PP	—	
Library	CUP	CUP	
Meeting facility, public or private	CUP	CUP	
Meeting facility, religious	CUP	CUP	
Meeting room accessory to organizational house	—	CUP	
Museum	CUP	—	
Park, playground - Public	P	P	
Private residential recreation facility	P	PP	
School	CUP	CUP	
School – Business, Professional, or Trade	CUP	—	
Studio - Art, dance, martial arts, music, etc	PP	—	
Theater - Indoor	PP	—	
Theater - Outdoor	CUP	—	

Notes:

- (1) See Division 2 (Definitions) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35-330.C.
- (3) Limited to orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of products produced.
- (4) Greenhouse structures shall be used only for the propagation and cultivation of plants, and no advertising sign, commercial display room, or sales stand shall be maintained in association with the greenhouse.

Table 17-2 Allowed Land Uses and Permit Requirements for the CM and MRD Zones	E	Allowed use, no permit required (Exempt)	
	PP	Principal Permitted use. Coastal Permit required (2)	
	P	Permitted use, appealable Coastal Permit required (2)	
	MCUP	Minor Conditional Use Permit required	
	CUP	Major Conditional Use Permit required	
	S	Permit determined by Specific Use Regulations	
	=	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	CM	MRD	

RESIDENTIAL USES

Dwelling, one-family	=	PP (3)	
Dwelling, two-family	=	PP	
Dwelling, multiple	=	PP	
Emergency shelter	CUP	CUP	
Home occupation	P	P	35-121
Mixed use development residential component	P	=	
Mobile home park	=	CUP	
Organizational house (sorority, monastery, etc.)		CUP	
Residential accessory use or structure	P	PP	35-119
Single room occupancy facility (SRO)	=	PP	
Special care home, 7 or more clients	MCUP	MCUP	35-143

RETAIL TRADE

Auto and vehicle sales and rental	PP	=	
Automobile service station	CUP	=	
General retail	PP (4)	=	
Grocery and specialty food store	PP (4)	=	
Mini-mart/Convenience store	PP (4)	=	
Restaurant, café, coffee shop - Indoor and outdoor	PP (5)	=	
Swap meet	MCUP	=	
Visitor-serving commercial	PP	=	

SERVICES

Bank, financial services - Branch facility	PP	=	
Charitable or philanthropic organization	P	CUP	
Large family day care home	P	P	35-143
Small family day care home	P	E	35-143
Child care center, Non-residential	PP	MCUP	35-143
Child care center, Non-residential, accessory	PP	P	35-143
Child care center, Residential	MCUP	MCUP	35-143
Hotel or motel	MCUP	=	
Clinic	PP	=	
Music recording studio	MCUP	=	
Office - Business/service	PP	=	
Office - Professional/administrative	PP	=	
Personal services	PP	=	
Repair service - Equipment, appliances, etc. - Indoor	PP	=	
Vehicle services – Minor maintenance/repair	PP	=	

Notes:

- (1) See Division 2 (Definitions) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35-330.C.
- (3) One-family dwelling may be a mobile home on a permanent foundation, see Section 35-141.
- (4) Limited to establishments that supply commodities to meet the day-to-day needs of the residents in the neighborhood.
- (5) May include beer brewing and wine making provided (a) the area devoted to beer brewing and wine making, including the area devoted to equipment and storage of materials and supplies, does not exceed 50 percent of the interior floor area of the primary business, and (b) the product is primarily sold for on-site consumption.

Table 17-3 Allowed Land Uses and Permit Requirements for the CM and MRD Zones	E Allowed use, no permit required (Exempt) PP Principal Permitted use, Coastal Permit required (2) P Permitted use, appealable Coastal Permit required (2) MCUP Minor Conditional Use Permit required CUP Major Conditional Use Permit required S Permit determined by Specific Use Regulations — Use Not Allowed		
	PERMIT REQUIRED BY ZONE		
LAND USE (1)	CM	MRD	Specific Use Regulations

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Drainage channel, water course, storm drain less than 20,000 sf	P	P	
Drainage channel, water course, storm drain 20,000 sf or more	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	
Electrical transmission line (4) (5)	MCUP	CUP	
Flood control project less than 20,000 sf total area	P	P	
Flood control project 20,000 sf or more total area	MCUP	MCUP	
Parking facility, commercial, for residential use	PP	MCUP	
Parking facility, public or private	MCUP	MCUP	
Road, street less than 20,000 sf total area	P	P	
Road, street 20,000 sf or more total area	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	
Telecommunications facility	S	S	35-144F & 35-144G
Utility service line with less than 5 connections (4)	P	P	
Utility service line with 5 or more connections (4)	MCUP	MCUP	

WATER SUPPLY & WASTEWATER FACILITIES

Onsite wastewater treatment system, individual, alternative	MCUP	MCUP	
Onsite wastewater treatment system, individual, conventional	PP	PP	
Onsite wastewater treatment system, individual, supplemental	PP	PP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	MCUP	MCUP	
Water or sewer system pump or lift station	P	P	
Water system with 1 connection	PP	PP	
Water system with 2 to 4 connections	MCUP	MCUP	
Water system with 5 or more connections (6)	MCUP	MCUP	
Water well, agricultural	—	MCUP	

Notes:

- (1) See Division 2 (Definitions) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35-330.C.
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Limited to a maximum of 199 connections.

Table 17-4 <u>Allowed Temporary Uses and Permit Requirements for the CM and MRD Zones</u>	E	<u>Allowed use, no permit required (Exempt)</u>	
	PP	<u>Principal Permitted use, Coastal Permit required (2)</u>	
	P	<u>Permitted use, appealable Coastal Permit required (2)</u>	
	MCUP	<u>Minor Conditional Use Permit required</u>	
	CUP	<u>Conditional Use Permit required</u>	
	S	<u>Permit determined by Specific Use Regulations</u>	
	=	<u>Use Not Allowed</u>	
<u>LAND USE (1)</u>	<u>PERMIT REQUIRED BY ZONE</u>		<u>Specific Use Regulations</u>
	<u>CM</u>	<u>MRD</u>	

TEMPORARY EVENTS

<u>Carnivals, circuses, and similar activities</u>	<u>P</u>	<u>=</u>	<u>35-137.3.2.d</u>
<u>Car washes</u>	<u>S</u>	<u>=</u>	<u>35-137.3.2.a</u>
<u>Certified farmers market</u>	<u>MCUP</u>	<u>=</u>	
<u>Certified farmers market (incidental) (2)</u>	<u>CUP</u>	<u>CUP</u>	
<u>Charitable functions</u>	<u>S</u>	<u>S</u>	<u>35-137</u>
<u>Mobile vendors</u>	<u>MCUP</u>	<u>=</u>	
<u>Public assembly events in facilities: event consistent</u>	<u>E</u>	<u>E</u>	<u>35-137.3.1.d.5)</u>
<u>Public property</u>	<u>E</u>	<u>E</u>	<u>35-137.3.1.d.6)</u>
<u>Reception and similar gathering facilities (commercial)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>35-137.3.3.a</u>
<u>Seasonal sales lots</u>	<u>P</u>	<u>P</u>	<u>35-137.3.2.f</u>
<u>Spectator entertainment facilities</u>	<u>MCUP</u>	<u>=</u>	<u>35-137.3.3.d</u>
<u>Swap meet</u>	<u>CUP</u>	<u>=</u>	

TEMPORARY DWELLINGS

<u>Trailer (watchman during construction)</u>	<u>P</u>	<u>P</u>	<u>35-132.3</u>
<u>Trailer (dwelling after destruction of dwelling)</u>	<u>PP</u>	<u>PP</u>	<u>35-132.8.11</u>
<u>Trailer (dwelling during construction of new dwelling)</u>	<u>PP</u>	<u>PP</u>	<u>35-132.5</u>
<u>Trailer (watchman)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>35-132.4</u>

TEMPORARY OFFICE/STORAGE

<u>Trailer (accessory to permanent building)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>35-132.6.1</u>
<u>Trailer (air quality monitoring station)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>35-132.6.1</u>
<u>Trailer (construction office, shop, storage, etc.)</u>	<u>S</u>	<u>S</u>	<u>35-132.2</u>
<u>Trailer (mobile communications temporary facility)</u>	<u>P</u>	<u>P</u>	<u>35-137.3.1.d.4)</u>
<u>Trailer (storage as accessory to dwelling)</u>	<u>E</u>	<u>E</u>	<u>35-132.8.10</u>

Notes:

- (1) See Division 2 (Definitions) for land use definitions.
- (2) Incidental to a religious meeting facility, school or governmental or philanthropic institution.
- (3) Limited to the sale of fresh fruit, vegetables and flowers from a motor vehicle not affixed to the ground and commodities from a vendor stand not affixed to the ground.

Section 35-340. CM Zone Development Standards.

Proposed development and new land uses within the CM zone shall comply with the following standards, in addition to all other applicable standards in this Article.

A. General standards. Development within the CM zone shall be designed, constructed, and established in compliance with the requirements in Table 17-5 (CM Zone Development Standards) below, and all applicable standards in this Article.

Table 17-5 – CM Zone Development Standards

<u>Development Feature</u>	<u>Development Standard</u>
<u>Minimum lot size and building site area</u>	<i>Minimum area for lots proposed in new subdivisions.</i>
	None, unless required by Section 35-340.C.
<u>Area</u>	
<u>Minimum lot width</u>	<i>Minimum lot width for lots proposed in new subdivisions.</i>
	None, unless required by Section 35-340.C.
<u>Residential density</u>	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>
	See Section 35-340.D.
<u>Setbacks</u>	<i>Minimum setbacks required. See Section 35-125 (General Setback Regulations) for exceptions. Required building separation is between buildings on the same site.</i>
	See Section 35-340.G.
<u>Setbacks</u>	
<u>Building separation</u>	None required, however any separation shall be a minimum of three feet.
<u>Site coverage</u>	<i>Maximum percentage of net site area covered by structures.</i>
	The maximum site coverage will be determined through planning permit approval.
<u>Maximum coverage</u>	
<u>Height limit</u>	<i>Maximum allowable height of structures. See Section 35-127 (Height) for height measurement requirements, and height limit exceptions.</i>
	40 feet and 3 stories.
<u>Maximum height</u>	
<u>Landscaping</u>	See Section 35-340.I.
<u>Parking</u>	See Section 35-340.J.
<u>Signs</u>	See Section 35-138 (Signs and Advertising Structures).

B. Goleta Community Plan overlay requirements. Division 14 (Goleta Community Plan Overlay District) of this Article establishes additional requirements and standards that apply to development and uses located in the Goleta Community Plan area.

C. Minimum building site area and net lot width for residential use. Development that includes dwelling units shall be located on a lot with a minimum net lot area of 7,000 square feet and a minimum net lot width of 65 feet.

1. A dwelling and its accessory structures and uses may be located on a lot of less area except for a fraction lot; and
2. A dwelling and its accessory structures and uses may be located on a lot of less width.

D. Maximum density for residential use.

1. Maximum density and location.

- a. Maximum density.** The number of dwelling units on a lot, as calculated in compliance with Table 17-8 (CM Zone Density Equivalents) of Subsection E., below, shall not exceed the maximum specified in Table 17-6 (CM Zone Maximum Density) for each CM zoning designation shown in Table 17-6 below unless a greater number

of dwelling units may be allowed in compliance with Housing Policy 6 of the Isla Vista Master Plan, the Isla Vista Built-Right Incentive Program.

Table 17-6 - CM Zone Maximum Density

<u>Zoning Map Symbol</u>	<u>Maximum Units Per Gross Acre</u>
<u>CM - 40</u>	<u>40</u>
<u>CM - 45</u>	<u>45</u>

b. Location. Dwelling units shall be located as specified in Table 17-7 (CM Zone Dwelling Unit Location) for each zoning designation shown in Table 17-7 below.

Table 17-7 - CM Zone Dwelling Unit Location

<u>Density Designation</u>	<u>Dwelling units - including employee housing</u>
<u>CM - 40</u>	<u>Allowed above the ground floor, except that dwelling units may be allowed on the ground floor in compliance with Subsection D.1.b(1) below.</u>
<u>CM - 45</u>	<u>Allowed on all floors. On the ground floor, the residence shall be set back a minimum of 60 feet from the Build To Line.</u>

(1) Dwelling units located on the ground floor. Dwelling units located on the ground floor are allowed on lots zoned CM-40 and identified as Assessor's Parcels Nos. 075-112-009, 075-112-013, 075-122-011, 075-161-014, 075-162-002, 075-171-017, and 075-172-002 (parcel numbers are as of May 1, 2007) in compliance Subsection H.3.a, below. Ground floor commercial uses may also be allowed on these specified Assessor's Parcels.

E. Density equivalents. The following density equivalents shall be used in calculating the number of dwelling units allowed on a lot for each dwelling unit type shown in Table 17-8 (CM Zone Density Equivalents) below.

