

ATTACHMENT 9

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, IN GENERAL, DIVISION 2, DEFINITIONS, DIVISION 5, OVERLAY DISTRICTS, DIVISION 7, GENERAL REGULATIONS, DIVISION 11, PERMIT PROCEDURES, AND DIVISION 14, GOLETA COMMUNITY PLAN OVERLAY DISTRICT, TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 13ORD-00000-00011

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

SECTION 1:

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 Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, to read as follows:

Section 35-54. Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries.

1. Zoning ordinances and maps delineating the boundaries of districts set forth in this Article and designating, by symbols, the zoning districts and overlay districts shall be adopted by references and by such adoption shall become a part of this Section and shall have the same force and effect as if the provisions, boundaries, location, and lines of the districts and territory therein delineated and all provisions, notations, references, and other information set forth in said ordinances and set forth and shown on said maps were specifically and fully set out and described in this Section.
2. ~~The following eight large zoning maps and seven large zoning overlay maps, which rezone the unincorporated area of the County lying within the Coastal Zone, are hereby adopted by reference into this Section with the following titles and section numbers:~~
 - a. ~~Carpinteria Rural Region Zoning Map (Section 35-204.2.8 and Section 35-54.1.19) and Overlay Map (Section 35-54.2).~~
 - b. ~~North Gaviota Coast Rural Region Zoning Districts Map (Section 35-54.70.0) and Point Conception Coastal Plan Overlay (Section 35-54.10).~~
 - e. ~~Santa Maria Rural Region Zoning Districts Map (Section 35-54.30.0) and Overlay (Section 35-54.12).~~
 - d. ~~Channel Islands Coastal Plan: Zoning (Section 35-54.13).~~
 - e. ~~Gaviota Coast Rural Region Zoning Districts Map (Section 35-54.60.0) and Overlay (Section 35-54.15) and Overlay (Section 35-54.10).~~
 - f. ~~Summerland Community Plan: Zoning Articles II and III (Section 35-54.16) and Overlay (Section 35-54.17).~~
 - g. ~~Montecito Community Plan: Zoning Article II (Section 35.54.3.6), Overlay (Section 35.54.4.5), and ESH Overlay (Section 35-54.5).~~

- ~~h. Goleta Community Plan Zoning Districts Southern Section Coastal Plan (Section 35-54.20.0), Goleta Community Plan Overlay Districts Coastal Zone (Section 35-54.21.0), and Goleta Community Plan Environmentally Sensitive Habitat Land Use Overlay Southern Section Coastal Zone (Section 35-54.22.0).~~
- ~~i. Santa Barbara Area Zoning and Zoning Overlay (Section 35-54.7.8).~~
- ~~j. Lompoc Valley Rural Region Zoning Districts Map (Section 35-54.70.0) and Overlay (Section 35-54.2).~~

The following certified zoning maps and zoning overlay maps, which zone the unincorporated area of the County lying within the Coastal Zone, are hereby specifically included by reference into this Section:

- a. Carpinteria Valley Coastal Plan Zoning Overlay.
- b. Channel Islands Coastal Plan Zoning.
- c. Eastern Goleta Valley Community Plan Zoning.
- d. Eastern Goleta Valley Community Plan Zoning Overlay.
- e. Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays.
- f. Gaviota Coast Coastal Plan Zoning Overlay.
- g. Gaviota Coast Rural Region Zoning.
- h. Goleta Community Plan Zoning South.
- i. Goleta Community Plan Zoning Overlay.
- j. Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South.
- k. Guadalupe Dunes/Point Sal Coastal Plan Zoning Overlay.
- l. Montecito Community Plan Zoning Southern Section.
- m. Montecito Community Plan Zoning Overlay.
- n. Montecito Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.
- o. North Gaviota Coast Rural Region Zoning.
- p. Lompoc Valley Rural Region Zoning.
- q. Point Conception Coastal Plan Zoning Overlay.
- r. Santa Barbara Area Zoning and Zoning Overlay.
- s. Santa Maria Valley Rural Region Zoning.
- t. South Coast Rural Region Zoning.
- u. Summerland Community Plan Zoning.
- v. Summerland Community Plan Zoning Overlay.
- w. Summerland Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.

