



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
(COB Stamp)

**Department Name:** CEO, Comprehensive Planning  
**Department No.:** 990  
**For Agenda Of:** November 7, 2006  
**Placement:** Set Hearing  
**Estimate Time:** 1 hour on Nov. 21, 2006  
**Continued Item:** NO  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director: Michael F. Brown, County Executive Officer  
Contact Info: John McInnes, Director, Long Range and Strategic Planning  
805-568-3552

Derek Johnson, Project Manager, Long Range and Strategic Planning  
805-568-2072

**SUBJECT:** 2<sup>nd</sup> District, Adoption of the Eastern Goleta Valley Residential Design Guidelines and Amendments to the County's Land Use and Development Code

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**County Counsel Concurrence:**

As to form/legality:  Yes  No  N/A

**Auditor-Controller Concurrence:**

As to form:  Yes  No  N/A

**Recommended Action(s):**

1. That the Board of Supervisors set a hearing on November 21, 2006 to:
  - a) Receive and file staff's presentation and conduct a public hearing regarding the adoption of the Eastern Goleta Valley Residential Design Guidelines and Design Control (D) Overlay Zone District;
  - b) Receive the Planning Commission's recommendations, Attachment 1;
  - c) Adopt the CEQA findings, Attachment 1A, and findings for approval for 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-0000-00015;
  - d) Accept the Notice of Exemption, Attachment 2, for 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-0000-00015 pursuant to CEQA Section 15183;
  - e) Approve Resolution \_\_\_\_, Attachment 3, to adopt within the Eastern Goleta Valley's Inland Area, the Eastern Goleta Valley Residential Design Guidelines (06MIS-0000-00008), the D Overlay Zone District (06ORD-0000-00017), and amend the Santa Barbara County Land Use and Development Code (06-ORD-0000-00015);
  - f) Approve Resolution \_\_\_\_, Attachment 4, to adopt within the Eastern Goleta Valley's Coastal Zone, the Eastern Goleta Valley Residential Design Guidelines (06MIS-0000-00008), the D Overlay Zone District (06ORD-0000-00017), and amend the Santa Barbara County Land Use and Development Code to be forwarded to the Coastal Commission;

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- g) Consider the introduction (first reading) of 06ORD-00000-00017 Ordinance Zoning Map Amendment, Attachment 5, to amend the Santa Barbara County Ordinance Zoning Maps to show the D Overlay Zone District within the Eastern Goleta Valley as shown in Exhibit A, Attachment 7; and
  - h) Consider the introduction (first reading) of 06ORD-0000-00015 Ordinance Amendment, Attachment 6, to amend the text of the Santa Barbara County Land Use and Development Code to include reference to the Design Guidelines and triggers for the D Overlay Zone District within the Eastern Goleta Valley.
2. That the Board of Supervisors set a hearing on December 5, 2006 (second reading) to:
- a) Consider adoption of 06ORD-00000-00017 Ordinance Zoning Map Amendment, Attachment 5, to amend the Santa Barbara County Ordinance Zoning Maps to show the D Overlay Zone District within the Eastern Goleta Valley as shown in Exhibit A, Attachment 7; and
  - b) Consider adoption of 06ORD-0000-00015 Ordinance Amendment, Attachment 6, to amend the text of the Santa Barbara County Land Use and Development Code to include reference to the Design Guidelines and triggers for the D Overlay Zone District within the Eastern Goleta Valley.

**Summary:**

This item is on the agenda because the Board of Supervisors is the legislative body to amend Section 35-1, the Santa Barbara County Land Use and Development Code, Zoning, of the Santa Barbara County Code. The Guidelines are a result of both a program item within the Goleta Community Plan which stated that the County shall consider creating design guidelines for the Goleta area (see Background) and support from community members concerned about neighborhood design compatibility issues. Comprehensive Planning and Shubin + Donaldson Architects, Inc. produced the *Eastern Goleta Valley Residential Design Guidelines* with input from a Citizen Advisory Committee, the South County Board of Architectural Review (SBAR), the Historical Landmarks Commission (HLAC), and the Planning Commission. The Guidelines apply to one-family and two-family dwellings that meet certain criteria, called triggers (page 5 of Attachment 8), and are located within the Design Control (D) Overlay Zone area as shown on Attachment 7.

**Background:**

In 2005, the Board of Supervisors directed Comprehensive Planning to prepare residential design guidelines for one-family and two-family dwellings within the unincorporated Eastern Goleta Valley as part of its annual work program. This was in response to community concern regarding poor design and neighborhood compatibility. Development of the design guidelines is consistent with Goleta Community Plan Policy VIS-GV-1.2, "*The County shall consider developing architectural guidelines for residential development with input from interested neighborhood groups. Such guidelines could address issues such as building profile, encouraged colors and landscaping materials and design.*"

The goals for the Guidelines were to complete the program item adopted in the Goleta Community Plan, to develop reasonable, practical, and objective design guidelines to assist decision-makers, residents, home-owners, and architects for improved design of new and remodeled one-family and two-family dwellings, and to help reduce the number of appeals. Shubin + Donaldson Architects, Inc., a local architectural design firm, was retained to assist staff and a 2<sup>nd</sup> District appointed advisory group to develop the design guidelines. Three public workshops were held, one on a Saturday and two with the South Board of Architectural Review (SBAR) to solicit public input and response to the draft document. The Historical Landmarks Commission (HLAC) additionally reviewed and commented on the proposed guidelines. The Planning Commission reviewed and unanimously approved the draft guidelines on September 27, 2006.

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Several areas within the County have already adopted design guidelines to promote and evaluate good design and neighborhood compatibility, including Summerland, Montecito, and Orcutt. County staff reviewed many guidelines from other jurisdictions and utilized them in crafting the proposed guidelines.

The Eastern Goleta Valley Residential Design Guidelines are aligned with the Board Strategic Plan. The recommendation is primarily aligned with Goal No. 1, An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2, A Safe and Healthy Community in Which to Live, Work, and Visit; and Goal No. 5, A High Quality of Life for All Residents, and with actions required by law or routine business necessity.

**Guideline Effects on the South County Board of Architectural Review**

In 2005, the Board of Supervisors created three regional Board of Architectural Reviews: the North County NBAR, the Central County CBAR, and the South County SBAR. At the time of adoption, the estimated total number of projects for review by the original BAR was 195 projects. The estimated caseload for the newly created SBAR, based on 2005 projections, was 110 projects. Thus far, the SBAR has reviewed 72 cases this year which is in target with the estimate of 110.

With the adoption of the Eastern Goleta Valley Residential Design Guidelines, it is anticipated that the new design review triggers will increase the number of ministerial projects required for review by the SBAR. In 2005, 51 ministerial permits, within the proposed D Overlay area, would have required SBAR review under the proposed triggers. To mitigate this increase in cases, the SBAR intends to work with staff to place more projects on the consent agenda and believes that design guidelines should result in superior initial design plans. Together, this will help to streamline the review process and should increase review efficiency, benefiting both the applicant and the SBAR process. Additionally, the SBAR intends to schedule meetings twice a month, instead of once a month; this will accommodate more cases, as well as benefit applicants with a consistent schedule.

Design Guideline review will cost an applicant an additional \$860 in fees. Fees cover Planning and Development staff time to review project consistency with the Guidelines and SBAR administrative costs. However, the proposed Eastern Goleta Valley area's design review cost will still remain lower than Montecito, Summerland, and Toro Canyon because SBAR noticing will occur concurrently with the project's land use permit application submittal noticing to adjacent property owners (i.e., parcels adjacent or within 300 feet, depending on the type of project). Montecito, Summerland, and Toro Canyon require additional and separate SBAR noticing and the fees are \$225 higher than what is being proposed in the Eastern Goleta Valley.

While the proposed Design Guidelines will increase SBAR caseload and applicant costs, they will also provide for better designs and a more efficient process. Additionally, initial design review will likely reduce the number of project appeals, and the Planning Commission may be less likely to remand a project for additional design review if the project has already received preliminary SBAR approval. The Design Guidelines support the D Overlay and SBAR goals of promoting good design and preserving and enhancing property values. In the absence of clear design guidelines, the SBAR does not have tools to evaluate projects against articulated, approved guidelines. Additionally, the Design Guidelines are a mitigation measure for visual resources within the Goleta Community Plan EIR and have been requested from Eastern Goleta Valley community members to promote good design and neighborhood compatibility.

**Fiscal and Facilities Impacts:**

Budgeted:  Yes  No

**Fiscal Analysis:**

| <b><u>Funding Sources</u></b> | <b><u>Current FY Cost:</u></b> | <b><u>Annualized Cost:</u></b> | <b><u>Total Project Cost</u></b> |
|-------------------------------|--------------------------------|--------------------------------|----------------------------------|
| General Fund                  | \$ 28,659.92                   | \$ 48,000.00                   | \$ 120,700.00                    |
| State                         |                                |                                |                                  |
| Federal                       |                                |                                |                                  |
| Fees                          |                                |                                |                                  |
| Other:                        |                                |                                |                                  |
| Total                         | \$ 28,659.92                   | \$ 48,000.00                   | \$ 120,700.00                    |

Narrative:

Funding for the development of the Eastern Goleta Valley Residential Design Guidelines was included in the adopted Fiscal Year 06/07 budget in the General County Programs, Comprehensive Planning budget located on page D-447 of the County FY 06/07 budget. It is estimated that the revenue from additional case reviews, i.e. fees, will result in about \$43,860 to the County (see Staffing Impacts). These fees will be directed towards staff costs to facilitate SBAR review.

Creation of residential design guidelines for the Eastern Goleta Valley area is not a mandated activity. It was undertaken by the County on an elective basis. No changes in service levels would occur.

There would be no facilities impact.

**Staffing Impact(s):**

|                                |                     |
|--------------------------------|---------------------|
| <b><u>Legal Positions:</u></b> | <b><u>FTEs:</u></b> |
| 0                              | 0.4                 |

The guidelines will increase the SBAR caseload and will increase the number of SBAR meetings. The cost to administer the additional SBAR hearings is estimated to be \$48,000 (including labor, stipends, mileage, and overhead). The additional cost is anticipated to be largely covered by the applicant fees which are estimated at \$43,860, leaving a deficit of \$4,140 annually. Planning and development is currently evaluating their staffing needs and is not certain if the additional 0.4 FTE will require a new hire.

**Special Instructions:**

1. Clerk of the Board shall post legal notice in the Santa Barbara News Press and Valley Voice at least 10 calendar days before the hearing.
2. Clerk of the Board shall post display ad in the Sunday, November 12, 2006 edition of the Santa Barbara News Press and Friday, November 17<sup>th</sup>, 2006 edition of the Valley Voice (Comprehensive Planning staff will provide ad for publication).

November 7, 2006

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**Attachments: (list all)**

1. Planning Commission Action Letter
  - 1A. Findings for approval for 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-0000-00015
2. Notice of Exemption for 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-0000-00015
3. Inland Area: Board of Supervisor, Resolution for the Eastern Goleta Valley Residential Design Guidelines and amending and adding a Design Control (D) Overlay Zone District within Eastern Goleta Valley Area
4. Coastal Zone: Board of Supervisor, Resolution for the Eastern Goleta Valley Residential Design Guidelines, amending and adding a Design Control (D) Overlay Zone District within Eastern Goleta Valley Area
5. Ordinance Language for Zoning Map Amendment 06ORD-00000-00017
6. Ordinance Language for Design Control (D) Overlay Zone Ordinance Amendment 06ORD-0000-00015
7. Exhibit A: Design Control (D) Overlay Zone District Map within the Eastern Goleta Valley Area
8. Exhibit B: Eastern Goleta Valley Residential Design Guidelines (06MIS-0000-00008), (Board of Supervisors packet only)

**Authored by:** Derek Johnson, Project Manager, Long Range and Strategic Planning, 805-568-2072

**cc:**

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

PLANNING COMMISSION  
HEARING OF SEPTEMBER 27, 2006

**RE: *Eastern Goleta Valley Residential Design Guidelines***

Hearing on the request of the County Executive Office Comprehensive Planning Division to consider the following:

- a) Adoption of the Eastern Goleta Valley Residential Guidelines for reviewing new or additions to one-family and two-family dwellings;
  - b) Amending The County's Land Use and Development Code to provide consistency with the proposed Design Guidelines.
- 

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of September 27, 2006, Commissioner Brown moved, seconded by Commissioner Boysen and carried by a vote of 5-0 to recommend that the Board of Supervisors:

- 1. Adopt two resolutions recommending that the Board of Supervisors:
  - a) Adopt within the Eastern Goleta Valley's Inland Area, the Eastern Goleta Valley Residential Design Guidelines, the D Overlay Zone District, and amend the Land Use Development Code, specified in Attachment G of the staff report dated September 15, 2006; and
  - b) Adopt within the Eastern Goleta Valley's Coastal Zone, the Eastern Goleta Valley Residential Design Guidelines, the D Overlay Zone District, and amend the Land Use Development Code and Local Coastal Land Use Plan, included as Attachment H of the staff report dated September 15, 2006.

2. Recommend that the Board of Supervisors:
- a) Adopt the CEQA findings and findings for approval for 06MIS-00000-00008, 06ORD-00000-00017, and 06ORD-00000-00015, specified in Attachment A of the staff report dated September 15, 2006;
  - b) Accept the Exemption for 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-00000-00015 pursuant to CEQA Section 15183, included as Attachment B of the staff report dated September 15, 2006;
  - c) Adopt 06ORD-00000-00017 to amend the Santa Barbara County Ordinance Zoning Maps to show the D Overlay Zone District within the Eastern Goleta Valley as shown in Exhibit A, Attachment I, included as Attachment E of the staff report dated September 15, 2006; and
  - d) Adopt 06ORD-0000-00015 to amend the text of Section 35-1 Santa Barbara County Land Use and Development Code to include reference to the Design Guidelines and triggers for the D Overlay Zone District within the Eastern Goleta Valley Area, included as Attachment F of the staff report dated September 15, 2006.

Sincerely,

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Dianne Meester Black  
Secretary Planning Commission

xc: Planning Commission File  
Records Management  
John Baker, Director, Planning and Development  
Dianne Black, Interim Deputy Director, Development Review  
David Allen, Deputy County Counsel  
Derek Johnson, Project Manager, Comprehensive Planning

Attachments: Attachment A - Findings

DMB:tlc

**Findings for 06MIS-0000-00008, 06ORD-0000-00017,  
and 06ORD-0000-00015**

Pursuant to Section 35-1, the Santa Barbara County Land Use and Development Code, Sec. 35-104.060, of Chapter 35 of the Santa Barbara County Code, in order for the County Planning Commission to recommend approval of a text amendment to the zoning ordinances, the following findings shall be made by the County Planning Commission:

1. The request is in the interests of the general community welfare.

*The proposed ordinance amendments are in the interest of the general community welfare since the amendments will serve to provide decision-makers, homeowners, and architects with clear design guidelines for orderly development within the Eastern Goleta Valley area.*

2. The request is consistent with the Comprehensive Plan, Goleta Community Plan, the requirements of State Planning and Zoning laws, and the County Land Use and Development Code. If the amendment involves an amendment to the County's Local Coastal Program, then the request shall also be found to be consistent with the Local Coastal Land Use Plan.

*The proposed ordinance amendments are consistent with the Comprehensive Plan, Goleta Community Plan, the requirements of State Planning and Zoning Laws, the County Land Use and Development Code and the Local Coastal Land Use Plan.*

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

*The proposed ordinance amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the visual environment and community values. As discussed in the Notice of Exemption (Attachment B), the amendments are consistent with the Goleta Community Plan.*



NOTICE OF EXEMPTION

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Comprehensive Planning Division  
Derek Johnson, Project Manager (805) 568-2072

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

**APN(s) :** Not applicable

**Case Nos.:** 06MIS-0000-00008, 06ORD-0000-00017, and 06ORD-0000-00015

**Location:** Eastern Goleta Valley

**Project Title:** Eastern Goleta Valley Residential Design Guidelines

Project Description: Adoption of the Eastern Goleta Valley Residential Design Guidelines for reviewing new, and additions to, one-family and two-family (duplex) dwellings; and amendments to the Santa Barbara County Land Use and Development Code and Local Coastal Program to require design review of residential projects within the amended Design Control (D) Overlay Zone District in the Eastern Goleta Valley area. The mission and goals of the project are to develop reasonable, practical, and objective design guidelines to assist decision-makers, residents, home-owners, and architects during the residential design development in the unincorporated Eastern Goleta Valley.

The potential triggers for South County Board of Architectural Review are:

- New one-family or two-family dwellings;
- Demolished and reconstructed one-family or two-family dwellings when 50 percent or more of the existing gross floor area is demolished;
- Second and third floor additions to existing one-family or 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;
- Conversions of attached or detached garages that are accessory to one-family or two-family dwellings that result in an increase in habitable area;
- Any addition of more than 1,000 square feet of gross floor area or 50 percent or more of the gross floor area of a principal one-family or two-family dwelling that existed on the lot as of [effective adoption date], whichever is less; and
- Any structural alterations to one-family or two-family dwellings that are substantially visible from the street frontage.

**Exempt Status: (Check one)**

Ministerial

Statutory

Categorical Exemption [CEQA Guidelines § 15305]

Emergency Project

Consistent with Existing General Plan and Zoning [Pub. Res. Code § 21083.3; CEQA Guidelines § 15183]

Reasons to support exemption findings (attach additional material, if necessary):

The result of the adopted residential design guidelines will be the improvement of visual resources in the built environment within the unincorporated Goleta Valley. Such minor alterations in existing land use limitations are intended and anticipated to enhance the environmental quality of the area. The 1993 Goleta Valley Community Plan (GCP) adopted program VIS-GV-1.2<sup>1</sup>, “*The County shall consider developing architectural guidelines for residential development with input from interested neighborhood groups. Such guidelines could address issues such as building profile, encouraged colors and landscaping materials and design*”. The policy was adopted as a mitigation measure for potential significant negative impact to open space resulting from the adoption of the GCP as identified in the GCP Program EIR, 91-EIR-13 State Clearinghouse No. 90010559.

The GCP EIR analyzed the potential significant project-specific and cumulative impacts associated with build-out of the GCP area, and did not identify any potential negative impacts from the adoption of any future design guidelines. No physical changes will occur as the result of the adoption of the proposed Design Guidelines unless and until a specific project is proposed that meets the triggers in these ordinances and the County approves such a project. These changes will only occur as a result of any future development proposal and not the adoption of these ordinances. Further, all of the development possibilities that existed before the adoption of these Design Guidelines will continue to exist after the adoption of these Design Guidelines, and therefore there are no project-specific effects peculiar to these ordinances.

In addition, there is no substantial new information which was not known at the time the GCP EIR was certified that will cause an increase in the severity of any previously identified significant impacts discussed in the prior EIR. The Design Guidelines are based on existing GCP Policy VIS-GV-1.2, and are being adopted as the measure identified in the GCP EIR for mitigating the potentially significant adverse impacts arising from development under the GCP.

Therefore, it is proposed that the Board of Supervisors accept Attachment B, a determination that Pub. Res. Code § 21083.3 and CEQA Guidelines §§ 15183 and 15305 applies to the proposed amendments.

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**Department/Division Representative**

**Date**

Acceptance Date: \_\_\_\_\_

Note: Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

distribution:      Hearing Support Staff  
                            Project file (when P&D permit is required)

Date Filed by County Clerk

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<sup>1</sup> Goleta Valley Community Plan, Policy VIS-GV-1.2, p. 229

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

|                                     |                              |
|-------------------------------------|------------------------------|
| IN THE MATTER OF ADOPTING, WITHIN ) |                              |
| THE EASTERN GOLETA VALLEY INLAND )  |                              |
| AREA, THE EASTERN GOLETA VALLEY )   | RESOLUTION NO. 06-           |
| RESIDENTIAL DESIGN GUIDELINES, )    | CASE NOs. : 06MIS-0000-00008 |
| DESIGN CONTROL (D) OVERLAY ZONE )   | 06ORD-0000-00017,            |
| DISTRICT, AND AMENDMENTS TO THE )   | 06ORD-0000-00015             |
| COUNTY LAND USE AND )               |                              |
| DEVELOPMENT CODE )                  |                              |

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 October, 17, 2006, by Ordinance 4625, the Board of Supervisors adopted Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, combining Chapter 35 of the Santa Barbara County Code Articles I, II, III, and V.
- C. In August 1993, the Board of Supervisors adopted the Goleta Community Plan update to the Santa Barbara County Comprehensive Plan, including program VIS-GV-1.2 to develop design guidelines for residential development.
- D. On May 24, 2005, the Board of Supervisors directed Comprehensive Planning staff to develop draft design guidelines for the Eastern Goleta Valley area.
- E. From July 2005 to November 2006, County staff has been working collaboratively with consultants Shubin + Donaldson and 2<sup>nd</sup> Supervisorial District residents to create residential design guidelines. A public design charette was held on June 3, 2006 to hear community feedback for the guidelines. Several meetings were also

- held with a Citizens Advisory Group. The draft guidelines were publicly reviewed by the South Board of Architectural Review and the Historic Landmarks Advisory Commission.
- F. Public officials and agencies, civic organizations, and citizens have been consulted and have advised the Planning Commission and Board of Supervisors on said proposed guidelines in public hearings, and the Planning Commission has sent its written recommendations to the Board.
- G. This Board has held a duly noticed public hearing on the proposed guidelines, at which hearing the guidelines were explained and comments invited from the persons in attendance.
- H. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County that the Board of Supervisors adopt, within the Eastern Goleta Valley Inland Area, the Eastern Goleta Valley Residential Design Guidelines as shown in Exhibit B 06MIS-0000-0008, the Design Control (D) Overlay Zone District amending the Zoning Map to add the D Overlay to the area as shown on the Exhibit A map in Ordinance Amendment Case No. 06ORD-0000-00017, and amend the County Land Use and Development Code as described in Ordinance Amendment Case No. 06ORD-0000-00015, approved contemporaneously with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Goleta Valley Residential Design Guidelines and D Overlay Zone District are hereby adopted within the Eastern Goleta Valley Inland Area.

3. The County Land Use and Development Code as described in Ordinance Amendment Case No. 06ORD-0000-00015 is hereby amended.
  
4. The Chairman and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with the resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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JONI GRAY  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

Board of Supervisors Hearing, November 21, 2006  
Eastern Goleta Valley Residential Design Guidelines and D Overlay Zone District  
Resolution No. \_\_\_\_\_, Resolution for the Board of Supervisors– Inland Area  
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RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING, WITHIN )  
THE EASTERN GOLETA VALLEY COASTAL )  
ZONE, THE EASTERN GOLETA VALLEY ) RESOLUTION NO. 06-  
RESIDENTIAL DESIGN GUIDELINES, DESIGN ) CASE NOS: 06MIS-0000-00008,  
CONTROL (D) OVERLAY ZONE DISTRICT, AND ) 06ORD-0000-00017,  
AMENDING THE COUNTY LAND USE ) AND 06ORD-0000-00015  
DEVELOPMENT CODE )

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Program.
- B. On October, 17, 2006, by Ordinance 4625, the Board of Supervisors adopted Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, combining Chapter 35 of the Santa Barbara County Code Articles I, II, III, and V.
- C. In August 1993, the Board of Supervisors adopted the Goleta Community Plan update to the Santa Barbara County Comprehensive Plan, including program VIS-GV-1.2 to develop design guidelines for residential development.
- D. On May 24, 2005, the Board of Supervisors directed Comprehensive Planning staff to develop draft design guidelines for the Eastern Goleta Valley area.
- E. From March 2005 to December 2006, County staff has been working collaboratively with consultants Shubin + Donaldson and 2<sup>nd</sup> Supervisorial District residents to create residential design guidelines. A public design charette was held on June 3, 2006 to hear community feedback for the guidelines. Several meetings were also held with the Citizens Advisory Group. The draft guidelines were publicly reviewed by the Santa Barbara Board of Architectural Review and

- the Historic Landmarks Advisory Commission.
- G. Public officials and agencies, civic organizations, and citizens have been consulted and have advised the Planning Commission and Board of Supervisors on said proposed guidelines in public hearings, and the Planning Commission has sent its written recommendations to the Board.
- H. This Board has held a duly noticed public hearing on the proposed guidelines, at which hearing the guidelines were explained and comments invited from the persons in attendance.
- I. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County that the Board of Supervisors adopt, within the Eastern Goleta Valley Coastal Zone, the Eastern Goleta Valley Residential Design Guidelines as shown in Exhibit B 06MIS-0000-0008, the Design Control (D) Overlay Zone District amending the Zoning Map to add the D Overlay to the area as shown on the Exhibit A map in Ordinance Amendment Case No. 06ORD-0000-0017, and amend the County Land Use and Development Code as described in Ordinance Amendment Case No. 06ORD-0000-00015, approved contemporaneously with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Eastern Goleta Valley Residential Design Guidelines and the D Overlay Zone District within are hereby adopted within the Eastern Goleta Valley Coastal Zone.
3. The County Land Use and Development Code as described in Ordinance Amendment Case No. 06ORD-0000-00015 is hereby amended.



4. The Chairman and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with the resolution to reflect the above described action by the Board of Supervisors.
5. The County Executive Office is hereby authorized and directed to prepare all necessary maps, documents and other materials for consideration by the California Coastal Commission.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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JONI GRAY  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY THE ADDITION OF THE DESIGN CONTROL (D) OVERLAY ZONE WITHIN THE EASTERN GOLETA VALLEY WHICH WILL REQUIRE ARCHITECTURAL REVIEW FOR CERTAIN RESIDENTIAL DEVELOPMENT PROJECTS FOR CONSISTENCY WITH THE EASTERN GOLETA VALLEY RESIDENTIAL DESIGN GUIDELINES.

Case No. 06ORD-0000-00017

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

SECTION 1:

The County Zoning Map shall be amended by adding the Design Control (D) Overlay Zone to certain properties located within the unincorporated portion of Santa Barbara County as shown on Exhibit A.

SECTION 2:

Within the Coastal Zone of Santa Barbara County, this zoning map amendment and any portion of it approved by the Coastal Commission shall take effect and be in force on March 1, 2007 or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code §30514, whichever occurs later (applying to new applications submitted on or after the effective date); and before the expiration of 15 days after its passage, a summary of this ordinance 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.

SECTION 3:

Outside of the Coastal Zone of Santa Barbara County, this zoning map amendment shall take effect and be in force on March 1, 2007 (applying to new applications submitted on or after March 1, 2007); and before the expiration of 15 days after its passage, a summary of this ordinance 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 \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

---

JONI GRAY  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

Attachment: Exhibit A

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING OVERLAY ZONES 35.28.080 & 35.82.070 AND ADDING A DEFINITION, REGARDING AMENDMENT TO THE DESIGN CONTROL (D) OVERLAY ZONE DISTRICT AND DESIGN REVIEW WHICH WILL REQUIRE ARCHITECTURAL REVIEW FOR CERTAIN RESIDENTIAL DEVELOPMENT PROJECTS WITHIN THE EASTERN GOLETA VALLEY AREA FOR CONSISTENCY WITH THE EASTERN GOLETA VALLEY RESIDENTIAL DESIGN GUIDELINES.

Case No. 06ORD-0000-00015

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

SECTION 1:

CHAPTER 35.28.080 – DESIGN CONTROL (D) OVERLAY ZONE, of Chapter 35 of the Santa Barbara County Code, Section 35-1, Land Use and Development Code is hereby amended as follows:

**35.28.080. Design Control (D) Overlay Zone**

- A. Purpose and intent.** The D (Design Control) overlay zone is applied where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered structures require Design Review. The intent is to ensure well designed development and to protect scenic qualities, property values, and neighborhood character.
- B. Applicability.** Each land use and proposed development within the D overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.
- C. Permit and processing requirements.** The plans for each new or altered structure within the D overlay zone shall be submitted for Design Review in compliance with Section 35.82.070 (Design Review); except as shown below:
  - 1. Eastern Goleta Valley.** The plans for each new or altered structure subject to the Eastern Goleta Valley Design Guidelines shall be submitted for Design Review in compliance with Section 35.82.070 (Design Review) if required by Subsection E.2., below.

**D. Setbacks, height limits, and other zoning requirements.** New construction and alterations shall comply with the regulations of the primary zone, except that when the primary zone allows modifications of the regulations by the Director, Zoning Administrator, or Commission, the Board of Architectural Review may recommend the modification of setbacks, height limits, and other requirements to protect visual resources.

**E. 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 to ensure that such land use and proposed development is consistent with the Eastern Goleta Valley Design Guidelines for residential development.

**2. Applicability**

**a. Residential.** The following shall be submitted for Design Review in compliance with Section 35.82.070 (Design Review):

- (1) New one-family or two-family dwellings
- (2) Demolished and reconstructed one-family or two family dwellings when 50 percent or more of the existing gross floor area is demolished;
- (3) Second and third floor additions to existing one-family or 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.
- (4) Conversions of attached or detached garages that are accessory to one-family or two-family dwellings that result in an increase in habitable area.
- (5) 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 a principal one-family or two-family dwelling that existed on the lot as of [effective adoption date], whichever is less; and
- (6) Any structural alterations to one-family or two-family dwellings that are substantially visible from the street frontage.

SECTION 2:

CHAPTER 35.82.070, DESIGN REVIEW, of Chapter 35 of the Santa Barbara County Code, Land Use and Development Code is hereby amended to add the following:

**35.82.070. Design Review.**

**F. Findings required for approval.**

**3.** **Additional findings required for Design Review applications within the Eastern Goleta Valley area.** Where Design Review is required in compliance with Section 35.28.080.E., 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 section 35.82.070(F)(1)(i).

**3. 4.** **Additional findings required for Design Review applications within the Montecito Coastal Zone.**

- a. This finding is required in lieu of the finding identified in Subsection 1.f above: Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the subject property with consideration for public views of the hillsides and the ocean and the semirural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).
- b. Grading and development is designed to avoid visible scarring and will be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of the hillsides and ridgelines.

**4. 5.** **Additional finding required for Design Review applications within the**

**Summerland Community Plan Area.**

- a. Plans for new or altered structures will be in compliance with the Summerland Board of Architectural Review Guidelines.

**5.6. Additional findings required for Design Review applications within the Toro Canyon Plan Area.**

**SECTION 3:**

CHAPTER 35.110.020, DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, DEFINITIONS, "S", of Chapter 35 of the Santa Barbara County Code, Section 35-1, Land Use and Development Code is hereby amended to add the following:

**Substantially Visible.** An object is considered to be substantially visible if it stands out as a conspicuous feature of the landscape when viewed with the naked eye.

**SECTION 4:**

Within the Coastal Zone, this ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force on March 1, 2007, or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later (applying to new applications submitted on or after the effective date); 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.

**SECTION 5:**

Outside of the Coastal Zone of Santa Barbara County, this ordinance amendment shall take effect and be in force on March 1, 2007 (applying to new applications submitted on or after March 1, 2007); and before the expiration of 15 days after its passage, a summary of this ordinance 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 \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

\_\_\_\_\_  
JONI GRAY  
Chair, Board of Supervisors  
County of Santa Barbara

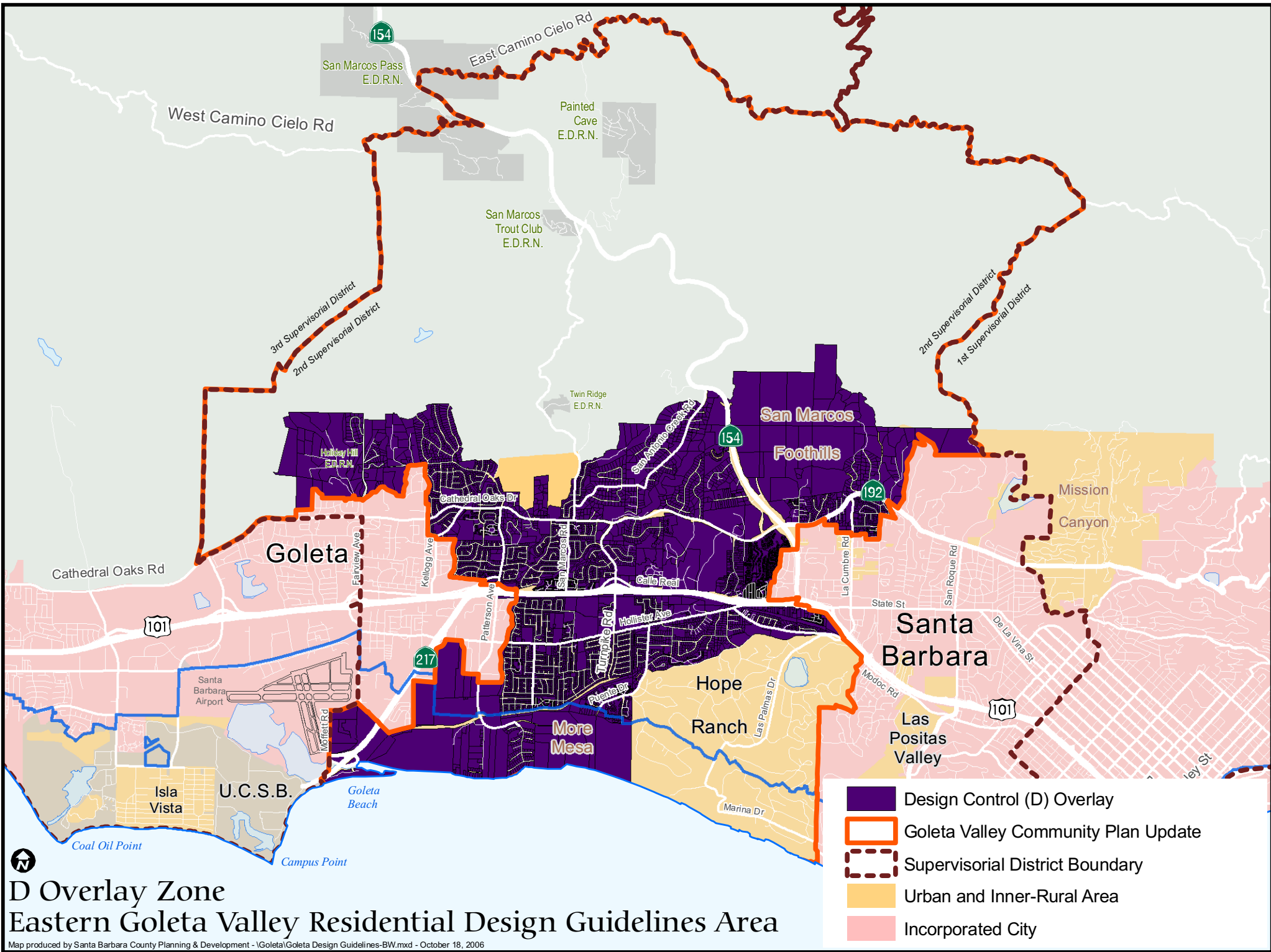
ATTEST:  
  
MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
  
STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel





# D Overlay Zone Eastern Goleta Valley Residential Design Guidelines Area

Map produced by Santa Barbara County Planning & Development - \Goleta\Goleta Design Guidelines-BW.mxd - October 18, 2006