Table 17-8 CM Zone Density Equivalents

<u>Dwelling Unit Type</u>	<u>Density Equivalent</u>
<u>Studio</u>	<u>0.50</u>
<u>One bedroom</u>	<u>0.66</u>
<u>Two bedroom</u>	<u>1.0</u>
<u>Three bedroom</u>	<u>1.5</u>
<u>Each additional bedroom</u>	<u>+ 0.5</u>

F. Dwelling unit size. Dwelling units in the CM zone shall not exceed the following maximum unit sizes for each dwelling unit type shown in Table 17-9 (CM Zone Dwelling Unit Size) below measured in square feet of net floor area.

Table 17-9 CM Zone Dwelling Unit Size

<u>Dwelling Unit Type</u>	<u>Maximum Unit Size)</u>
<u>Studio</u>	<u>500</u>
<u>One bedroom</u>	<u>650</u>

<u>Two bedroom</u>	<u>850</u>
<u>Three bedroom</u>	<u>1,050</u>
<u>Each additional bedroom</u>	<u>+ 175</u>

G. Setbacks for structures and parking.

1. Front. None, except that all lots shall have a Build To Line that is parallel to and located the number of feet distant from the centerline of any adjacent public street in compliance with Table 17-10 (CM Zone Location of Street Centerline) below. For the purposes of Table 17-10, the location of the centerline for the referenced streets is as shown on the Ocean Terrace Map as recorded in Recorded Map Book 15, Pages 101 through 103. See Figure 17-1 (Pardall Road Western Section), Figure 17-2 (Pardall Road Central Section) and Figure 17-3 (Pardall Road Eastern Section) below.

Table 17-10 CM Zone Location of Street Centerline

<u>Street</u>	<u>Build to Line (BTL) Distance from Centerline</u>
<u>El Embarcadero</u>	<u>35 ft</u>
<u>Embarcadero del Norte</u>	<u>35 ft</u>
<u>Embarcadero del Sur</u>	<u>35 ft</u>
<u>Madrid Road</u>	<u>35 ft</u>
<u>Pardall Road</u>	<u>30 ft</u>
<u>Seville Road</u>	<u>35 ft</u>
<u>Trigo Road</u>	<u>35 ft</u>

2. Side. None, except that when the lot is adjacent to a residential zone, the side setback shall be a minimum of five feet.
3. Rear.
 - a. CM-40. Lots zoned CM-40 shall provide a rear setback of 10 feet, except that if the rear property line abuts a residential zone, then the rear setback shall be 20 feet.
 - b. CM-45. Lot zoned CM-45 shall provide a rear setback of five feet.

Figure 17-1 Pardall Road Western Section

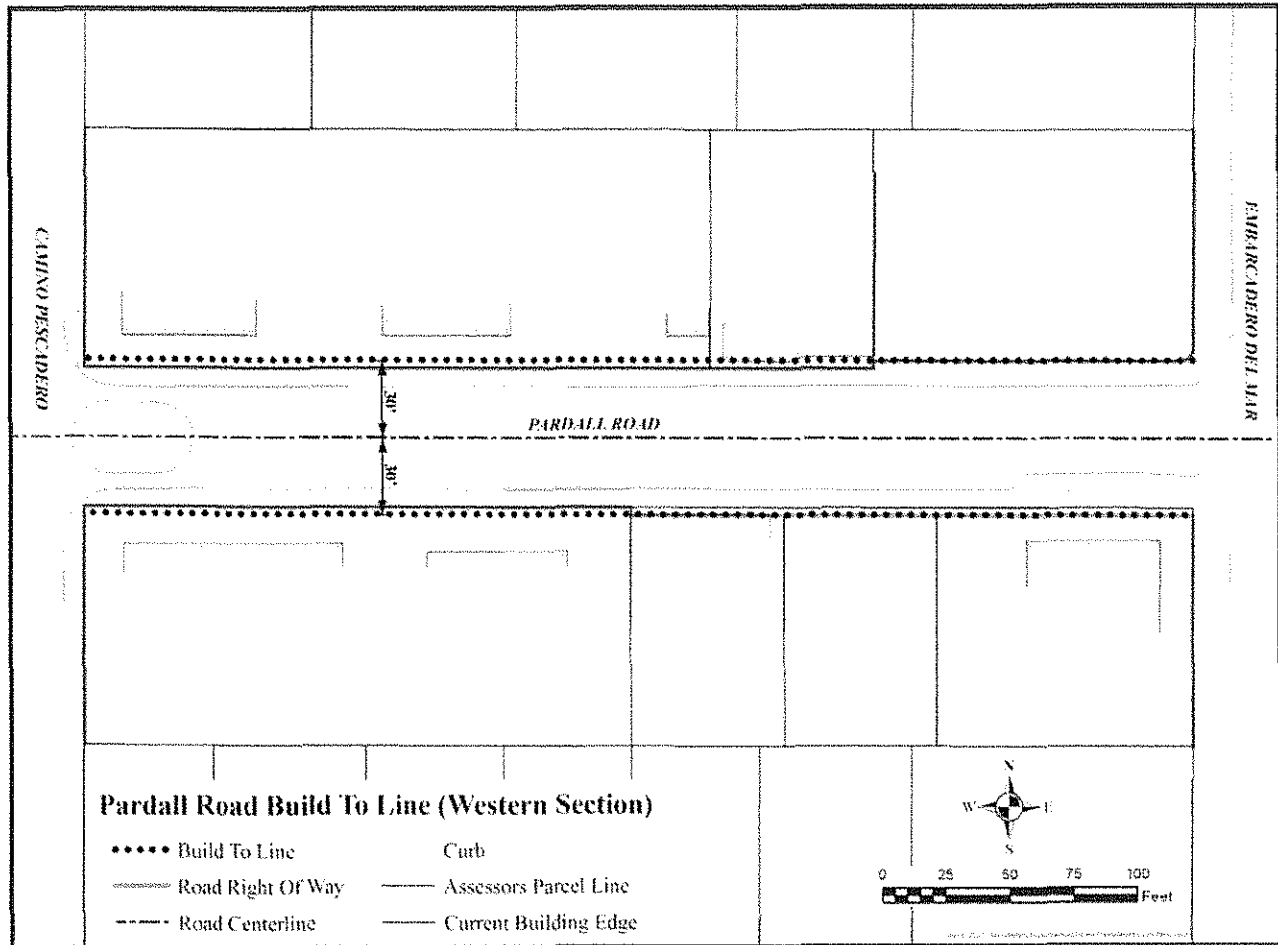


Figure 17-2 Pardall Road Central Section

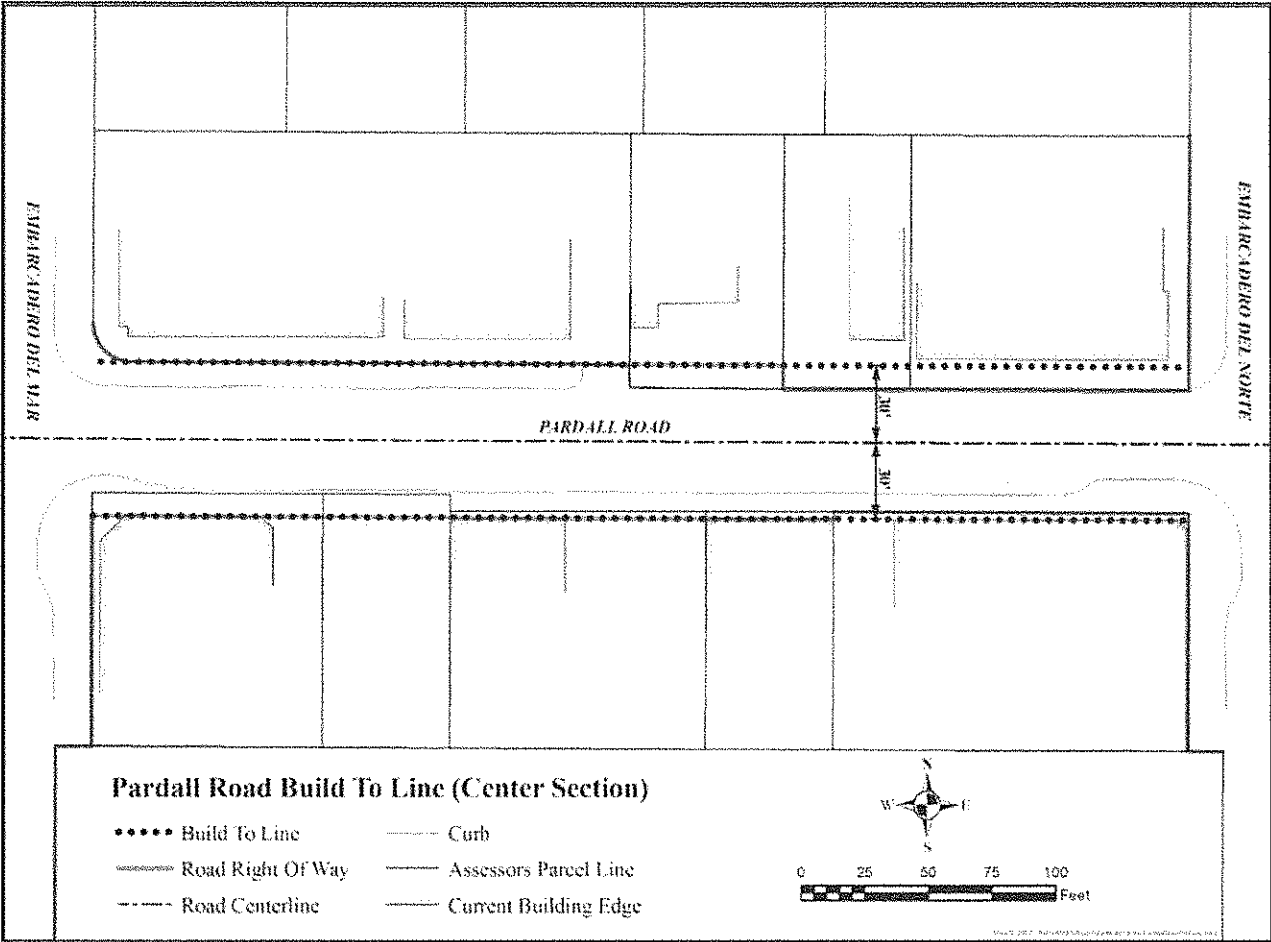
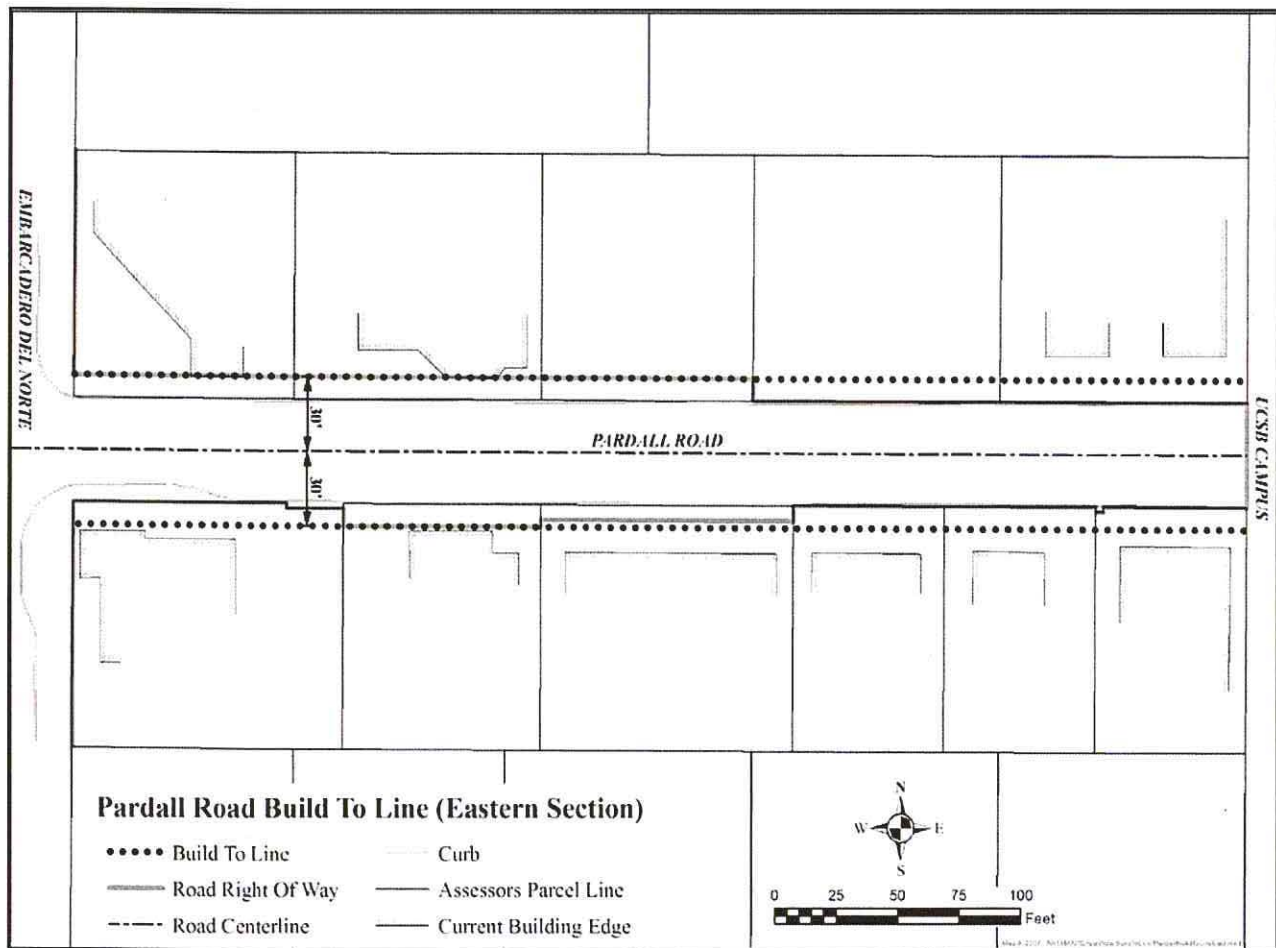


Figure 17-3 Pardall Road Eastern Section



H. Processing and site development standards. All development within the CM zone shall be in compliance with the following processing and site development standards.