- x. Toro Canyon Plan Zoning.
 - y. Toro Canyon Plan Zoning Overlay.
 - z. Toro Canyon Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.
3. Where uncertainty exists as to the boundaries of any districts shown on the zoning maps, the following rules shall apply:
- a. Where zoning district boundaries approximately follow lot, alley, or street lines, such lot lines and street and alley centerlines shall be construed as the district boundaries.
 - b. If a zoning district boundary divides a lot and the boundary line location is not otherwise designated, the location of the boundary shall be determined by use of the scale appearing on the Zoning Map.
 - c. Where a public street or alley is officially vacated or abandoned, the property formerly in said street or alley shall be included within the district or districts of the adjoining property on either side of said vacated or abandoned street or alley centerline.

SECTION 2:

DIVISION 2, Definitions, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-58, Definitions, to add the following new definition of “Eastern Goleta Valley Community Plan Area” and “Goleta Community Plan Area”:

Eastern Goleta Valley Community Plan Area. That portion of the County located within the boundaries of the Eastern Goleta Valley Community Plan as shown on the map titled Eastern Goleta Valley Community Plan Land Use Designations.

Goleta Community Plan Area. That portion of the County located within the boundaries of the Goleta Community Plan as shown on the map titled Goleta Community Plan Land Use Designations South, including the western area but excluding the Eastern Goleta Valley Community Plan Area.

SECTION 3:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-98.3, Permit and Processing Requirements, of Section 35-98, D - Design Control Overlay District, to read as follows:

Section 35-98.3 Permit and Processing Requirements.

All new structures and alterations to existing structures shall be subject to design review in compliance with Section 35-184 (Board of Architectural Review)- except as shown below:

1. **Eastern Goleta Valley.** The plans for each new or altered structure subject to the Eastern Goleta Valley Residential Design Guidelines shall be submitted for Design Review in compliance with Section 35-184 (Board of Architectural Review) if required by Section 35-98.5 (Eastern Goleta Valley).

SECTION 4:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-98, D - Design Control Overlay District, to add a new Section 35-98.5 titled “Eastern Goleta Valley” and to read as follows:

Section 35-98.5 Eastern Goleta Valley.

- 1. Purpose and intent.** This section establishes procedures and findings for the approval of land use and proposed development located in the Eastern Goleta Valley Community Plan area to ensure that such land uses and proposed developments are consistent with the Eastern Goleta Valley Residential Design Guidelines for residential development.
- 2. Applicability.** The following shall be submitted for Design Review in compliance with Section 35-184 (Board of Architectural Review):
 - a. New one-family and two-family dwellings.
 - b. Demolished and reconstructed one-family and two-family dwellings when 50 percent or more of the existing gross floor area is demolished.
 - c. Second and third floor additions to existing one-family and two-family dwellings not including the addition of lofts within an existing structure where there is no change in the outward appearance of the structure.
 - d. Conversions of attached and detached garages that are accessory to one-family or two-family dwellings that result in an increase in habitable area.
 - e. Any addition of more than 1,000 square feet of the gross floor area or 50 percent or more of the gross floor area of the principal one-family or two-family dwelling that existed on the lot as of [the effective date of this ordinance], whichever is less.
 - f. Any structural alterations to one-family and two-family dwellings that are substantially visible from the street frontage.

SECTION 5:

DIVISION 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning of the Santa Barbara County Code, is amended to amend Section 35-139, Exterior Lighting, to read as follows:

Section 35-139. Exterior Lighting.

All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential. No lighting shall be so designed as to interfere with vehicular traffic at any portion of a street. Division 13 (Summerland Community Plan Overlay), Division 14 (Goleta Community Plan and Eastern Goleta Valley Community Plan Overlay Districts) and Division 15 (Montecito Community Plan Overlay District) include additional requirements.

SECTION 6:

DIVISION 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-184.6, Findings Required for Approval, of Section 35-184, Board of Architectural Review, to add a new Subsection 35-184.6.13 titled “Additional findings required for Design Review applications within the Eastern Goleta Valley area” and to read as follows:

13. Additional findings required for Design Review applications within the Eastern Goleta Valley Community Plan area. Where Design Review is required in compliance with Section 35-98.5 (Eastern Goleta Valley), plans for new or altered structures will be in compliance with the Eastern Goleta Valley Residential Design Guidelines, as applicable. The Eastern Goleta Valley Residential Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of Subsection 35-184.6.11.

SECTION 7:

DIVISION 14, Goleta Community Plan Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to be titled “DIVISION 14 GOLETA COMMUNITY PLAN AND EASTERN GOLETA VALLEY COMMUNITY PLAN OVERLAY DISTRICTS” and to read as follows:

DIVISION 14 GOLETA COMMUNITY PLAN AND EASTERN GOLETA VALLEY COMMUNITY PLAN OVERLAY DISTRICTS

Section 35-192. General.

The purpose of this DIVISION is to create overlay districts in order to carry out certain policies and implement portions of the Goleta Community Plan and Eastern Goleta Valley Community Plan, which are part of the County's Land Use Element. The provisions of this DIVISION are in addition to the other provisions of this Article. Where provisions of this DIVISION conflict with other provisions of this Article, the provisions of this DIVISION shall take precedence.

Section 35-192.1 Applicability.

The provisions of this section apply to ~~that those~~ portions of the community of Goleta ~~(as defined by the "Goleta Community Land Use Map")~~ as shown on the maps titled Goleta Community Plan Land Use Designations South and Eastern Goleta Valley Community Plan Land Use Designations that ~~are~~ are located within the Coastal Zone. All provisions of the Goleta Community Plan, the Eastern Goleta Valley Community Plan, and the Comprehensive Plan, including all the goals, objectives, policies, actions, development standards and design guidelines, shall also apply to the area zoned with ~~the GOL~~ these Overlay Districts.

Section 35-192.2 Findings.

In addition to the findings that are required for approval of a development project (as development is defined in this Article), as identified in each section of Division 11 (Permit Procedures) of Article II, a finding shall also be made that the project meets all the applicable development standards included in the Goleta Community Plan or the Eastern Goleta Valley Community Plan, as applicable, of the Land Use Element of the Comprehensive Plan.

Section 35-192.3 Exterior Lighting Within the Eastern Goleta Valley Community Plan Area.

All exterior lighting installed on property located within the Eastern Goleta Valley Community Plan area on or after [the effective date of this ordinance] shall comply with the following:

- 1. In addition to the permit application submittal requirements required in Division 11 (Permit Procedures), any application for a permit that includes outdoor light fixtures shall include plans showing the location and lumen output of all outdoor light fixtures, both existing and proposed.**
- 2. The regulations contained in this Section 35-192.3 shall be known and referred to as the “Exterior Lighting Regulations for the Eastern Goleta Valley Community Plan Area.”**
 - a. Purpose and intent.** The purpose of this Subsection is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security, and productivity.
 - b. Approved materials and methods of installation.** The provisions of this Subsection are not intended to prevent the use of any design, material, or method of installation not specifically proscribed by this Subsection provided any such alternate has been approved by the County. The Department may approve any such alternate provided that the proposed design, material, or method:
 - 1) Provides approximate equivalence to the specific requirements of this Subsection.
 - 2) Is otherwise satisfactory and complies with the intent of this Subsection.
 - c. Prohibited lights and lighting.**
 - 1) All illuminated advertising signs on and off premises shall be off between 11:00 p.m. and sunrise, except that on-premises signs may be illuminated while the business is open to the public.
 - 2) All outside illumination for aesthetic and/or decorative purposes for any structure and/or surrounding landscape, public or private, and for outdoor recreational facilities that is not fully shielded shall be prohibited between 9:00 p.m. and sunrise. All illumination of exterior areas between 9:00 p.m. and sunrise shall be shielded.
 - 3) Except as provided below, lighting associated with an outdoor recreational facility with lights that are not fully shielded (full cutoff) may only be illuminated between 9:00 p.m. and sunrise the following day to complete a specific organized recreational event in progress and under illumination in conformance with this Subsection at 9:00 p.m. Fully shielded (full cutoff) lights are not subject to a time restriction.
 - 4) Search lights, laser source lights, or similar high intensity lights shall not be permitted except in emergencies by police and/or fire personnel, or for the purposes of gathering meteorological data.
 - 5) Mercury vapor lights are prohibited.
 - d. Exemptions.** The following are exempt from the provisions of Section 35-192.3.
 - 1) All outdoor lighting fixtures lawfully installed prior to [the effective date of this ordinance] are exempt from the shielding requirements of this Subsection; however, they shall be subject to the remaining requirements of this Subsection, except that fully shielded (full cutoff) lights are not subject to a turn-off time.
 - 2) Fossil fuel lights.