1. General. The following development standards shall apply to all development within the CM zone.

a. Allowed housing types. Development containing dwelling units is restricted to the Shopfront Housing Type.

b. Design review required. Prior to the issuance of any Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) for structures, the site plans and elevations of structures shall receive Final Approval by the Board of Architectural Review in compliance with Section 35-184 (Board of Architectural Review).

2. Modification of development standards. Development standards contained in this Subsection H. (Processing and site development standards) shall not be modified in compliance with Section 35-172.12 (Conditions, Restrictions, and Modifications), Section 35-174.8 (Conditions, Restrictions, and Modifications) and Section 35-179 (Modifications).

a. As part of the design review process required in compliance with Subsection H.1.b.,

above, the Board of Architectural Review shall review the proposed development to determine if the development complies with the site development standards in Table 17-11 (Shopfront Housing Type Site Development Standards), below.

(1) Noncompliance with two or fewer development standards. At the request of the applicant, the Board of Architectural Review may modify a maximum of two development standards.

(2) Noncompliance with three or more development standards. If the applicant requests the modification of three or more development standards, then the project shall be processed as a Development Plan in compliance with Section 35-174 (Development Plans) and the Planning Commission shall be the review authority for said Development Plan.

(a) The Board of Architectural Review shall review the intent of each Site Development Standard that is requested to be modified, and shall make a recommendation to the Planning Commission as to whether the requested modifications should be approved, conditionally approved or denied.

(b) After receipt of the recommendation from the Board of Architectural Review, the Planning Commission may modify the development standards requested for modification as part of the Planning Commission's action on the project.

3. Shopfront Housing Type development. The following development standards within Table 17-11 (Shopfront Housing Type Development Standards) shall apply to the Shopfront Housing Type development (see Figure 17-4 Shopfront Housing Type below). The numbers within Figure 17-4 refer to the site development standards shown in Table 17-11, below.

a. Special development standards for dwelling units located on the ground floor. Dwelling units may be allowed on the ground floor on a lot zoned CM-40 in compliance with the following criteria in addition to those development standards contained in Table 17-11 (Shopfront Housing Type Development Standards) above except as allowed by Subsection H.3.a(5) below:

(1) Street facing building entrances. The building shall have individual unit entrances facing the street and each entrance shall include a porch or stoop that is a minimum of seven feet wide and five feet deep (See Figure 17-5 First Floor Dwelling Unit Development Standards). Stairs may extend beyond the Build To Line.

(2) Finished floor. The finished floor elevation of a dwelling unit located on the ground floor shall be a minimum of two feet above the sidewalk or courtyard elevation to ensure privacy (Figure 17-5 First Floor Dwelling Unit Development Standards).

(3) Main entrances. Shared entrances for two or more dwelling units may be at the same elevation as any adjacent sidewalk.

(4) Entry doors. Shared entrances for two or more dwelling units shall be set back five feet from the Build To Line.

(5) Commercial development Standard exemption. Developments containing

only dwelling units on the ground floor shall be exempt from Development Standards 2 and 4 in Table 17-11 (Shopfront Housing Type Development Standards), below.

Table 17-11 Shopfront Housing Type Development Standards

No. (1)	Site Development Standard	Intent
①	<u>Driveways</u> - Driveways shall be no more than 20 feet wide, and if feasible, shall not be located on Pardall Road, and if feasible, shall not be located within 40 feet of a corner.	Minimize visual impacts of parking areas, reduce curb cuts and conflicting vehicle movements across pedestrian walkways.
②	<u>Ground floor building façades</u> - Commercial ground floor building façades that face a public street shall have a goal of a minimum of 70 percent fenestration (windows and glass doors).	Encourage interactions between buildings and the street/sidewalk to create pedestrian-oriented lively public spaces.
③	<u>Separate buildings</u> - Buildings more than 70 feet in width shall be designed to read as different buildings.	Ensure variety in architecture styles to help create a pedestrian-scale downtown.
④	<u>Entry doors</u> - Functioning entry doors for commercial establishments shall be located at intervals no greater than 40 feet along the Build To Line.	Encourage interactions between buildings and the street/sidewalk to create pedestrian-oriented lively public spaces.
⑤	<u>Sidewalk coverings</u> - Awnings and sidewalk coverings and similar accessory covering structures may encroach up to eight feet into the public right-of-way, provided such structures do not extend beyond the sidewalk. Above the ground floor, bay windows, balconies and other elements may encroach up to three feet into the rear setback and up to two feet beyond the Build To Line.	Encourage building articulation.
⑥	<u>Bay windows</u> - Bay windows shall have a maximum width of eight feet and must have a minimum of eight feet façade between each bay window.	Minimize long continuous banks of bay windows.
⑦	<u>Parking</u> - Parking shall be visually screened with a structure from views on the street and set back at least 30 feet from the right of way line. Completely underground parking can be located anywhere on a legal lot.	Minimize visual impacts of parking areas.
⑧	<u>Podium parking</u> - Ground level parking shall be allowed below habitable floor space so long as public views of parking areas are minimized.	Allow efficient land use, while minimizing visual impacts of parking areas.
⑨	<u>Outdoor patios</u> - The ground floor street-facing building facade may be set back up to 15 feet from the Build To Line for a courtyard/patio. If this occurs, a wall between 32 and 40 inches in height may be placed at the Build To Line. This wall counts toward the total percent of the building facade required to be built to the Build To Line.	Encourage outdoor commercial activity, consistent with allowed uses. Low wall defines the street edge.
⑩	<u>Build to Line</u> - As a goal, the building shall be built to at least 75 percent of the Build To Line.	Define street edge and help create public spaces that are active outdoor rooms.
⑪	<u>Corner buildings</u> - Corner buildings should incorporate a ground floor entrance facing the street intersection. Buildings should define the street corner with a rounded or chamfered building corner, a plaza, and/or an architectural feature such as a corner tower. These corner treatments counts toward the total percentage of the building facade required to be built to the Build To Line. Walk-through covered arcades at street corners may also be allowed.	Create visual focal points at the street corners while emphasizing the importance of pedestrian movement.
<i>Site Development Standards not shown on graphic</i>		
	<u>North side of Pardall Road</u> - Development on the north side of Pardall Road shall have a courtyard/patio between the street and the building for a minimum of 30 percent of the overall length of the street-facing building facade.	Encourage outdoor commercial activity, consistent with allowed uses.
	<u>Un-built Build to Line</u> - Any un-built Build To Line, not in front of a courtyard/patio or driveway, shall have a street wall built along it between 4.5 and six feet high.	Define street edge and help create public spaces that feel like outdoor rooms.
	<u>Entry doors</u> - Entry doors shall be set back up to 15 feet from the Build to Line. The entry door and walls tapering toward the entry door shall count toward the total percent of the building facade built to the build to line.	Define building entries.

Notes:

I. See Figure 17-4.

I. Landscaping. Surface parking areas shall be landscaped in compliance with Section 35-115 (Landscape/Screening of Parking Areas). Landscaping is not required otherwise, except that landscaping is encouraged in courtyards and patios.

J. Parking. Parking shall be provided in compliance with Division 6 (Parking Regulations) except if there are conflicts between the provisions and requirements of Section 35-340 (CM Zone Development Standards) and Division 6 (Parking Regulations) then the provisions and requirements of Section 35-340 (CM Zone Development Standards) shall control.

1. Conjunctive use of parking facilities. For the purpose of this Section, conjunctive use shall be defined as the joint use of parking spaces for two or more uses where the hours of operation and demand for parking allow that the parking spaces can be used by the individual uses at different times of the day or week, and can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities.

a. A Conditional Use Permit, approved by the Planning Commission in compliance with Section 35-172 (Conditional Use Permits) shall be required to allow the conjunctive use of parking spaces. The Conditional Use Permit shall be subject to the following requirements:

- (1)** The applicant shall demonstrate a need for parking spaces required for the individual uses according to the parking regulations in this Division. The applicant shall state the type of use proposed, time period of operation, and other necessary information to demonstrate that the joint use of parking spaces will not be detrimental to surrounding uses.
- (2)** In cases where the required number of parking spaces for individual uses differs, the parking requirement that is greater shall become effective.
- (3)** If the lot proposed for conjunctive parking use is a separate lot, then the applicant shall submit a title report for the lot proposed for conjunctive parking use and an agreement between the owners of record of the lot and prospective users. This agreement shall be subject to review and approval by the Planning and Development Department and County Counsel and shall obligate the lot for conjunctive parking use, clearly define the obligation of each party to the agreement, and upon approval by the Department and County Counsel be recorded in the Santa Barbara County Recorder's Office. The Agreement shall provide that any modification to the terms of the Conjunctive Use Agreement shall be subject to Planning Commission approval.
- (4)** Violation of the Conditional Use Permit shall be grounds for revocation of the joint parking use.

2. Design. Adjacent parking areas should be designed to allow the shared use of and through traffic to parking areas.

3. Location.

a. Required parking shall be provided:

- (1)** On the same lot or premises that the principal structure is located on; or
- (2)** In private parking lots permanently committed to parking located within 1,000 feet of the lot or premises that the principal structure is located on, as measured along streets and not alleys; or

- (3) In publicly owned parking lots subject to approval of the availability of the parking spaces as approved by the Director, or
 - (4) Through the payment of in-lieu fees in compliance with the In-Lieu Parking Fee Program as approved by the Board of Supervisors.
 - b. Parking lots, carports, and garages designed and used for individual units within a development may be either adjacent to the units or centrally located to serve a group of units.
 - c. Uncovered parking, not including parking where a parking lot is the principal use of the lot, shall be located at least 20 feet from the Build To Line and shall not be visible from the street to the maximum extent feasible. Parking located completely underground may be located anywhere on the lot.
 - d. Surface parking areas associated with onsite commercial and residential uses shall be screened by residential or commercial structures so that parking is entirely wrapped with active uses such as retail.
 - 4. Required number of spaces - nonresidential. Parking spaces for nonresidential uses in the CM zone shall be provided in compliance with the following:
 - a. One space for each 500 square feet of nonresidential gross floor area, not including unroofed outdoor dining areas, except as allowed in compliance with Subsection J.4.b. below.
 - b. When the gross floor area of a proposed structure is less than 5,000 square feet or when a proposed addition to existing structures results in a structure of less than 5,000 square feet of gross floor area, the adequacy of the proposed parking shall be reviewed by the Director.
 - (1) The Director may reduce the required number of spaces to a minimum of one space per each 750 square feet of gross floor area when the Director finds that:
 - (a) The proposed use will require less than one parking space per 500 square feet of gross floor area; or
 - (b) That there are off-premise parking spaces available on nearby public streets or land permanently committed to parking; or
 - (c) The proposed use will allow the shared or conjunctive use of parking spaces.
 - (2) The Director may increase the required number of spaces to a maximum of one space per each 250 square feet of gross floor area if the Director finds that:
 - (a) The proposed use will require more than one space per 500 square feet of gross floor area; or
 - (b) There are inadequate off-premise parking spaces available on nearby public streets or land permanently committed to parking.
 - c. If the number of required parking spaces is reduced by the Director in compliance with Subsection J.4.b. above, then a subsequent change of use of the site shall be required to provide the number of spaces required by Subsection J.4.a. above.
 - 5. Required number of spaces - residential. Parking spaces for residential uses in the CM zone shall be provided in compliance with the following:
 - a. One-family units, two-family and multiple-family units:

- (1) 0.6 space per studio unit.
 - (2) 1.0 space per one bedroom unit.
 - (3) 1.5 spaces per two bedroom unit.
 - (4) 2.0 spaces per three bedroom unit, plus .75 spaces for each additional bedroom.
 - b. Fraternalities, sororities, dormitories and boarding and lodging houses: 1.5 spaces per studio or bedroom and one space per two employees or faction thereof.
- 6. Additional strategies for satisfying parking.** In lieu of providing the required number of parking spaces within the CM zone district, the parking may be provided by utilizing additional strategies that include: a car-sharing program provided exclusively for use by building residents; leased off-site parking spaces at the University of California, Santa Barbara (UCSB) for project residents; a recorded covenant restriction document restricting automobile use and ownership for residential units; utilization of the County's In-Lieu Fee Parking Program; conjunctive use of parking facilities; or additional strategies approved by the Department.
- a. **Parking monitoring program.** To ensure that parking provisions for development projects within the CM zone district are adequate to serve the development's approved uses, a Parking Monitoring Program shall be implemented by the applicant. The applicant shall be responsible for providing the following information to the Department twice yearly, as applicable:
 - (1) **Car share.** Car-sharing vehicle statistics detailing total trips per day for each car, number of unique users and overall frequency of use. The applicant, or their successions in interest, shall be responsible for maintaining the development's use of a car-sharing vehicle for the life of the project.
 - (2) **Resident ownership.** The number of the development's residents who own cars located in Isla Vista or UCSB.
 - (3) **On-site parking.** Inventory of development's residents issued parking passes for On-Site Parking.
 - (4) **Off-site parking.** Inventory of development's residents issued parking passes for parking lots on the UCSB campus to be submitted annually the Department and kept on file. The applicant, or their successors in interest, shall be responsible for maintaining the off-site spaces for the life of the projects.
 - (5) **Automobile covenant restriction.**
 - (a) The occupant of each residential unit shall sign and record a covenant restriction document restricting automobile use and ownership dependent upon the unit size, consistent with the deed-restriction provisions contained in the project description. Owners/occupants shall be prohibited from owning additional vehicles in the Isla Vista/UCSB community unless additional spaces are secured. The covenant document shall include provisions which detail alternative transportation options available in the surrounding community (bus stops, car share, bike routes, etc.).
 - (b) The property owner shall notarize and record a Notice to Property Owner (NTPO) document which outlines the restriction provisions for each individual unit. Copies of the recorded NTPO document(s) shall be provided to the Department and kept on file with the twice annual

monitoring reports. The covenant restriction document(s) shall be reviewed and approved by County Counsel and the Department as to form and content prior to recordation. The applicant shall provide proof of covenant restrictions. Prior to the issuance of any Coastal Development Permits, Land Use Permits, or Zoning Clearances, as applicable, to allow the construction of the development, County Counsel and the Department shall review and approve the covenant restriction document(s) as to form and content. Prior to final Building Permit inspection, the applicant shall notarize and record a Notice to Property Owner (NTPO) document(s) specifying the covenant-restriction provisions for each unit.

(6) **Conjunctive use of parking facilities.** The applicant shall state the type of use proposed time period of operation, and other necessary information to demonstrate that the joint use of parking spaces will not be detrimental to surrounding uses.

b. **Modification of parking provisions.** If it is determined that the parking provisions are inadequate to serve the development's uses, and upon a demonstrated need to require additional parking provisions, a change to the approved Development Plan shall be processed consistent with this Article's requirements for Substantial Conformity, Amendments and Revisions. Modifications to the parking provisions include: the provisions of additional off-site spaces, additional car-sharing vehicle(s), and/or the provision of free MTD bus passes to building residents.

7. **Size.** Residential parking spaces shall be 8.5 feet wide by 16.5 feet long except that 30 percent of the required parking spaces may be provided as compact car spaces which shall be eight feet wide by 14.5 feet long.

8. **Tandem parking.** Tandem parking shall be allowed to provide up to 50 percent of the total number of required parking spaces. Tandem parking shall be limited to one space behind another for a total of two parking spaces.

9. **Bicycle parking.**

a. **Residential requirements.**

(1) **Number of spaces.** All development shall provide two unenclosed or enclosed, permanently maintained and secure bicycle storage spaces for each bedroom and/or studio apartment within the development.

(2) **Visibility.** Views from the street of bicycle parking spaces designated for residential use shall be minimized.

b. **Commercial requirements.**

(1) **Location.** Required bicycle parking spaces may be provided within a street right-of-way adjacent to the commercial use that is required to provide bicycle parking in compliance with an encroachment permit approved by the County.

(2) **Number of spaces.** All development shall also provide one unenclosed or enclosed, permanently maintained and secure bicycle storage space for every 700 square feet, or fraction thereof, of gross floor area in commercial use.

(3) **Visibility.** Views from the street of bicycle parking spaces designated for commercial use shall be maximized.

K. **Storage.** Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to

conceal all trash or stored material from public view to the maximum extent feasible.

- L. Utilities.** Utilities shall be located on the sides or rear of buildings, so as not to be visible from the street edge if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.

Figure 17-4 Shopfront Housing Type

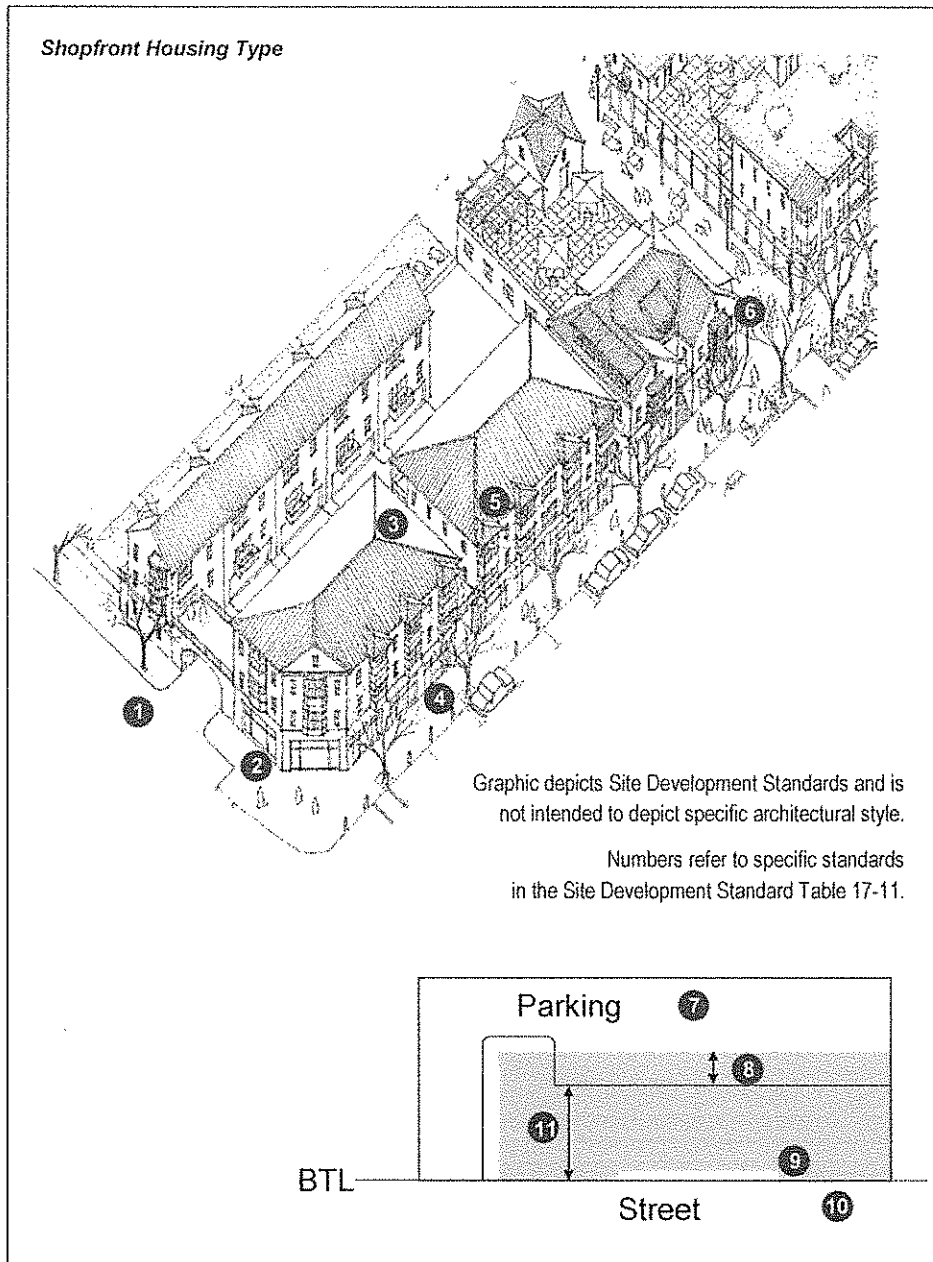


Figure 17-5 First Floor Dwelling Unit Development Standards



Graphic depicts Site Development Standards and is not intended to depict specific architectural style.

Section 35-350. MRD Zone Development Standards.

Proposed development and new land uses within the MRD zone shall comply with the following standards, in addition to all other applicable standards in this Article.

A. General standards. Development within the MRD zone shall be designed, constructed, and established in compliance with the requirements in Table 17-12 (MRD Zone Development Standards) below.

Table 17-12 MRD Zone Development Standards

Development Feature	Development Standard
Minimum lot and building site area Area	Minimum area for lots proposed in new subdivisions.
	7,000 sf net
Minimum lot width	Minimum lot width for lots proposed in new subdivisions.
	65 ft. net
Residential density Maximum density	Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.
	See Section 35-350.B.
Setbacks Setbacks Building separation	Minimum setbacks required. See Section 35-125 (General Setback Regulations) for exceptions. Required building separation is between buildings on the same site.
	See Section 35-350.E.
	5 ft. between a habitable structure and any other structure, none otherwise
Site coverage Maximum coverage	Maximum percentage of net site area covered by structures.
	The maximum site coverage will be determined through planning permit approval.
Height limit Maximum height	Maximum allowable height of structures. See Section 35-127 (Height) for height measurement requirements, and height limit exceptions.
	MRD-25 - 25 ft.
	MRD-28 - 35 ft.
	MRD-30 - 35 ft.
	MRD-35 - 35 ft.
Landscaping	See Section 35-350.G.
Parking	See Section 35-350.H.
Signs	See Section 35-138 (Signs and Advertising Structures).

B. Maximum density. The number of dwelling units on a lot, as calculated in compliance with Table 17-14 (MRD Density Equivalents) of Subsection C., below, shall not exceed the maximum specified by Table 17-13 (MRD Maximum Density) for each MRD zoning map symbol designation shown in Table 17-13 unless a greater number of dwelling units may be allowed in compliance with Housing Policy 6 of the Isla Vista Master Plan, the Isla Vista Built-Right Incentive Program.

Table 17-13 - MRD Maximum Density

Zoning Map Symbol	Dwelling Units per Gross Acre
MRD-25	25
MRD-28	28
MRD-30	30
MRD-35	35

C. Density equivalents. The following density equivalents shall be used in calculating the number

of dwelling units allowed on a lot for each dwelling unit type shown in Table 17-14 (MRD Density Equivalents).

Table 17-14 - MRD Density Equivalents

<u>Dwelling Unit Type</u>	<u>Density Equivalent</u>
<u>Studio</u>	<u>0.50</u>
<u>One-bedroom</u>	<u>0.66</u>
<u>Two-bedroom</u>	<u>1.0</u>
<u>Three-bedroom</u>	<u>1.5</u>
<u>Each additional bedroom</u>	<u>+ 0.5</u>

D. Dwelling unit size. Residential units in the MRD District shall not exceed the following maximum unit sizes for each dwelling unit type shown in Table 17-15 (MRD Dwelling Unit Size) measured in square feet of net floor area.

Table 17-15 - MRD Dwelling Unit Size

<u>Dwelling Unit Type</u>	<u>Maximum Unit Size</u>
<u>Studio</u>	<u>500</u>
<u>One-bedroom</u>	<u>700</u>
<u>Two-bedroom</u>	<u>1,000</u>
<u>Three-bedroom</u>	<u>1,300</u>
<u>Each additional bedroom</u>	<u>+ 300</u>

E. Setbacks. Structures shall conform to the setback requirements specified by Table 17-16 (MRD Zone Structure Setbacks) for each MRD zoning designation shown in Table 17-16 below.

Table 17-16 - MRD Structure Setbacks

<u>Zoning Map Symbol</u>	<u>Build To Line (BTL) Distance from Street Centerline</u>	<u>Side Setback</u>	<u>Rear Setback</u>
<u>MRD-25</u>	<u>42 ft</u>	<u>5 ft</u>	<u>See Table 17-20 (Large Home Housing Type Site Development Standards.</u>
<u>MRD-28</u>	<u>42 ft</u>	<u>5 ft</u>	
<u>MRD-30</u>	<u>35 ft</u>	<u>5 ft</u>	
<u>MRD-35</u>	<u>35 ft</u>	<u>5 ft</u>	

1. For the purposes of Table 17-16, the location of the centerline shall be as identified in Table 17-17 (MRD Location of Street Centerline) below.

- a.** References to “centerline of existing right-of-way” in Table 17-17 shall mean the right-of-way existing as of January 1, 2015.
- b.** References to “common lot boundary” shall mean the common lot line separating lots existing as of January 1, 2015.
- c.** References to the “Isla Vista Tract” in Table 17-17 shall mean the centerline of the road easement as shown on the subdivision map as recorded in Recorded Map Book 15, Pages 81 through 83.
- d.** References to the “Ocean Terrace Tract” in Table 17-17 shall mean the centerline of the road easement as shown on the subdivision map as recorded in Recorded Map

Book 15, Pages 101 through 103.

Table 17-17 - MRD Location of Street Centerline

<u>Street</u>	<u>Centerline location</u>
Abrego Road, west of Camino del Sur	Centerline of right-of-way
Abrego Road, east of Camino del Sur	Common lot boundary
Berkshire Terrace	See Note (1)
Camino Corto, north of Pasado Road	Centerline of right-of-way
Camino Corto, south of Pasado Road	As shown on the Isla Vista Tract
Camino del Sur	As shown on the Isla Vista Tract
Camino Pescadero, north of Pasado Road	Centerline of right-of-way
Camino Pescadero, south of Pasado Road	As shown on the Isla Vista Tract
Cervantes Road	As shown on the Ocean Terrace Tract
Cordoba Road	As shown on the Ocean Terrace Tract
Del Playa Drive, west of Camino Pescadero	As shown on the Isla Vista Tract
Del Playa Drive, east of Camino Pescadero	As shown on the Ocean Terrace Tract
El Colegio	See Note (2)
El Embarcadero	As shown on the Ocean Terrace Tract
El Greco Road	As shown on the Ocean Terrace Tract
El Nido Lane	As shown on the Ocean Terrace Tract
Embarcadero del Mar	As shown on the Ocean Terrace Tract
Embarcadero del Norte	As shown on the Ocean Terrace Tract
Estero Road	Centerline of right-of-way
Madrid Road	As shown on the Ocean Terrace Tract
Pasado Road	As shown on the Isla Vista Tract
Pardall Road	As shown on the Ocean Terrace Tract
Picasso Road, west of Camino Pescadero	Common lot boundary
Picasso Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract
Sabado Tarde Road, west of Camino Pescadero	As shown on the Isla Vista Tract
Sabado Tarde Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract
Segovia Road	As shown on the Ocean Terrace Tract
Seville Road	As shown on the Ocean Terrace Tract
Sueño Road	Common lot boundary
Trigo Road, west of Camino Pescadero	As shown on the Isla Vista Tract
Trigo Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract

Notes:

- (1) The centerline of the existing private road right-of-way, currently known as Assessor's Parcel No. 075-020-039.
- (2) 31 feet north of the existing lot boundaries of lots located south of and abutting El Colegio Road.

F. Processing and site development standards. All development within the MRD zone shall be in compliance with the following processing and site development standards.

- 1. General.** The following development standards shall apply to all development within the MRD zone.
 - a. Allowed housing types.** The Courtyard, Linear Courtyard, and Large housing types are allowed within the MRD zone.
 - b. Finish floor elevation.** The finish floor elevation for all development located within 20 feet of the Build To Line shall be a minimum of two feet above the adjacent

sidewalk to ensure privacy.

c. Height of windowsills. The height of windowsills on the ground floor of a building facing a street shall be a minimum of 5.6 feet above the adjacent sidewalk.

d. Design review required. Prior to approval of any Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) for structures, the site plans and elevations of structures shall be approved or conditionally approved by the Board of Architectural Review in compliance with Section 35-184 (Board of Architectural Review).

2. Modification of development standards. Development standards contained in this Subsection F. (Processing and site development standards) shall not be modified in compliance with Section 35-172.12 (Conditions, Restrictions, and Modifications), Section 35-174.8 (Conditions, Restrictions, and Modifications) and Section 35-179 (Modifications).

a. As part of the design review process required in compliance with Subsection F.1.d., above, the Board of Architectural Review shall review the proposed development to determine if the development complies with the site development standards in Table 17-18 (Courtyard Housing Type Site Development Standards), Table 17-19 (Linear Courtyard Housing Type Site Development Standards) and Table 17-20 (Large Home Housing Type Site Development Standards) below.

(1) Noncompliance with two or fewer development standards. At the request of the applicant, the Board of Architectural Review may modify a maximum of two development standards.

(2) Noncompliance with three or more development standards. If the applicant requests the modification of three or more development standards, then the project shall be processed as a Development Plan in compliance with Section 35-174 (Development Plans) and the Planning Commission shall be the review authority for said Development Plan.

(a) The Board of Architectural Review shall review the intent of each Site Development Standard that is requested to be modified, and shall make a recommendation to the Planning Commission as to whether the requested modifications should be approved or conditionally approved.

(b) After receipt of the recommendation from the Board of Architectural Review, the Planning Commission may modify the development standards requested for modification as part of the Planning Commission's action on the project.

3. Courtyard Housing Type. The following site development standards within Table 17-18 (Courtyard Housing Type Site Development Standards) shall apply to Courtyard Housing Type development (see Figure 17-6 Courtyard Housing Type below). The numbers within Figure 17-6 refer to the site development standards shown in Table 17-18.

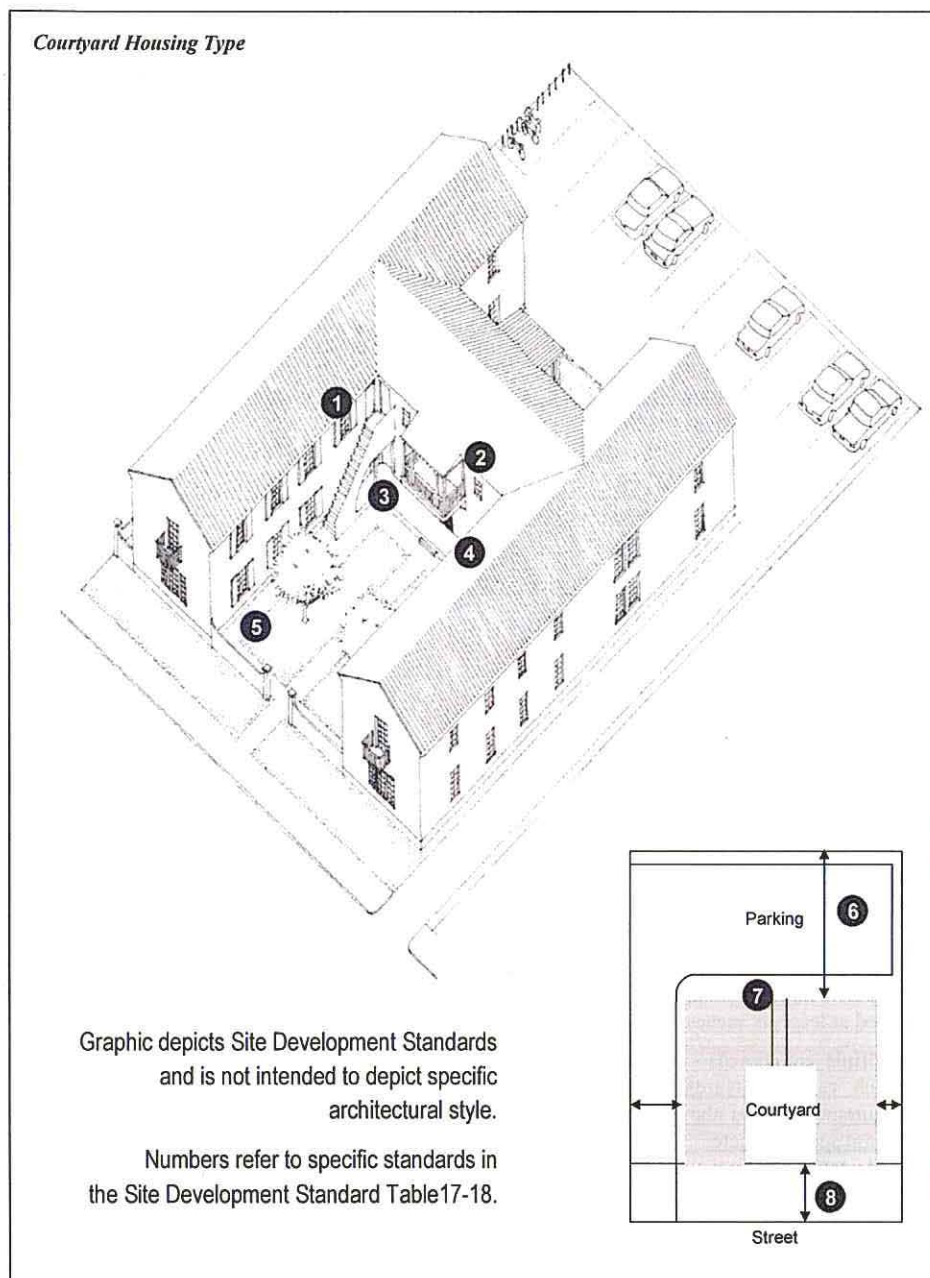
Table 17-18 Courtyard Housing Type Site Development Standards

No. (1)	Site Development Standard	Intent
①	<u>Main access</u> - The main access to all units shall either face the courtyard or the street.	Facilitates opportunities to see into, and interact with, the courtyard to create a lively outdoor space. If the access faces street, provides interaction between the building and street.
②	<u>Upper floor walkways</u> - Walkways on the upper floors shall be roofed and open.	Provide access, protected from the weather, to upstairs units while allowing residents to see into courtyard.
③	<u>Courtyard width</u> - The courtyard shall be the same or greater width than the height of the building, as measured from finished grade to eaves.	Ensure the courtyard has appropriate human-scale dimensions.
④	<u>Courtyard enclosure (building)</u> - The courtyard shall be enclosed by the building on three sides. Lots smaller than 70 feet in width may have courtyards enclosed by the building on two sides only.	Define the courtyard and help create a space that functions as an outdoor room.
⑤	<u>Courtyard enclosure (wall)</u> - The courtyard shall be enclosed by a wall 30 to 36 inches in height at the Build To Line with an opening to allow pedestrian access.	Define the edge of the public and private space.
⑥	<u>Rear setback</u> - The rear building setback shall be a minimum of 20 feet.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.
⑦	<u>Pedestrian passage</u> - A ground floor pedestrian passage from parking area to courtyard is required on lots greater than 70 feet in width. The passage shall maintain a minimum height of 10 feet and a minimum width of five feet. The passage shall be well lit.	Allow direct access from the courtyard to the parking area.
⑧	<u>Building façade</u> - The building façade shall be built to the build to line except at the courtyard, side setbacks, and driveway.	Define street edge and help create public spaces that are active outdoor rooms.
<i>Site Development Standards not shown on graphic</i>		
	<u>Finished floor</u> - Finished floor at the ground floor shall be raised at least six inches above the courtyard elevation.	Ensure an appropriate entry to the housing units.
	<u>Multiple courtyards</u> - Multiple courtyards are allowed, in which case courtyards facing the street shall meet the requirements listed above. Interior courtyards requirements are not specified here.	Encourage varied courtyard housing types.
	<u>Wide lots</u> - For lots wider than 175 feet the housing type shall be repeated, so that the development is comprised of separate buildings.	Encourage the development of pedestrian scale housing

Notes:

1. See Figure 17-6.

Figure 17-6 Courtyard Housing Type



- 4. Linear Courtyard Housing Type.** The following site development standards within Table 17-19 (Linear Courtyard Housing Type Site Development Standards) shall apply to Linear Courtyard Housing Type development (see Figure 17-7 Linear Courtyard Housing Type). The numbers within Figure 17-7 refer to the site development standards shown in the following Table 17-19 (Linear Courtyard Housing Type Site Development Standards).

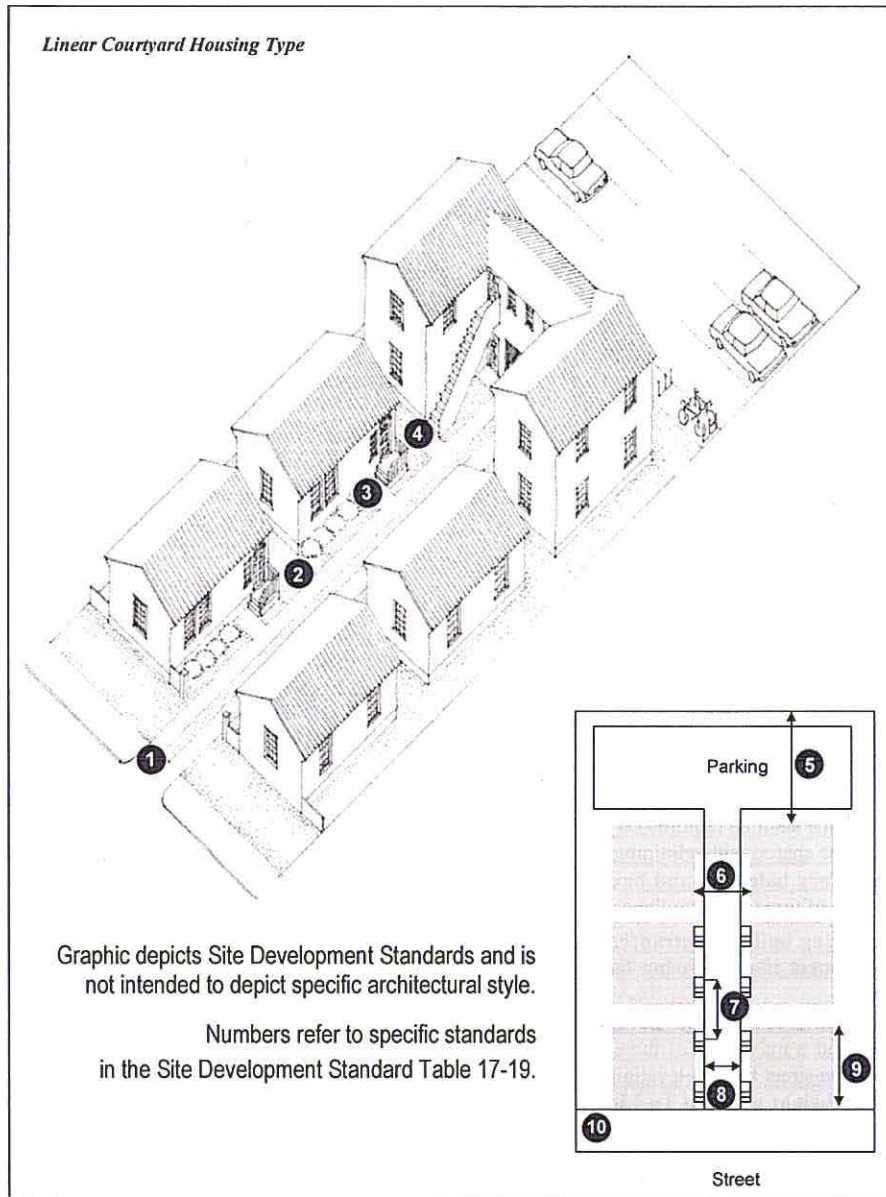
Table 17-19 Linear Courtyard Housing Type Site Development Standards

No. (1)	Site Development Standard	Intent
①	<u>Planting strip</u> - A planting strip at least three feet wide shall be placed in the center of the driveway, or the driveway shall be constructed with turf block pavers.	Soften appearance of long linear driveways and add opportunities to reduce hardscape areas.
②	<u>Building entrances</u> - Shall be oriented toward courtyard except where second story units can face toward the rear of property.	Facilitate opportunities to see into, and interact with, the courtyard to create a lively outdoor space.
③	<u>Finished floor</u> - At the ground floor shall be raised at least one foot above the courtyard elevation.	Increase privacy to residential units.
④	<u>Stoops or porches</u> - Shall be included on buildings and shall have a minimum depth of four feet on entrances facing the courtyard.	Ensure an appropriate entry to the housing units.
⑤	<u>Rear building setback</u> - Shall be a minimum of 20 feet.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.
⑥	<u>Courtyard width</u> - Shall be between 25 and 40 feet.	Provide adequate semi-private outdoor space.
⑦	<u>Maximum distance</u> - The minimum distance between entrances along the courtyard is 30 feet.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.
⑧	<u>Driveway</u> - Driveways shall have a maximum width of 11 feet.	Allow direct access from the courtyard to the parking area.
⑨	<u>Building depth</u> - Each building shall have a maximum depth of 45 feet.	Ensure the development is visually pedestrian scale.
⑩	<u>Build to line</u> - A minimum of 45 percent of the width of the lot facing the street shall be developed to the Build To Line.	Define street edge and help create public spaces that are active outdoor rooms.
<i>Site Development Standards not shown on graphic</i>		
	<u>Side driveways</u> - Driveways located adjacent to the side property line shall be required on lots wider than 75 feet, and may be shared with adjoining property.	Create more pedestrian-oriented courtyards with landscaping when feasible.
	<u>Second story balconies and bay windows</u> - May extend a maximum of three feet into the courtyard.	Provide opportunity for bay windows while ensuring the courtyard provides high quality outdoor space.
	<u>Street facing building entrances</u> - Building entrances shall face the street if street-facing facade is more than 20 feet wide.	Help create more interactions between the buildings and the street.
	<u>Street facing stoops and porches</u> - Stoops and porches may extend a maximum of three feet beyond the Build To Line on the street facing elevations.	Ensure an appropriate entry to the housing units and activity area.
	<u>Building height at Build To Line</u> - Notwithstanding other height restrictions, the building height shall be less than 20 feet for any structure within 15 feet of the Build To Line.	Ensure the development has the appearance of a series of small cottages from street.
	<u>Wide lots</u> - For lots wider than 125 feet, the housing type shall be repeated, so that the development appears as separate linear courtyard developments from the street.	Encourage the development of pedestrian scale housing.

Notes:

1. See Figure 17-7.

Figure 17-7 Linear Courtyard Housing Type



5. Large Home Housing Type. The following site development standards within Table 17-20 (Large Home Housing Type Site Development Standards) shall apply to Large Home Housing Type development (see Figure 17-8 Large Home Housing Type below). The numbers within Figure 17-8 refer to the site development standards shown in the following Table 17-20 (Large Home Housing Type Site Development Standards).

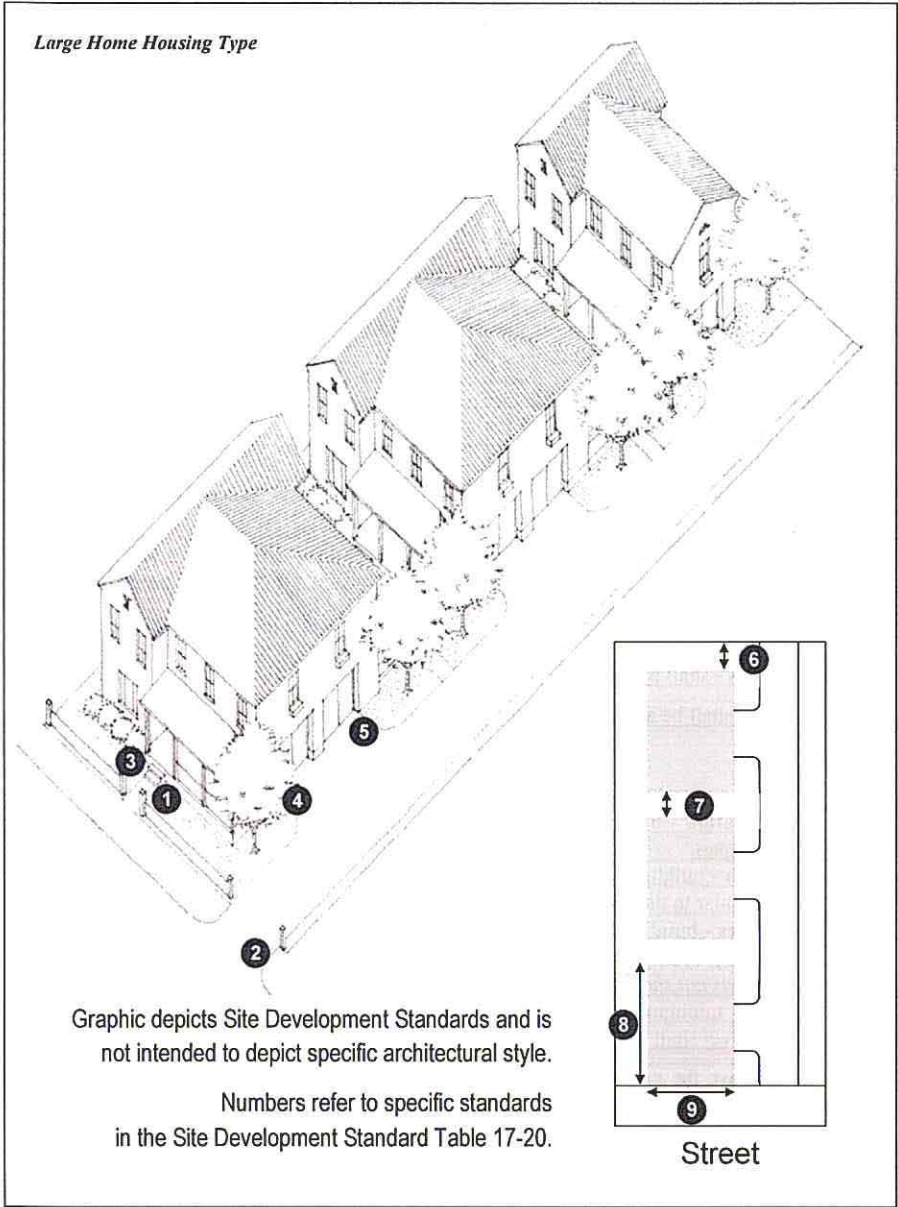
Table 17-20 Large Home Housing Type Site Development Standards

No. (1)	Site Development Standard	Intent
①	<u>Street facing building entrances</u> - building entrances shall face the street if street-facing facade is wider than 20 feet and shall include a porch or stoop that is a minimum of seven feet wide and three feet deep.	<u>Help create more interactions between the buildings and the street.</u>
②	<u>Curb cuts</u> shall be a maximum of 20 feet wide.	<u>Ensure slower vehicle speeds over sidewalks.</u>
③	<u>Street-facing stoops and porches</u> - stoops and porches may extend a maximum of four feet beyond the Build To Line on the street facing elevations.	<u>Ensure an appropriate entry to the housing units.</u>
④	<u>Parking garage doors</u> - within 40 feet of the Build To Line shall be perpendicular to the street. These garages shall be screened from the street with a minimum of 8 feet of programmed space or porch.	<u>Create street facing facades that are varied and do not include garage doors.</u>
⑤	<u>Garage facades</u> - shall be a maximum of 20 feet wide.	<u>Minimize garage facades.</u>
⑥	<u>Rear setback</u> - shall be a minimum of 10 feet.	<u>Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.</u>
⑦	<u>Building separation</u> - buildings on the site shall be located at least 10 feet apart.	<u>Ensure the development is visually pedestrian scale.</u>
⑧	<u>Buildings depth</u> - buildings shall not be more than 60 feet in depth perpendicular to the street.	<u>Ensure the development is appears composed of several houses.</u>
⑨	<u>Building facades</u> - buildings facing the street shall not be wider than 40 feet.	<u>Ensure the development is visually pedestrian scale.</u>
<i>Site Development Standards not shown on graphic</i>		
	<u>Build to Line</u> - minimum of 60 percent of the width of the lot facing the street shall be developed to the Build To Line.	<u>Define street edge and help create active public spaces that are outdoor rooms.</u>
	<u>Balconies</u> - above the ground floor balconies may extend a maximum of four feet beyond the Build To Line and driveway, and three feet into other setbacks.	<u>Create opportunities to see into, and interact with, the public and semi-public spaces.</u>
	<u>Finished floor</u> - at the ground floor shall be raised at least two feet above the sidewalk elevation within 20 feet of the Build To Line.	<u>Increase privacy to residential units.</u>

Notes:

1. See Figure 17-8.

Figure 17-8 Large Home Housing Type



G. Landscaping.

1. Landscape plan. A landscape plan, prepared by a landscape design professional and in compliance with the Planning and Development Department handout “Landscape Plan and Performance Security Procedures,” and the following requirements, shall be approved for all development within the MRD zone as a condition of an approved planning permit:
 - a. Not less than 15 percent of the net lot area shall be devoted to landscaping. Landscaping shall be installed and permanently maintained in accordance with the approved Final Development Plan or Coastal Development Permit.
 - b. Surface parking areas shall be landscaped in compliance with Section 35-115 (Landscape/Screening of Parking Areas).
2. Board of Architectural Review. The Board of Architectural Review shall approve, conditionally approve, or deny the landscape plan. The action of the Board of Architectural Review is final subject to appeal in compliance with Section 35-182 (Appeals).
3. Duration. Landscaping shall be installed and permanently maintained in compliance with the approved landscape plan.
4. Landscape agreement and performance security. Prior to the issuance of a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits), or a Land Use Permit in compliance with Section 35-178 (Land Use Permits), the Director may require that a signed and notarized landscape agreement and a performance security that guarantees the installation of plantings, walls, and fences, in compliance with the approved landscape plan, and provides for adequate maintenance for a designated time period be filed with the Department.
 - a. Deposit of performance security.
 - (1) As a condition of approval of a planning permit, the decision-maker may require the deposit of a performance security (aka financial assurance) in a reasonable amount to ensure the faithful performance of one or more of the conditions of approval of a planning permit in the event that the obligor fails to perform.
 - (2) The performance security shall be in the form of cash, surety/performance bond, trust fund (assignment of credit, certificate of deposit, passbook), irrevocable letter of credit, or other mechanism approved by the County.
 - (3) The financial assurance shall remain in effect until all of the secured conditions have been performed to the satisfaction of the Director.
 - b. Payable to the County. Any financial assurance required in compliance with this Section shall be payable to the County of Santa Barbara.
 - c. Performance security release. After satisfactory compliance with all applicable provisions of this Subsection G., performance securities shall be released upon approval by the Director for the installation and the remaining performance security for landscaping maintenance shall be released at the end of the designated time period, provided the planting has been adequately maintained.
 - d. Failure to comply.
 - (1) Upon failure to perform any secured condition, the County may perform the condition, or cause it to be done, and may collect from the obligor, and surety in

case of a bond, all costs incurred, including administrative, engineering, legal, and inspection costs.

- (2) Any unused portion of the financial assurance shall be refunded to the obligor after deduction of the cost of the work after the deduction of the costs incurred.

H. Parking and driveways. Parking shall be provided in compliance with Division 6 (Parking Regulations) except if there are conflicts between the provisions and requirements of this Section 35-350 (MRD Zone Development Standards) and Division 6 (Parking Regulations) then the provisions of Section 35-350 (MRD Zone Development Standards) shall control.

- 1. Design.** Parking areas may be arranged to allow through traffic to parking areas between adjacent lots.
- 2. Location.**
 - a. Parking spaces shall be provided onsite or within 800 feet of the lot on which the dwelling is located if the off-site parking area is permanently dedicated to the residential development.
 - b. Parking lots, carports, and garages designed and used for individual units within a development may be either adjacent to the units or centrally located to serve a group of units.
 - c. Uncovered parking, not including parking where a parking lot is the principal use of the lot, shall be located at least 20 feet from the Build To Line and shall not be visible from the street to the maximum extent feasible. Completely underground parking maybe located anywhere on the lot.
- 3. Required number of spaces.** Parking spaces for residential uses in the MRD zone shall be provided in compliance with the following:
 - a. One-family units, two-family and multiple-family units:
 - (1) One space per studio unit.
 - (2) 1.5 spaces per one bedroom unit.
 - (3) 2.5 spaces per two bedroom unit.
 - (4) Four spaces per three bedroom unit, plus 1.5 spaces for every additional bedroom.
 - b. Fraternities, sororities, dormitories and boarding and lodging houses: 1.5 spaces per studio or bedroom and one space per two employees or faction thereof.
- 4. Size.** Residential parking spaces shall be 8.5 feet wide by 16.5 feet long except that 30 percent of the required parking spaces may be provided as compact car spaces which shall be eight feet wide by 14.5 feet long.
- 5. Tandem parking.** Tandem parking shall be allowed to provide up to 50 percent of the total number of required parking spaces. Tandem parking shall be limited to one space behind another for a total of two parking spaces.
- 6. Bicycle parking.** All development shall provide two unenclosed or enclosed, permanently maintained and secure bicycle storage spaces for each bedroom and/or studio apartment within the development. Bicycle parking shall not be visible from the street if feasible.

7. Driveways. Driveways shall be designed and constructed with a maximum width of 11 feet unless a wider width is required by the County Public Works or Fire Department.
8. Special requirements. Upon recommendation of the Director or the Public Works Department, or upon their own initiative when considering a project, the Planning Commission may place special requirements on an individual building site that will have the effect of reducing or increasing the number or width of driveways or prescribing their location on the building site when the Planning Commission determines that special requirements either reduce or do not create traffic hazards or street parking problems. These special requirements shall be final subject to appeal to the Board of Supervisors in compliance with Section 35-182 (Appeals).
- I. Storage. Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view to the maximum extent feasible.
- J. Utilities. Utilities shall be located on the sides or rear of buildings, so as not to be visible from the street edge if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.

Section 35 360. Additional Standards

- A. Public Improvements. Prior to the issuance of any Coastal Development Permit for structures, all plans for new or altered buildings and structures shall be reviewed by the Public Works Department for frontage improvement requirements. As a condition to the issuance of a Coastal Development Permit for any structure, the applicant shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, street trees and sidewalks on the street frontage of the project site that are determined necessary by the Public Works Department consistent with the Isla Vista Master Plan.

SECTION 3:

Division 4, Zoning Districts, is amended to delete Section 35-77, SR-H – High Density Student Residential, in its entirety and reserve the section number for future use.

SECTION 4:

All existing indices, section references, and figure and table numbers contained in Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 5:

Except as amended by this Ordinance, Division 1 Division 4, and Division 12 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 6:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, as shown on the Goleta Community Plan Zoning Southern Section map, are

hereby repealed as they relate to the area located within boundaries of the Isla Vista Master Plan area as shown in Exhibit 2 (“Isla Vista Master Plan Zoning Map”).

SECTION 7:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts a new zoning map titled “Isla Vista Master Plan Zoning Map” which adopts zoning designations for the area as shown on Exhibit 2 attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibit 2, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 8:

DIVISION 1, in General, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 2 of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, to add a new Subsection aa. to read as follows:

aa. Isla Vista Master Plan Zoning Map

SECTION 9:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibit 2 to show that said maps have been adopted by this Board.

SECTION 10:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

JANET WOLF
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
County Counsel

By _____
Deputy County Counsel

Exhibit 1: Assessor Parcel Numbers – CM and MRD Zones
Exhibit 2: Isla Vista Master Plan Zoning Map

EXHIBIT 1

The following listed Assessor’s Parcels (numbers as of July 24, 2007) are rezoned from the existing zone designation to either the Community Mixed Use (CM) or the Mixed Residential Design (MRD) zone as shown in the following chart at the density (number of dwelling units per acre) specified.

APN	Zone
075-111-006	Community Mixed Use-40
075-111-012	Community Mixed Use-40
075-111-014	Community Mixed Use-40
075-112-009	Community Mixed Use-40
075-112-013	Community Mixed Use-40
075-112-014	Community Mixed Use-40
075-112-015	Community Mixed Use-40
075-112-016	Community Mixed Use-40
075-112-019	Community Mixed Use-40
075-113-007	Community Mixed Use-40
075-113-012	Community Mixed Use-40
075-113-016	Community Mixed Use-40
075-113-019	Community Mixed Use-40
075-121-003	Community Mixed Use-40
075-121-004	Community Mixed Use-40
075-121-006	Community Mixed Use-40
075-121-007	Community Mixed Use-40
075-121-008	Community Mixed Use-40
075-122-003	Community Mixed Use-40
075-122-004	Community Mixed Use-40
075-122-005	Community Mixed Use-40
075-122-009	Community Mixed Use-40
075-122-010	Community Mixed Use-40
075-122-011	Community Mixed Use-40
075-122-014	Community Mixed Use-40
075-122-015	Community Mixed Use-40
075-161-003	Community Mixed Use-40
075-161-013	Community Mixed Use-40
075-161-014	Community Mixed Use-40
075-162-002	Community Mixed Use-40
075-162-003	Community Mixed Use-40
075-162-005	Community Mixed Use-40
075-162-006	Community Mixed Use-40
075-162-011	Community Mixed Use-40
075-163-014	Community Mixed Use-40
075-163-017	Community Mixed Use-40
075-171-009	Community Mixed Use-40
075-171-011	Community Mixed Use-40

APN	Zone
075-171-013	Community Mixed Use-40
075-171-014	Community Mixed Use-40
075-172-001	Community Mixed Use-40
075-172-002	Community Mixed Use-40
075-172-015	Community Mixed Use-40
075-173-003	Community Mixed Use-40
075-173-024	Community Mixed Use-40
075-173-026	Community Mixed Use-40
075-173-032	Community Mixed Use-40
075-173-035	Community Mixed Use-40
075-211-004	Community Mixed Use-40
075-211-005	Community Mixed Use-40
075-211-006	Community Mixed Use-40
075-211-007	Community Mixed Use-40
075-211-008	Community Mixed Use-40
075-114-001	Community Mixed Use-45
075-114-002	Community Mixed Use-45
075-114-009	Community Mixed Use-45
075-114-011	Community Mixed Use-45
075-114-012	Community Mixed Use-45
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075-010-029	Mixed Residential Design-25
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075-010-031	Mixed Residential Design-25
075-010-032	Mixed Residential Design-25
075-010-035	Mixed Residential Design-25
075-010-036	Mixed Residential Design-25
075-091-003	Mixed Residential Design-25
075-091-011	Mixed Residential Design-25
075-091-012	Mixed Residential Design-25
075-091-013	Mixed Residential Design-25
075-091-017	Mixed Residential Design-25
075-091-018	Mixed Residential Design-25
075-091-019	Mixed Residential Design-25
075-091-021	Mixed Residential Design-25
075-091-024	Mixed Residential Design-25
075-091-026	Mixed Residential Design-25
075-091-027	Mixed Residential Design-25
075-091-032	Mixed Residential Design-25
075-091-033	Mixed Residential Design-25
075-091-034	Mixed Residential Design-25

APN	Zone
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075-091-037	Mixed Residential Design-25
075-091-038	Mixed Residential Design-25
075-091-039	Mixed Residential Design-25
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075-092-046	Mixed Residential Design-25
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075-101-006	Mixed Residential Design-25
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APN	Zone
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APN	Zone
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APN	Zone
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APN	Zone
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075-151-025	Mixed Residential Design-25
075-151-026	Mixed Residential Design-25
075-151-027	Mixed Residential Design-25
075-151-028	Mixed Residential Design-25
075-151-029	Mixed Residential Design-25
075-151-030	Mixed Residential Design-25
075-151-031	Mixed Residential Design-25
075-151-032	Mixed Residential Design-25
075-151-033	Mixed Residential Design-25
075-151-036	Mixed Residential Design-25
075-151-037	Mixed Residential Design-25
075-151-038	Mixed Residential Design-25
075-151-039	Mixed Residential Design-25
075-151-040	Mixed Residential Design-25
075-151-041	Mixed Residential Design-25
075-151-042	Mixed Residential Design-25
075-152-003	Mixed Residential Design-25
075-152-004	Mixed Residential Design-25
075-152-005	Mixed Residential Design-25
075-152-007	Mixed Residential Design-25
075-152-009	Mixed Residential Design-25
075-152-010	Mixed Residential Design-25
075-152-011	Mixed Residential Design-25
075-152-012	Mixed Residential Design-25
075-152-013	Mixed Residential Design-25
075-152-016	Mixed Residential Design-25
075-152-017	Mixed Residential Design-25
075-152-019	Mixed Residential Design-25
075-152-020	Mixed Residential Design-25
075-152-021	Mixed Residential Design-25
075-152-022	Mixed Residential Design-25
075-152-023	Mixed Residential Design-25
075-152-024	Mixed Residential Design-25
075-152-025	Mixed Residential Design-25
075-152-026	Mixed Residential Design-25
075-152-027	Mixed Residential Design-25

APN	Zone
075-152-028	Mixed Residential Design-25
075-152-031	Mixed Residential Design-25
075-152-032	Mixed Residential Design-25
075-152-033	Mixed Residential Design-25
075-152-042	Mixed Residential Design-25
075-152-043	Mixed Residential Design-25
075-152-044	Mixed Residential Design-25
075-152-045	Mixed Residential Design-25
075-152-046	Mixed Residential Design-25
075-152-047	Mixed Residential Design-25
075-152-048	Mixed Residential Design-25
075-152-049	Mixed Residential Design-25
075-152-051	Mixed Residential Design-25
075-152-052	Mixed Residential Design-25
075-152-053	Mixed Residential Design-25
075-152-054	Mixed Residential Design-25
075-152-055	Mixed Residential Design-25
075-152-056	Mixed Residential Design-25
075-152-057	Mixed Residential Design-25
075-191-001	Mixed Residential Design-25
075-191-002	Mixed Residential Design-25
075-191-004	Mixed Residential Design-25
075-191-008	Mixed Residential Design-25
075-191-011	Mixed Residential Design-25
075-191-012	Mixed Residential Design-25
075-191-013	Mixed Residential Design-25
075-191-016	Mixed Residential Design-25
075-191-017	Mixed Residential Design-25
075-191-022	Mixed Residential Design-25
075-191-023	Mixed Residential Design-25
075-191-024	Mixed Residential Design-25
075-191-025	Mixed Residential Design-25
075-191-027	Mixed Residential Design-25
075-191-028	Mixed Residential Design-25
075-191-029	Mixed Residential Design-25
075-191-030	Mixed Residential Design-25
075-191-031	Mixed Residential Design-25
075-191-032	Mixed Residential Design-25
075-191-033	Mixed Residential Design-25
075-191-034	Mixed Residential Design-25
075-191-035	Mixed Residential Design-25
075-191-036	Mixed Residential Design-25

APN	Zone
075-191-038	Mixed Residential Design-25
075-191-039	Mixed Residential Design-25
075-191-040	Mixed Residential Design-25
075-191-043	Mixed Residential Design-25
075-191-044	Mixed Residential Design-25
075-191-045	Mixed Residential Design-25
075-191-046	Mixed Residential Design-25
075-191-047	Mixed Residential Design-25
075-191-048	Mixed Residential Design-25
075-191-049	Mixed Residential Design-25
075-191-050	Mixed Residential Design-25
075-191-051	Mixed Residential Design-25
075-191-052	Mixed Residential Design-25
075-191-053	Mixed Residential Design-25
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075-201-005	Mixed Residential Design-25
075-201-008	Mixed Residential Design-25
075-201-010	Mixed Residential Design-25
075-201-011	Mixed Residential Design-25
075-201-014	Mixed Residential Design-25
075-201-016	Mixed Residential Design-25
075-201-017	Mixed Residential Design-25
075-201-018	Mixed Residential Design-25
075-201-020	Mixed Residential Design-25
075-201-022	Mixed Residential Design-25
075-201-023	Mixed Residential Design-25
075-201-024	Mixed Residential Design-25
075-201-025	Mixed Residential Design-25
075-201-026	Mixed Residential Design-25
075-201-027	Mixed Residential Design-25
075-201-028	Mixed Residential Design-25
075-201-031	Mixed Residential Design-25
075-201-032	Mixed Residential Design-25
075-201-033	Mixed Residential Design-25
075-201-035	Mixed Residential Design-25
075-201-039	Mixed Residential Design-25
075-201-040	Mixed Residential Design-25
075-201-041	Mixed Residential Design-25
075-201-042	Mixed Residential Design-25
075-201-044	Mixed Residential Design-25
075-201-045	Mixed Residential Design-25

APN	Zone
075-201-048	Mixed Residential Design-25
075-201-049	Mixed Residential Design-25
075-201-050	Mixed Residential Design-25
075-201-051	Mixed Residential Design-25
075-201-053	Mixed Residential Design-25
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075-201-059	Mixed Residential Design-25
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075-201-062	Mixed Residential Design-25
075-201-063	Mixed Residential Design-25
075-201-064	Mixed Residential Design-25
075-211-001	Mixed Residential Design-25
075-211-019	Mixed Residential Design-25
075-211-020	Mixed Residential Design-25
075-212-001	Mixed Residential Design-25
075-212-016	Mixed Residential Design-25
075-212-017	Mixed Residential Design-25
075-212-019	Mixed Residential Design-25
075-212-022	Mixed Residential Design-25
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075-212-024	Mixed Residential Design-25
075-212-025	Mixed Residential Design-25
075-212-026	Mixed Residential Design-25
075-212-027	Mixed Residential Design-25
075-212-028	Mixed Residential Design-25
075-212-029	Mixed Residential Design-25
075-212-030	Mixed Residential Design-25
075-221-010	Mixed Residential Design-25
075-221-011	Mixed Residential Design-25
075-221-017	Mixed Residential Design-25
075-221-021	Mixed Residential Design-25
075-221-022	Mixed Residential Design-25
075-221-025	Mixed Residential Design-25
075-221-026	Mixed Residential Design-25
075-222-002	Mixed Residential Design-25
075-222-003	Mixed Residential Design-25
075-222-004	Mixed Residential Design-25

APN	Zone
075-222-006	Mixed Residential Design-25
075-222-007	Mixed Residential Design-25
075-222-008	Mixed Residential Design-25
075-222-009	Mixed Residential Design-25
075-222-012	Mixed Residential Design-25
075-222-013	Mixed Residential Design-25
075-222-014	Mixed Residential Design-25
075-222-015	Mixed Residential Design-25
075-222-016	Mixed Residential Design-25
075-222-017	Mixed Residential Design-25
075-222-018	Mixed Residential Design-25
075-222-019	Mixed Residential Design-25
075-222-020	Mixed Residential Design-25
075-222-021	Mixed Residential Design-25
075-222-022	Mixed Residential Design-25
075-222-023	Mixed Residential Design-25
075-111-013	Mixed Residential Design-28
075-112-006	Mixed Residential Design-28
075-112-007	Mixed Residential Design-28
075-112-011	Mixed Residential Design-28
075-112-017	Mixed Residential Design-28
075-112-018	Mixed Residential Design-28
075-122-006	Mixed Residential Design-28
075-122-012	Mixed Residential Design-28
075-122-013	Mixed Residential Design-28
075-161-004	Mixed Residential Design-28
075-161-007	Mixed Residential Design-28
075-161-011	Mixed Residential Design-28
075-161-012	Mixed Residential Design-28
075-162-001	Mixed Residential Design-28
075-162-007	Mixed Residential Design-28
075-162-008	Mixed Residential Design-28
075-162-009	Mixed Residential Design-28
075-171-002	Mixed Residential Design-28
075-171-006	Mixed Residential Design-28
075-171-007	Mixed Residential Design-28
075-171-010	Mixed Residential Design-28
075-171-015	Mixed Residential Design-28
075-171-016	Mixed Residential Design-28
075-172-003	Mixed Residential Design-28
075-172-004	Mixed Residential Design-28
075-172-005	Mixed Residential Design-28

APN	Zone
075-172-012	Mixed Residential Design-28
075-172-013	Mixed Residential Design-28
075-173-008	Mixed Residential Design-28
075-173-009	Mixed Residential Design-28
075-173-011	Mixed Residential Design-28
075-173-012	Mixed Residential Design-28
075-173-013	Mixed Residential Design-28
075-173-016	Mixed Residential Design-28
075-173-021	Mixed Residential Design-28
075-173-022	Mixed Residential Design-28
075-173-023	Mixed Residential Design-28
075-173-027	Mixed Residential Design-28
075-173-028	Mixed Residential Design-28
075-173-029	Mixed Residential Design-28
075-173-030	Mixed Residential Design-28
075-173-031	Mixed Residential Design-28
075-173-033	Mixed Residential Design-28
075-173-034	Mixed Residential Design-28
075-173-036	Mixed Residential Design-28
075-211-002	Mixed Residential Design-28
075-211-003	Mixed Residential Design-28
075-211-012	Mixed Residential Design-28
075-211-013	Mixed Residential Design-28
075-211-014	Mixed Residential Design-28
075-211-015	Mixed Residential Design-28
075-211-016	Mixed Residential Design-28
075-212-003	Mixed Residential Design-28
075-212-004	Mixed Residential Design-28
075-212-005	Mixed Residential Design-28
075-212-006	Mixed Residential Design-28
075-212-007	Mixed Residential Design-28
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075-212-011	Mixed Residential Design-28
075-212-012	Mixed Residential Design-28
075-212-013	Mixed Residential Design-28
075-212-031	Mixed Residential Design-28
075-212-033	Mixed Residential Design-28
075-212-034	Mixed Residential Design-28
075-212-035	Mixed Residential Design-28
075-221-001	Mixed Residential Design-28
075-221-003	Mixed Residential Design-28

APN	Zone
075-221-006	Mixed Residential Design-28
075-221-012	Mixed Residential Design-28
075-221-016	Mixed Residential Design-28
075-221-019	Mixed Residential Design-28
075-221-020	Mixed Residential Design-28
075-221-023	Mixed Residential Design-28
075-221-024	Mixed Residential Design-28
075-221-027	Mixed Residential Design-28
075-221-028	Mixed Residential Design-28
075-221-029	Mixed Residential Design-28
075-221-030	Mixed Residential Design-28
075-222-001	Mixed Residential Design-28
075-010-009	Mixed Residential Design-30
075-010-010	Mixed Residential Design-30
075-010-011	Mixed Residential Design-30
075-010-024	Mixed Residential Design-30
075-010-025	Mixed Residential Design-30
075-010-026	Mixed Residential Design-30
075-020-005	Mixed Residential Design-30
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075-020-013	Mixed Residential Design-30
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075-020-015	Mixed Residential Design-30
075-020-016	Mixed Residential Design-30
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075-020-018	Mixed Residential Design-30
075-020-019	Mixed Residential Design-30
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075-020-025	Mixed Residential Design-30
075-020-027	Mixed Residential Design-30
075-020-029	Mixed Residential Design-30
075-020-031	Mixed Residential Design-30
075-020-032	Mixed Residential Design-30
075-020-034	Mixed Residential Design-30
075-020-036	Mixed Residential Design-30
075-020-037	Mixed Residential Design-30
075-020-038	Mixed Residential Design-30
075-031-002	Mixed Residential Design-30
075-032-003	Mixed Residential Design-30
075-032-004	Mixed Residential Design-30

<i>APN</i>	<i>Zone</i>
075-032-005	Mixed Residential Design-30
075-032-007	Mixed Residential Design-30
075-033-002	Mixed Residential Design-30
075-033-003	Mixed Residential Design-30
075-034-005	Mixed Residential Design-30
075-034-006	Mixed Residential Design-30
075-034-008	Mixed Residential Design-30
075-034-010	Mixed Residential Design-30
075-034-013	Mixed Residential Design-30
075-035-004	Mixed Residential Design-30
075-035-005	Mixed Residential Design-30
075-035-006	Mixed Residential Design-30
075-035-007	Mixed Residential Design-30
075-036-001	Mixed Residential Design-30
075-036-002	Mixed Residential Design-30
075-036-003	Mixed Residential Design-30
075-041-002	Mixed Residential Design-30
075-041-006	Mixed Residential Design-30
075-041-010	Mixed Residential Design-30
075-041-011	Mixed Residential Design-30
075-042-004	Mixed Residential Design-30
075-042-006	Mixed Residential Design-30
075-042-007	Mixed Residential Design-30
075-042-008	Mixed Residential Design-30
075-042-009	Mixed Residential Design-30
075-042-010	Mixed Residential Design-30
075-043-001	Mixed Residential Design-30
075-043-002	Mixed Residential Design-30
075-043-003	Mixed Residential Design-30
075-043-004	Mixed Residential Design-30
075-043-005	Mixed Residential Design-30
075-043-008	Mixed Residential Design-30
075-043-009	Mixed Residential Design-30
075-051-002	Mixed Residential Design-30
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075-051-012	Mixed Residential Design-30
075-051-021	Mixed Residential Design-30
075-051-029	Mixed Residential Design-30
075-051-032	Mixed Residential Design-30
075-051-033	Mixed Residential Design-30
075-051-034	Mixed Residential Design-30
075-051-035	Mixed Residential Design-30

APN	Zone
075-051-036	Mixed Residential Design-30
075-051-037	Mixed Residential Design-30
075-052-001	Mixed Residential Design-30
075-052-003	Mixed Residential Design-30
075-052-006	Mixed Residential Design-30
075-052-007	Mixed Residential Design-30
075-052-008	Mixed Residential Design-30
075-052-017	Mixed Residential Design-30
075-052-018	Mixed Residential Design-30
075-052-020	Mixed Residential Design-30
075-052-021	Mixed Residential Design-30
075-052-022	Mixed Residential Design-30
075-052-023	Mixed Residential Design-30
075-052-024	Mixed Residential Design-30
075-061-001	Mixed Residential Design-30
075-061-002	Mixed Residential Design-30
075-061-003	Mixed Residential Design-30
075-061-004	Mixed Residential Design-30
075-061-007	Mixed Residential Design-30
075-061-010	Mixed Residential Design-30
075-061-011	Mixed Residential Design-30
075-061-013	Mixed Residential Design-30
075-061-014	Mixed Residential Design-30
075-061-015	Mixed Residential Design-30
075-061-016	Mixed Residential Design-30
075-062-002	Mixed Residential Design-30
075-062-003	Mixed Residential Design-30
075-062-004	Mixed Residential Design-30
075-062-005	Mixed Residential Design-30
075-062-009	Mixed Residential Design-30
075-062-010	Mixed Residential Design-30
075-062-011	Mixed Residential Design-30
075-063-003	Mixed Residential Design-30
075-063-004	Mixed Residential Design-30
075-063-005	Mixed Residential Design-30
075-063-006	Mixed Residential Design-30
075-063-007	Mixed Residential Design-30
075-063-008	Mixed Residential Design-30
075-063-009	Mixed Residential Design-30
075-063-010	Mixed Residential Design-30
075-063-011	Mixed Residential Design-30
075-064-003	Mixed Residential Design-30

APN	Zone
075-064-004	Mixed Residential Design-30
075-064-006	Mixed Residential Design-30
075-064-007	Mixed Residential Design-30
075-071-001	Mixed Residential Design-30
075-071-002	Mixed Residential Design-30
075-071-003	Mixed Residential Design-30
075-072-001	Mixed Residential Design-30
075-072-002	Mixed Residential Design-30
075-072-003	Mixed Residential Design-30
075-101-023	Mixed Residential Design-30
075-101-024	Mixed Residential Design-30
075-101-025	Mixed Residential Design-30
075-111-002	Mixed Residential Design-30
075-111-003	Mixed Residential Design-30
075-111-004	Mixed Residential Design-30
075-111-005	Mixed Residential Design-30
075-111-008	Mixed Residential Design-30
075-113-001	Mixed Residential Design-30
075-113-002	Mixed Residential Design-30
075-113-003	Mixed Residential Design-30
075-113-017	Mixed Residential Design-30
075-113-018	Mixed Residential Design-30
075-121-001	Mixed Residential Design-30
075-121-002	Mixed Residential Design-30
075-020-039	Mixed Residential Design-30
075-032-008 (Easterly 283 feet)	Mixed Residential Design-30
075-032-008 (Westerly 155 feet)	Mixed Residential Design-35
075-020-007	Mixed Residential Design-35
075-020-035	Mixed Residential Design-35
075-034-012	Mixed Residential Design-35
075-041-012	Mixed Residential Design-35
075-042-001	Mixed Residential Design-35
075-064-001	Mixed Residential Design-35
075-101-022	Mixed Residential Design-35

EXHIBIT 2: Isla Vista Master Plan Zoning Map