- 3) Traffic control signs and devices.
 - 4) Street lights installed prior to [the effective date of this ordinance].
 - 5) Temporary emergency lighting (e.g., fire, police, public works).
 - 6) Moving vehicle lights.
 - 7) Navigation lights (e.g., airports, heliports, radio/television towers).
 - 8) Seasonal decorations with individual lights in place no longer than 60 days.
 - 9) Except as provided below, lighting for special events as provided by Subsection 3.g (Temporary exemption), below.
 - 10) Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.
 - 11) Except as provided below, security lights of any wattage that are controlled by a motion-sensor switch and which do not remain on longer than 10 to 12 minutes after activation.
 - a) Security lights shall be required to be fully shielded in order to be exempt in compliance with this Section 35-192.3.
 - 12) Light fixtures shown on building permits that were approved prior to [the effective date of this ordinance] are excluded from compliance with this Section 35-192.3 until the fixture is replaced.
 - 13) Solar walkway lights.
- e. **General requirements.** All non-exempt light fixtures that require a County permit prior to installation shall be subject to the following general requirements:
- 1) All outdoor light fixtures installed after [the effective date of this ordinance] and thereafter maintained upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff).
 - a) Sign illumination shall only illuminate the signage and shall not spill into adjacent areas.
 - 2) All replaced or repaired lighting fixtures requiring a permit shall be subject to the requirements of this Section 35-192.3.
 - 3) Light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods.
 - 4) Externally illuminated signs, advertising displays, and building identification shall use top mounted light fixtures which shine downward and are fully shielded (full cutoff).
 - 5) Outdoor light fixtures used for outdoor recreational facilities shall be fully shielded (full cutoff) except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and downward lighting methods shall be utilized to limit light pollution, glare, and light trespass to a reasonable level as determined by the Director.
 - 6) Illumination from recreational facility light fixtures shall be shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.

f. **Submittal of plans and evidence of compliance.** Any application for a permit that includes outdoor light fixtures (except for exempt fixtures in compliance with this Section 35-192.3) shall include evidence that the proposed outdoor lighting will comply with this Section 35-192.3. The application shall include:

- 1) Plans showing the locations of outdoor lighting fixtures.
- 2) Description of the outdoor lighting fixtures, including manufacturer's catalog cuts and drawings. Description and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

The above plans and descriptions shall be sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of this Section 35-192.3 has been met.

g. **Temporary exemption.**

- 1) The Director may grant a temporary exemption, as defined herein, for such activities, including, but not limited to circuses, fairs, carnivals, sporting events, and promotional activities, if he first makes all of the following findings:
 - a) The purpose for which the lighting is proposed is not intended to extend beyond 30 days.
 - b) The proposed lighting is designed in such a manner as to minimize light pollution as much as feasible.
 - c) The proposed lighting will comply with the general intent of this article.
- 2) The application for a temporary exemption shall at a minimum include all of the following information:
 - a) Name and address of applicant and property owner.
 - b) Location of proposed fixtures.
 - c) Type, wattage, and lumen output of lamp(s).
 - d) Type and shielding of proposed features.
 - e) Intended use of lighting.
 - f) Duration of time for requested exemption.
 - g) The nature of the exemption.
 - h) Such other information as the Department may request.

SECTION 8:

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 Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 9:

Except as amended by this Ordinance, Divisions 1, 2, 5, 7, 11 and 14 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 10:

This ordinance and any portion of this ordinance 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 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:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel