

Attachment 3



COUNTY OF SANTA BARBARA
CALIFORNIA

PLANNING COMMISSION

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

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

PLANNING COMMISSION
SPECIAL HEARING OF NOVEMBER 16, 2011

RE: Draft Goleta Community Plan for Eastern Goleta Valley: Initiation of Recommended Project Description for Environmental Review; 08GPA-00000-00001, 11RZN-00000-00002, 11ORD-00000-00015

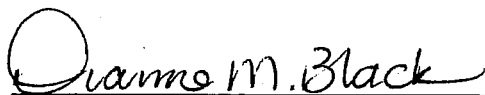
Hearing on the request of the Planning and Development Department to the Planning Commission to:

- a) Review and comment on the Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley; and
- b) Recommend that the Board of Supervisors initiate environmental review per CEQA for the Draft Goleta Valley Community Plan for Eastern Goleta Valley as the project description. (Continued from 8/03/11, 8/17/11, 9/07/11, 9/14/11, 10/19/11, and 11/02/11)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission special hearing of November 16, 2011, Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (Valencia absent) to adopt **Attachment 1**, a resolution of the Planning Commission recommending that the Board of Supervisors initiate environmental review of the June 1, 2011 Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley with the modifications in Section II of the November 7, 2011 Staff Memorandum to the Planning Commission, and as revised at the hearing of November 16, 2011.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 08GPA-00000-00001, 11RZN-00000-00002, 11ORD-00000-00015

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Planning Commission Special Hearing of November 16, 2011
Draft Goleta Community Plan for Eastern Goleta Valley: Initiation of Recommended Project Description for
Environmental Review
Page 2

Planning Commission File
Dianne M. Black, Director Development Review
Rachel Van Mullem, Senior Deputy County Counsel
Jeff Hunt, Director, Long Range Planning
Erika Leachman, Planner

Attachments 1: Resolution of the Planning Commission to recommend initiation of Draft Plan as project description for environmental review to Board of Supervisors with approved modifications.

Attachment 2: List and map of potential land use changes to include as part of the project description for consideration by the Planning Commission

DMB/dmv

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ATTACHMENT 1:

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

IN THE MATTER OF RECOMMENDING) RESOLUTION NO: 2011- 29
THE COUNTY BOARD OF SUPERVISORS)
INITIATE THE DRAFT GOLETA VALLEY)
COMMUNITY PLAN FOR)
EASTERN GOLETA VALLEY)
AS THE PROJECT DESCRIPTION FOR)
ENVIRONMENTAL REVIEW INCLUDING)
PROPOSED AMENDMENTS TO)
THE SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN,)
COASTAL LAND USE PLAN,)
LAND USE AND ZONING MAPS,)
LAND USE AND DEVELOPMENT CODE,)
AND ARTICLE II COASTAL ZONING CODE.)

WHEREAS, on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and

WHEREAS, in 1987, the Board of Supervisors appointed a 14-member General Plan Advisory Committee (GPAC) to advise County staff in the development of the Goleta Community Plan, which was adopted in 1993;

WHEREAS, in November 2005 the Board of Supervisors approved a Work Program for the Comprehensive Planning Division (now, the Long Range Planning Division) to update the 1993 Goleta Community Plan (GCP) for Eastern Goleta Valley; and,

WHEREAS, in October 2006, the Goleta Visioning Committee completed the GVC 20/20 document, *A Comprehensive Vision for the Eastern Goleta Valley*, to inform the update of the 1993 Goleta Community Plan; and,

WHEREAS, in March 2008, the Board of Supervisors selected the provisional planning area for the update of the Goleta Community Plan, which defines applicability of the GCP to two (2) planning zones within the Goleta Valley Planning Area, as follows:

1. Eastern Goleta Valley: All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated during the GCP update planning process; and,

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2. Western Goleta Valley: All policies, standards, zoning, actions, and overlays adopted as part of the 1993 Goleta Community Plan will remain unchanged; and,

WHEREAS, the Board of Supervisors accepted applications for positions on an advisory committee and the Goleta Valley Planning Advisory Committee (hereinafter referred to as the GVPAC) was formed in March 2008 consisting of the seven members nominated by the Second District Supervisor and appointed by the Board of Supervisors; and,

WHEREAS, the GVPAC served as an advisory body to the County of Santa Barbara during the Goleta Community Plan update project and held 39 public meetings, 2 public workshops, and a public van tour to receive community input, develop Community Plan goals, and review and comment on the draft Goleta Valley Community Plan for Eastern Goleta Valley; and,

WHEREAS, on July 5, 2011, the GVPAC endorsed by resolution the Draft Plan for the Planning Commission to review for recommendation to the Board of Supervisors for Consideration and Initiation of Environmental Review per the California Environmental Quality Act (CEQA); and,

WHEREAS, the resolution of the GVPAC includes 11 exceptions approved by majority vote of the GVPAC and recorded in Exhibit A of the GVPAC resolution for consideration by the Planning Commission and the Board of Supervisors; and,

WHEREAS, the County Planning Commission reviewed, commented, and revised the Draft Plan for recommendation to the Board of Supervisors as the project description for environmental review over the course of 7 public hearings; and,

WHEREAS, it is in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of County residents that the Planning Commission recommend the County Board of Supervisors initiate, for purposes of environmental review, specific amendments to applicable portions of the Santa Barbara County Comprehensive Plan, Land Use and Development Code, and County Zoning Map, as the project description set forth in the Draft Goleta Valley Community Plan for Eastern Goleta Valley dated June 2011.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT THE PLANNING COMMISSION FINDS AND RECOMMENDS THAT:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Government Code Sections 65354 and 65855, the Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley is recommended by the Planning Commission to be initiated by the County of Santa

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Barbara as the project description for environmental review per the California Environmental Quality Act (CEQA).

- 3. A copy of this Resolution of the Planning Commission shall be transmitted to the County Board of Supervisors along with the recommended project description and any recommended modifications for environmental review in the Draft Goleta Valley Community Plan for Eastern Goleta Valley.


PASSED, APPROVED AND ADOPTED by the Planning Commission of the County of Santa Barbara, State of California, this 16th day of November, 2011, by the following vote:

AYES: Brown, Brooks, Blough, Cooney

NOES:

ABSTAINED:

ABSENT: Valencia



 JOE H. VALENCIA *Vice-Chair*

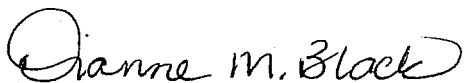
~~Chair~~, Planning Commission
County of Santa Barbara

APPROVED AS TO FORM:

 Dennis Marshall

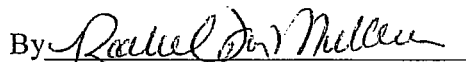
County Counsel

ATTEST:



DIANNE BLACK

Planning Commission Secretary
County of Santa Barbara

By 

Deputy County Counsel

Planning Commission Modifications to the Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley

Exhibit to Planning Commission Resolution 11-29

Planning Commission Hearing – November 16, 2011

SECTION II: COMMUNITY DEVELOPMENT AND LAND USE

Policy and Narrative Language Modifications:

Note: New language is Underlined. Deleted language is shown in ~~Strikethrough~~.

1. **Policy EGV-1.2:** The Urban/Rural Boundary through EGV shall separate principally urban land uses from those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the EGV urban area, and the Urban/Rural Boundary ~~urban area~~ shall not be extended until existing inventories of land within the urban area are not adequate to accommodate needs. expanded prior to the development of existing inventories of vacant or underutilized land within the urban area. This Boundary shall not be modified except as part of a County-initiated amendment of the Community Plan as part of an update of the Community Plan. (Page 37) (Staff)
2. **OBJECTIVE EGV-5:** Enhance ~~the Valley Junction and~~ State Street/Hollister Ave Commercial Corridor ~~State Street Bowtie Corridor~~ to connect residential uses with services, goods, transit, and social, cultural, and/or civic areas.
3. ~~Policy EGV-5.1: Boundary of Valley Junction.~~ The term “Valley Junction” indicates the subarea delineated on Figure 9. (Page 39) (PC)
4. ~~Policy EGV-5.2: Role of the Valley Junction:~~ Development within or adjacent to the Valley Junction shall ~~enhance commercial and residential land uses, civic and recreational resources, and multi-modal transportation and connectivity. Commercial and mixed-use development and uses, alongside public and residential uses, shall remain centered in the Valley Junction, for the dual purpose of enhancing the community’s commercial and civic vitality and to prevent additional commercial strip or residential sprawl development in foothill and coastal areas.~~ (Page 39) (PC)
5. ~~Action EGV-5A: Zoning in the Valley Junction.~~ Maintain a mix of small town residential neighborhood, network residential neighborhood, mixed-use commercial uses, recreational, and institutional zoning districts within the Valley Junction as needed to meet local needs for commercial goods, services, housing, education, and recreation. (Page 39) (PC)
6. ~~Policy EGV-5.3: Boundary of State Street Bowtie Corridor.~~ The term “State Street Bowtie” indicates the subarea delineated on Figure 10. (Page 39) (PC)
7. ~~Policy EGV-5.4: Role of the State Street Bowtie:~~ Development within or adjacent to the State Street Bowtie shall be mixed use to commercial and residential land uses, and multi-modal transportation and connectivity. (Page 40) (PC)

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8. **Action EGV-5B:** Mixed Use Zoning District (MU-EGV): Develop the Mixed Use Eastern Goleta Valley District (MU-EGV) Zoning District. The purpose and intent of MU-EGV is allow commercial/retail uses and residential uses in the same area, property, or structure to improve the State Street/Hollister Commercial Corridor as an attractive, safe, and pedestrian-oriented mixed-use neighborhood destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements, per Policy LUR-EGV-3.2. Zoning in the State Street Bowtie: Maintain a mix of network residential neighborhood, small town residential neighborhood, and mixed-use commercial uses zoning district within the State Street Bowtie, and develop and apply a mixed-use code zoning district to the commercial areas of State Street Bowtie Community Corridor developed specifically for this subarea. The mixed-use code shall allow for mixed-use residential, live work, and community serving commercial uses, streetscape programs, and multi-modal transportation improvements. The intent is to transform this commercial corridor into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and economic revitalization, paired with public infrastructure investments in multi-modal transportation system and streetscape improvements (Page 40) (PC) (Staff)
9. **Policy EGV-6.1:** The establishment and maintenance use of community gardens as components of public and private park development to satisfy open space requirements for development, and as potential improvements integrated with County Calle Real Administration Campus planning shall be encouraged (see also Section III: Public Services and Facilities). (page 40) (PC)
10. **Policy EGV-7.2:** The County Planning and Development Department shall regularly contact the City of Santa Barbara, the City of Goleta, and UCSB and request development and growth projection reports. The County shall perform a responsible agency review on these reports in order to determine any future effects upon the planning area. Should substantial effects be determined, the County shall modify the Goleta Valley Community Plan based on any unforeseen growth of adjacent jurisdictions. (Page 40) (PC)
11. **Policy LUR-EGV-1.4:** Multi-family or mixed use development plans shall be designed to include a range of unit sizes and designs to maximize the affordability, flexibility, and appeal of the residential properties to meet local housing needs (See also, II.D: Commercial Land Uses and IV. G: Visual Resources). (Page 59) (PC) (Staff)
12. **Policy LUR-EGV-2.2:** Residential Neighborhood Development: Residential Neighborhood Developments are defined by the Plan as residential subdivisions for ten (10) or more lots, and/or development plans for ten (10) or more units on residentially designated properties residential or mixed-use properties. Residential Neighborhood Development proposals shall be considered only when:
 - a. the development is in the urban area or EDRN, and
 - b. the resulting Residential Neighborhood Development comprehensively considers the features, resources, and constraints of the property onsite and adjacent to the development area to assess the cumulative effect of the development, and
 - c. the scale, height, architectural style, design, and concentration of structures/density of structures proposed for the development is compatible with complements surrounding neighborhoods to the greatest extent feasible, and
 - d. the development is designed to be energy- and resource-efficient, and

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- e. the development is designed ~~with consideration in accordance with~~ of the County's applicable design guidelines, and
 - f. the development includes provisions for the community's social, economic and cultural well-being, and health and safety, such as public or private open spaces, habitat preservation or restoration, multi-modal transportation improvements, visual resource enhancements, community parkland (active and/or passive), and/or community gardens. (Page 59) (PC)
13. **Policy LUR-EGV-2.5:** MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 N. San Antonio Rd, and the Tatum/Santa Barbara School District property (APN 065-040-026, located at 4750 Hollister Avenue shall receive land use designations appropriate for Residential Neighborhood Development provided residential land uses are consistent with this Plan. A development plan shall be required for these properties, respectively, and designed to:
- a. Plan, design, and propose one project for comprehensive consideration, rather than considering piece-meal proposals for the property(ies), and
 - b. Provide ~~Small-town Residential Neighborhood-style~~ development complementary to surrounding uses (~~see Section II.A: Planning Area Boundaries and Permitted Uses~~),
 - c. Cluster development and constrain development envelope(s) appropriately to generate usable public open space, develop recreational resources, and preserve environmental resources,
 - d. Provide multi-modal transportation and circulation improvements to generate connectivity with commercial, recreational, and educational/institutional destinations,
 - e. Provide pedestrian and bicycle improvements sufficient to connect residential uses to adjacent commercial, recreational, and educational/institutional destinations,
 - f. Buffer residential uses from impacts associated with Hwy 101 and Southern Pacific Railroad travel corridors, and
 - g. Provide landscaping and/or streetscape to enhance community character and multi-modal transportation facilities. (Page 60) (PC) (GVPAC)
14. **Policy LUR-EGV-3.1:** Residential and mixed-use development shall be compatible with ~~complement~~ existing neighborhoods, particularly as to architectural and urban design, character and function of local transportation facilities, and protection and enhancement of agricultural operations and natural resources. (Page 61) (PC)
15. **Policy LUR-EGV-3.2:** Mixed-Use Neighborhood Development: Mixed-use Neighborhood Developments combine commercial/retail uses and residential uses into the same area, property, or structure to accommodate and foster pedestrian usage. Residential components of Mixed-use Neighborhood Development should:
- a. Create a diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other.
 - b. Include a range of dwelling unit types, sizes, amenities, and uses to support functional public spaces, including office and retail in mixed-use buildings, shopping streets and pedestrian friendly streetscapes, open spaces, courtyards, trails, benches or seating areas, play areas and public art. Dwelling units behind the commercial development may be designed as any of the following or combination thereof: apartments, townhouses, cottages, or attached or detached single family residential units.

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- c. Be designed to define entries to interior courtyards, building entrances, and public spaces to encourage family and community activities.
 - d. Use architectural styles that are associated with traditional neighborhood design and multifamily designs that delineate separation of the units.
 - e. Ensure residential units are interconnected with the streets and courtyards as part of a unified and defined sense of space. (Page 61) (PC) (Staff)
16. **DevStd LUDS-EGV-2CD:** Development of the western parcel per DevStd LUDS-EGV-2A should include protection of the canyon area and coastal sage scrub habitats. (See also, IV. Environmental Resources and Constraints) (Page 71) (PC)
17. **Policy LUA-EGV-1.1:** Agricultural resources, agricultural land uses and operations, and distinctive urban and rural agricultural characteristics shall be preserved to the greatest extent feasible. ~~The County shall maintain land use and development patterns that sustain and support agricultural land uses, agricultural operations, and distinctive urban and rural agricultural characteristics.~~ (Page 87) (PC) (Staff)
18. **Policy LUA-EGV-1.5:** Urban Agricultural Land Uses: Agricultural land within the urban area shall be preserved for urban agricultural uses to the greatest extent feasible. ~~Land designated for agricultural land use within the urban area shall be preserved for urban agricultural uses, unless the County makes findings that:~~
- ~~a. The land is no longer appropriate for urban agricultural land uses following due consideration, or~~
 - ~~b. There is an overriding public need for conversion to other uses for which there is no other land available in the urban area.~~ (Page 87) (PC) (Staff)
19. **Policy LUA-EGV-1.6:** Urban Agricultural Land Use Conversion: To the greatest extent feasible, any general plan amendment and/or rezone proposal in the urban area which results in a change of land use designation from agricultural to non-agricultural shall:
- a. Evaluate and document factually and substantively the quality and extent of agricultural resources onsite, adjacent to the property, and within the urban area, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts,
 - b. Propose land uses that are consistent with all policies of this Plan, and are compatible with each other and with neighboring land uses—whether agricultural or non-agricultural,
 - c. Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands,
 - d. Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual resources, and watershed resources, and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or minimize environmental impacts.
 - e. Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, and/or community gardens,
 - f. Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent,
 - g. Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes,

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- h. Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with the exception of passive public recreation improvements such as trails, signs and park facilities. (Page 88) (PC) (Staff) (GVPAC)

20. ~~Policy LUA-EGV-1.6:~~ In consideration of any general plan amendment and/or rezone proposal which would result in a change of land use designation from agricultural to non agricultural for land in the urban area, the County shall:

- a. ~~First consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land, and~~
- b. ~~Evaluate and document the quality and extent of agricultural resources onsite, adjacent to the property, and within the urban area, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts.~~ (Page 88) (PC) (Staff)

21. ~~Policy LUA-EGV-1.7:~~ A general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non agricultural shall only be considered when the County makes the following findings regarding the proposal:

- a. ~~The property is within the urban area, and~~
- b. ~~The proposed land uses are compatible with each other, and with neighboring land uses— whether agricultural or non agricultural, and~~
- c. ~~The proposal complements or improves the natural environment and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or environmental impacts are minimized, and~~
- d. ~~The proposal includes provisions for the community's social, economic and cultural well being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, or community gardens.~~ (Page 88) (PC) (Staff)

22. Policy LUA-EGV-2.4: Allowable Urban Agriculture Uses: In the interest of sustaining and enhancing urban agricultural operations in the urban area of Eastern Goleta Valley, the County shall allow for a range of sustainable agricultural and agriculture- related based commercial uses on agriculturally-designated land in the urban area only ~~with an Eastern Goleta Valley Urban Agriculture land use designation. The Urban Agriculture designation is intended to retain agricultural land and farmland in the urban area of Eastern Goleta Valley and support agriculture-related businesses operations~~ without impairing the function or character of onsite and adjacent land uses. (Page 88) (PC) (Staff)

~~22. Action LUA-EGV-2A:~~ Urban Agriculture Land Use Designation (UA-EGV) and Zoning (UAg-EGV): Develop and apply a land use designation and zoning district for agricultural land in the Urban Area of Eastern Goleta Valley to address the unique characteristics and needs of urban agricultural uses. The Eastern Goleta Valley Urban Agriculture designation (UA-EGV) and district (UAg-EGV) shall:

- a. ~~Apply to eligible agricultural lands within the urban area of Eastern Goleta Valley only, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts,~~
- b. ~~Not be applied to any areas outside the urban area of Eastern Goleta Valley,~~

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- ~~e. Retain the characteristic historic, cultural, and visual resources of the urban agricultural areas and retain visually diverse landscapes, including structures, public services, transportation facilities, and utilities;~~
- ~~d. Generate new and revived agricultural opportunities to sustain urban agricultural land and businesses, enhance urban agricultural character, and strengthen the local economy;~~
- ~~e. Encourage highly productive agriculture and cultivation as primary uses characteristic of conventional agricultural uses;~~
- ~~f. Encourage agricultural land use diversification by defining a range of small scale allowable complementary secondary agricultural related uses that are compatible with and subordinate to conventional agricultural uses. The complementary uses should play a supporting role to the primary agricultural use(s), and promote and support sustainable agricultural operations, and enhance the viability attractiveness of urban agriculture as a business. Complementary secondary urban agricultural uses shall be allowed only when primary agricultural uses continue to operate onsite.~~
- ~~g.a. Require commensurate permitting requirements and restrictions based on size, scale, type, and intensity of proposed secondary use(s) with approval from the Planning and Development Department. (Page 89) (PC) (Staff)~~

~~23. Policy LUA-EGV-2.5: Two subareas within the South Patterson Agricultural Area shall be established due to distinctive environmental settings: the Mesa and the Flatlands (Figure 22). (Page 90) (PC)~~

~~24. Policy LUA-EGV-2.6: Requirements for Mesa Subarea: No general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non agricultural shall be initiated for processing by the County within the Mesa Subarea of the South Patterson Agricultural Area outside of a focused general plan update or approval of a Specific Plan for the Mesa Subarea exclusively, consistent with this Plan, the County's Land Use and Development Code, and State law. The general plan update and/or Specific Plan may be initiated only after the County makes findings that:~~

- ~~a. The Mesa Subarea is no longer appropriate for urban agricultural land uses following due consideration consistent with this Plan.~~
- ~~b. If a County finding is made that a change from agricultural to non agricultural land uses is appropriate, the County shall assist in the initiation, preparation, processing, and production of the general plan update process and/or Specific Plan. The resulting plan shall apply to the entire Mesa subarea delineated on Figure 22 and incorporate all of the following requirements:
 - ~~i. Comprehensively plan and delineate proposed land use designations and zoning districts consistent with the goals and policies of this Plan;~~
 - ~~ii. To the greatest extent feasible, retain and enhance urban agricultural uses, UA-EGV land use designations, and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non agricultural uses;~~
 - ~~iii. Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, or community gardens;~~
 - ~~iv. Specify the location of dedicated public open space for habitat preservation and public recreation and indicate the amount and extent;~~
 - ~~v. Specify the location of roads, services, infrastructure, and structures and indicate the amount and extent;~~~~

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- vi. ~~Restore and/or enhance watershed and creek corridors of Atascadero Creek within the subarea consistent with Section IV: Environmental Resources and Constraints,~~
- vii. ~~Provide public coastal access, recreational trails, bike paths, and/or pedestrian routes to the greatest extent feasible.~~
- viii. ~~Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward the coast and appropriate bluff setbacks (see also, Section IV: Environmental Resources and Constraints), and~~
- ix. ~~Preserve environmental resources, including, but not limited to coastal bluff geology, habitat, visual resources, and watershed resources. (Page 90) (PC)~~

25. ~~Policy LUA-EGV-2.7: Requirements for Flatlands Subarea: No general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non-agricultural shall be initiated for processing by the County within the Flatlands Subarea of the South Patterson Agricultural Area outside of a focused general plan update or approval of a Specific Plan for the Flatlands Subarea exclusively, consistent with this Plan, the County's Land Use and Development Code, and State law. The general plan update and/or Specific Plan may be initiated only after the County makes findings that:~~

- a. ~~The Flatlands Subarea is no longer appropriate for urban agricultural land uses following due consideration consistent with this Plan.~~
- b. ~~If a County finding is made that a change from agricultural to non-agricultural land uses is appropriate, the County shall assist in the initiation, preparation, processing, and production of the general plan update process and/or Specific Plan. The resulting plan shall apply to the entire Flatlands subarea delineated on Figure 22 and incorporate all of the following requirements:~~
 - i. ~~Comprehensively plan and delineate proposed land use designations and zoning districts consistent with the goals and policies of this Plan,~~
 - ii. ~~To the greatest extent feasible, retain and enhance urban agricultural uses, UA-EGV land use designations, and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non-agricultural uses,~~
 - iii. ~~Include provisions for the community's social, economic and cultural well being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, or community gardens,~~
 - iv. ~~Specify the location and scale of dedicated public parks and/or open space for habitat preservation and public recreation and indicate the amount and extent,~~
 - v. ~~Specify the location of roads, services, infrastructure, and structures and indicate the amount and extent,~~
 - vi. ~~Restore and/or enhance watershed and creek corridors of Maria Ygnacio and Atascadero Creeks within the subarea consistent with Section IV: Environmental Resources and Constraints, and~~
 - vii. ~~Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of minor public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward Atascadero Creek and Goleta Slough and appropriate setbacks and/or buffers~~

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from environmental resources and constraints (see also, Section IV: Environmental Resources and Constraints). (Page 91) (PC)

26. FRAMEWORK FOR DEVELOPMENT OF THE PROPOSED MIXED-USE ZONING CODE ORDINANCE AMENDMENTS

The following section provides proposed modifications to the framework provided as Attachment 1 of the 11/2/11 Planning Commission staff memorandum to become an Appendix to the Draft Plan. As a framework for environmental review and the eventual planning process to develop the proposed Mixed Use Zoning Ordinance for the State Street/Hollister Ave Commercial Corridor, this section is a proposed component of the project description to be defined as implementation of the Draft Plan.

Purpose and Intent

The purpose and intent of the MU Mixed Use Eastern Goleta Valley District (MU-EGV) is to transform the State Street/Hollister Commercial Corridor ~~the State Street Bowtie Corridor subarea~~ (herein, “Bowtie”) into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements. The MU-EGV is intended to:

1. Encourage the development of mixed use buildings, properties, and areas that are attractive and inviting to pedestrians with commercial uses on ground floor facades along the State St/Hollister Ave travel corridor;
2. Allow a range of land uses, including residential, live-work, retail, offices, community commercial services, and public or civic uses to generate economic and social vitality;
3. Provide design and layout flexibility to accommodate changes in market demands to the greatest extent feasible while developing human-scale buildings and frontages;
4. Provide a range of residential unit sizes and designs to maximize the affordability, flexibility, and appeal of the residential component of the mixed-use development Bowtie;
5. Require connectivity and accessibility for all modes of transportation both within the mixed-use development Bowtie and to neighborhoods and transportation facilities in the greater region;
6. Preserve and enhance environmentally sensitive areas and natural resources by treating these resources as features of the mixed-use development Bowtie, rather than constraints;
7. Establish development standards to create complementary and characteristic urban design and enduring quality;
8. Avoid conflicts between non-compatible uses and ~~P~~provide complementary transitions to existing adjacent land uses and neighborhoods and land uses with consideration of noise, light, ambience, and character;
9. Create community gathering spaces and places and entertainment venues scaled to complement residential uses that are connected, accessible, and make walking throughout the mixed-use development Bowtie attractive and feasible; and
10. Encourage efficient use and coverage of land areas through compact development patterns and minimize surface parking. (PC)

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Comparison of Existing and Proposed Land Use Variables (Staff)

TABLE 1.a: Mixed Use –EGV Framework: Preliminary Assumptions for Environmental Review Impacts Analysis		
	Existing Land Uses	Proposed Land Uses
Land Use Designations - Comprehensive Plan	General Commercial Neighborhood Commercial	General Commercial
Zoning Districts - Land Use and Development Code	C-2 C-3 CN	MU-EGV - Bowtie
Height Limits	35ft	35ft building + 5ft architectural detailing/urban design enhancements
Setbacks	Front: 10-20ft from right of way Side: 3-5ft Rear: Max 10-25ft	Front: 0- 10ft 5ft Side: 0-10ft Rear: Parking
Mixed Use Components restrictions	Residential use within these zones is limited to less than 50% of the total building square footage.	Residential use within these zones is limited to less than 50% of the total building square footage and constrained to non frontage areas of site. Commercial uses required on ground floor facades along the State St/Hollister Ave travel corridor.
Residential Component Assumptions	Average 1 residential unit for every 1,000 square feet of residential development.	Average 1 residential unit for every 900 square feet of residential development.
Site Coverage	No Maximum	No Maximum, Low Impact Development (LID) standards required for site design.
Building Footprint/Maximum Gross Sq Ft Calculation	0.4 x # stories	0.4 x # stories
Average Parking Ratio	1 space per 500 sq ft	1 space per 400 sq ft (paired with public parking solutions for Hollister Ave/State St widening and improvements)
TABLE: 1.b: Existing and Potential General Permitted Uses (Exempt, Permitted or Conditionally Permitted)		
NOTE: Potential Add'l Uses in Bold		
Residential Uses Permitted (Add'l Uses in Bold)	Emergency Shelter, Mixed-use project residential component Monastery, Residential Accessory Use or Structure, Single Room Occupancy Facility, Special Care Home	Apartments/Condos, Live/Work Units, Residential Lofts or Studios, Caretaker/Manager Dwelling, Emergency Shelter, Mixed-use project residential component. Residential Accessory Use or Structure, Special Care Home

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<p>Commercial/ Industrial Uses Permitted (Add'l Uses in Bold)</p>	<p>Auto and vehicle sales, Bank, Bar/Tavern, Building and Landscape Materials Sales, Convenience store, Drive-thru facility, Furniture/fixtures manufacturing, cabinet shops, General Retail, Grocery Store, Handcraft industry, small scale manufacturing, Laundry/Dry Cleaning, Metal products fabrication, machine and welding shops, Mobile Home, Boat, RV Sales and Repair, Office Supporting Retail, Plant Nursery, Recycling Center, Restaurant, cafe, coffee shop, Service Station, Sign Shops. Swap Meet, Truck, trailer, construction, farm, heavy equipment sales/rental, Visitor-serving commercial</p>	<p>Artist Studios/Galleries Bakery and Baked goods, Bank, Bar/Tavern, Convenience store, Furniture/fixtures manufacturing, cabinet shops, General Retail, Grocery Store, Handcraft industry, small scale manufacturing, Laundry/Dry Cleaning, Live/Work Units, Media production, Office Supporting Retail, Office, Recycling Center, Restaurant, cafe, coffee shop, Service Station, Sign shops, Studio - art, dance, martial arts, music, etc., Visitor-serving commercial</p>
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~~27.FRAMEWORK FOR DEVELOPMENT OF THE PROPOSED DRAFT URBAN AGRICULTURE ZONING CODE ORDINANCE AMENDMENTS~~

~~The following section provides proposed modifications to the framework provided as Attachment 1 of the 11/2/11 Planning Commission staff memorandum to become an Appendix to the Draft Plan. As a framework for environmental review and the eventual planning process to develop the proposed Urban Agriculture Zoning Code, this section is a proposed component of the project description to be defined as implementation of the Draft Plan.~~

~~Purpose and Intent~~

~~The purpose of this proposed Comprehensive Plan and zoning ordinance amendment is to preserve, enhance, and generate opportunities for agriculture and agriculture-related uses and enterprises, and cottage industries in the urban area of Eastern Goleta Valley in the Goleta Valley Planning Area (GVPA), optimizing the inherent physical and collective value of existing agriculturally designated lands to the local agricultural economy and character of the community. The intent of this proposed Comprehensive Plan and zoning ordinance amendment is to allow and determine a range of permitted or conditionally permitted development types and uses that are compatible with and supportive of long-term urban agriculture for use exclusively in Eastern Goleta Valley.~~

~~(PC)~~

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Comparison of Existing Agricultural Land Use and Proposed Land Use Variables (Staff)

TABLE 2.a: Urban Agriculture Framework: Preliminary Assumptions for Environmental Review Impacts Analysis per CEQA

	Existing Land Uses	Proposed Land Uses
Land Use Designations – Comprehensive Plan	A-1.5 A-1.10	UA-EGV <u>5</u> UA-EGV <u>10</u>
Zoning Districts – Land Use and Development Code	AG-1.5 AG-1.10	UAg-EGV <u>5</u> UAg-EGV <u>10</u>
Minimum Parcel Size	5 – 10 acres	5 – 10 acres
Location/Scale Restrictions	Determined case-by-case for Specific Use Regulations or Conditional Permitting Regulations	Non-Agricultural Uses Permitted constrained by siting, development envelope, height, scale, and design standards. Restrictions and permitting requirements increase proportional to intensity of use to constrain non-agricultural uses to small-scale, subordinate, and compatible with onsite and adjacent agricultural uses. Restrictions on development based on environmental setting and agricultural resource impacts analysis.

TABLE 2.b: Existing and Potential General Permitted Uses (Exempt, Permitted or Conditionally Permitted)

NOTE: Potential Add'l Uses in Bold

	Existing Land Uses	Proposed Land Uses
Agricultural Uses Permitted (Add'l Uses in Bold)	Agriculture Accessory Structure, Agricultural Processing of Onsite Products, Cultivated Agriculture, Orchard, or Vineyard Greenhouse, Grazing	Agriculture Accessory Structure, Agricultural Processing of Onsite Products, Agricultural Processing of Offsite Products, Aquaculture, Community Garden or Farm Cultivated Agriculture, Open Air Farmers Market, Orchard, or Vineyard Greenhouse, Grazing, Winery
Residential Uses Permitted (Add'l Uses in Bold)	Agricultural employee housing, Artist studio, Single Family Dwelling, Guesthouse, Home Occupation, Monastery, Residential Accessory Structure, Residential Second Unit, Special Care Home	Agricultural employee housing, Artist studio, Single Family Dwelling, Guesthouse, Home Occupation, Monastery, Residential Accessory Structure, Residential Second Unit, Special Care Home
Commercial/Industrial Uses Permitted (Add'l Uses in Bold)	Composting facility	Bakery and Baked Goods Production, Ceramics, Composting facility, Contractor Storage Yard, Fertilizer, Food and Beverage Production, Furniture/fixtures manufacturing, cabinet shops, Handcraft industry, small scale manufacturing, media production, merchandise manufacturing, Metal products fabrication, machine and welding shops, Printing and publishing, Stone and cut stone products, Wholesaling and distribution essential to agriculture
Recreation/Educational Uses Permitted	Country Club, Equestrian Facilities, Fairgrounds, Golf Course, Golf Driving Range,	Coastal Related Recreation, Community Center, Country Club, Commercial entertainment outdoors, Equestrian Facilities,

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Meeting Facilities,
Museum,
School,
Sports and outdoor
recreation,

~~Fairgrounds
Golf Course,
Golf Driving Range,
Meeting Facilities,
Museum,
Park, Open Space, Playground,
School,
Sports and outdoor recreation,
Sports or entertainment assembly facility,
Studio – art, dance, martial arts, music, etc.,
Theater – outdoor,
Trail for bicycles, hiking, or riding~~

SECTION III: PUBLIC SERVICES AND FACILITIES

~~28.~~27. **DevStd SF-EGV-3A:** Whenever feasible, new or improved County public facilities in Eastern Goleta Valley shall incorporate low-impact development standards (LIDs) for site design, Leadership in Energy and Environmental Design (LEED) standards, certification for green building, and/or other programmatic design approaches to increase the facilities' resource efficiency and utility, and minimize their environmental impact (see also, Section II.A: Planning Area Boundaries and Permitted Uses). (Page 95) (Staff)

~~29.~~28. **Policy PRT-EGV-5.6:** The County shall work cooperatively with South Coast agencies, including cities, districts, or other interested organizations, such as the Santa Barbara County Trails Council, to site, acquire, and implement regional trail connections, corridors, and facilities. (Page 109) (GVPAC)

~~30.~~29. **Policy PRT-EGV-7.3:** Acquisition or designation of property for public open space and passive recreation shall strive to integrate and preserve the following features:

- a. significant natural and ecological resources,
- b. environmentally sensitive habitat areas,
- c. visual resources ~~good visual qualities~~,
- d. significant physical constraints, and/or
- e. opportunities for public coastal access and parking. (Page 114) (PC)

~~31.~~30. **Policy WW-EGV-1.3:** When applicable, ~~the~~ County shall grant ~~discretionary~~ permits only if the long term potable water supplies of the agency that would serve a project are determined by that agency to be sufficient to meet new demand. The provision of water service to new customers shall not compromise existing customers or the maintenance of required drought buffers, consistent with the water provider's legislative and/or regulatory requirements, the 1991 and 1994 SAFE Water Supplies Ordinances, and the Wright Judgment. County permits shall be granted following completion of the water service application process overseen by the appropriate water provider. only if long term supplies are available to meet the demand for water resources of support new development without compromising the ability of existing uses to meet long term needs, including any determined drought buffer, consistent with the 1991 Safe Water Supplies Ordinance (SAFE Ord.). (Page 116) (PC)

~~32.~~31. **DevStd WW-EGV-1A:** To the maximum extent feasible, development requiring private sewage disposal shall utilize gravity flow of wastewater to the septic tank and disposal field to minimize mechanical failure, which may cause surfacing of effluent. Where gravity flow of effluent is unavailable and pumping may be allowed, the lift station shall be owned and/or maintained by a public agency and private operation and maintenance of a lift station shall be prohibited. For lots of record where gravity

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flow of effluent is unavailable, pumping may be allowed. For subdivisions where gravity flow to the public sewer is unavailable, the lift station shall be owned and/or maintained by a public agency such as a community services district. Private operation and maintenance of a lift station shall be prohibited. (Page 117) (PC)

~~33.32.~~ **DevStd WW-EGV-1F:** Individual or cumulative impacts of septic systems for new development shall not cause pollution of creeks and waterways. Development shall not be approved where individual or cumulative impacts of septic systems for new development would cause pollution of creeks unless this would preclude reasonable use of property. (Page 118) (PC)

~~34.33.~~ **DevStd RRC-EGV-1A:** Development shall be designed with adequately-sized solid waste container enclosures or designated areas easily accessible to residents and waste management services. The enclosures shall be covered and provide adequate fully enclosed space for solid waste, recycling, yard waste, and/or food waste containers compliant with waste management service and County Public Works Department requirements. (Page 119) (PC)

SECTION IV: ENVIRONMENTAL RESOURCES AND CONSTRAINTS

~~35.34.~~ **DevStd HYD-EGV-1A:** Bioswales or other type of biofilters shall be installed in paved areas to catch and filter urban runoff prior to reaching watersheds, stream habitat, storm sewer, and other waterways. If bioswales are deemed infeasible, sedimentation, silt, and grease traps shall may be considered as alternative solutions to catch and filter urban runoff. Filters shall address short-term construction and long-term operational runoff. (Page 163) (PC)

~~36.35.~~ **Policy ECO-EGV-2.4:** Where sites proposed for development contain sensitive or important habitats and areas to be preserved over the long term, degradation of these habitats shall be avoided to the maximum extent feasible, and demonstrated unavoidable impacts minimized as a component of a project, including, but not limited to, one or more of the following conditions:

- Dedication of onsite open space easements covering habitat areas,
- Onsite habitat restoration programs utilizing appropriate native, drought-tolerant, and/or fire-resistant species,
- Monetary contributions toward habitat acquisition and management, and/or
- Offsite easement and/or restoration of comparable habitat/area when onsite preservation is infeasible. (Page 172) (GVPAC)

~~37.36.~~ **Policy ECO-EGV-2.6:** The County shall ensure the following requirements for any restoration efforts are considered and incorporated into the restoration plan:

- Restoration shall include the appropriate diversity and density of plants native to the locality, and shall be propagated from local genetic stock (preferably collected from the site's watershed if feasible, or between Gaviota and Carpinteria, or as determined satisfactory by a qualified biologist).
- Restoration shall incorporate maintenance and monitoring measures to ensure that the remedial action is mitigating permanent remedy of the impact of development,
- When restoration is required, on-site rather than off-site restoration shall be preferred. (Page 173) (GVPAC)

~~38.37.~~ **Policy ECO-EGV-4.1:** Protecting Existing Trees: Existing trees in Eastern Goleta Valley shall be preserved to the maximum extent feasible, prioritizing "protected trees". Protected trees are defined

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for the purposes of this policy as mature native, naturalized, or roosting/nesting trees that are healthy, structurally sound, and have grown into the natural stature particular to the species. Protected trees include, but are not limited to:

- a. Oaks (*Quercus agrifolia*),
- b. Sycamores (*Platanus racemosa*),
- c. Willow (*Salix* sp.),
- d. Redwoods (*Sequoia sempervirens*),
- e. Maples (*Acer macrophyllum*),
- f. California Bay Laurels (*Umbellularia californica*),
- g. Cottonwood (*Populus fremontii* & *Populus balsamifera*),
- h. White Alder (*Alnus rhombifolia*)
- i. California Walnut (*Juglans californica*)
- j. Any trees serving as known raptor nesting or key raptor roosting sites, and
- k. Any trees serving as Monarch Butterfly aggregation sites. (Page 173) (GVPAC)

~~39.~~38. **Action ECO-EGV-5A:** The Land Use and Development Code and maps of ESH/RC overlay areas shall be studied and updated if feasible –to reflect the current extent of known biological resources/habitat areas, with consideration of potential additional biological resources and habitats meeting the criteria of Policy ECO-EGV-1.1, including, but not limited to chaparral habitat areas. If additional biological resources and/or habitat areas are identified, Policy ECO-EGV-5.4 should be modified to include the updated resources list. The Land Use and Development Code and maps of ESH/RC overlay areas shall be updated to reflect the current extents of known biological resources/habitat areas. (Page 176) (PC)

~~40.~~39. **Action ECO-EGV-5B:** The ESH overlay shall be studied and updated if feasible to require a land use permit for clearing and/or disturbance of ESH areas, subject to equivalent provisions for review and approval of a development project. (Page 176) (PC)

~~41.~~40. **Policy HA-EGV-1.3:** To the greatest extent feasible, historical and/or culturally significant landscapes ~~or landscaping~~ shall be preserved, including those emblematic of Native American tribes, early pioneers, ranch and agricultural operations, and the development of the community over the long term. (Page 186) (PC) (Staff)

~~42.~~41. **Policy GEO-EGV-1.2:** Development on coastal bluff-top property shall be sited and designed to have a setback sufficient to avoid 100 years of bluff erosion and to not contribute to increases in bluff erosion (e.g., piping). Coastal bluff-top development shall ~~should~~ consider the long-term effects of climate change and sea-level rise during planning and design stages. (Page 182) (PC)

~~43.~~42. **Policy N-EGV-1.2:** Levels and duration of noise in existing residential neighborhoods shall be maintained consistent with the Noise Element. (Page 191) (PC)

~~44.~~43. **DevStd N-EGV-1A:** Development shall be designed to limit the level of exterior noise measurable within interior spaces to 45 dBA, consistent with the Noise Element, and the duration of noise to reasonable hours with special consideration of construction and special event noise sources. (Page 191) (PC)

~~45.~~44. **Policy VIS-EGV-1.2:** Public Vistas and Scenic Local Routes: Prominent views to and from the following Public Vistas and along and through Scenic Local Routes shall be preserved and enhanced:

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- a. Santa Ynez Mountains and rural foothills,
- b. Undeveloped skyline,
- c. Coastal resources, including sloughs, beaches, wetlands, bluffs, mesas, the Santa Barbara Channel and islands,
- d. Open space, or other natural areas,
- e. Natural watershed resources, such as creek/riparian corridors, wetlands, vernal pools, habitat areas, etc., and
- f. Rural agricultural and mountainous areas. (Page 197) (PC)

~~46.45.~~ **Policy VIS-EGV-1.4:** Priority Public Vistas, Scenic Local Routes, and Gateway Map: The scenic value of visual resources, public vistas, and scenic local routes and view corridors depicted in Figure 37 shall be preserved and enhanced. The Priority Public Vistas, Scenic Local Routes, and Gateway Map shall be updated periodically to depict the extent and location of visual resources defined through Policy VIS-EGV-1.2 and Policy VIS-EGV-1.3. The relationship of land use and development decisions to the preservation and enhancement of the scenic value of visual resources and viewing locations depicted in Figure 36 shall be considered. (Page 198) (PC)

~~47.46.~~ **DevStd VIS-EGV-1A:** Development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes, designing the development to:

- a. Incorporate natural features in design.
- b. Plant trees and install landscaping for screening purposes and/or minimizing view blockage as applicable.
- c. Limit the height and size of structures.
- d. Cluster building sites and structures.
- e. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- f. Preserve historical or culturally significant structures or landscapes.
- g. Ensure use of signage is appropriate and attractive.
- h. Provide site-specific visual assessments, including use of story poles.
- i. Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- j. Place existing overhead utilities and all utilities underground.
- k. Design buildings along scenic local routes to help protect views and create an attractive scenic corridor. On flat sites, vary or step building heights so that the height of building elements is lower close to the street and increases with distance from the street.
- l. Design site layouts with parking behind buildings or out of view from building frontages and roadways.
- m. Avoid wall-like landscaping or building frontages along Community Corridors and Scenic Local Routes. (Page 198) (PC)

~~48.47.~~ **Policy VIS-EGV-1.8:** The night sky shall be protected from excessive and unnecessary light associated with development as a strategy to promote safety, save money, conserve resources, help retain the community's character, eliminate light trespass on adjacent properties or other sensitive areas, and reduce health risks.(Page 199) (PC)

~~49.48.~~ **DevStd VIS-EGV-1H:** Outdoor lighting shall be designed, located, properly mounted, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and light pollution of the night sky while decreasing the ambient illumination of the community as a whole. Outdoor lighting

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shall be designed and sited to minimize both light intrusion on neighboring properties and ambient illumination of the community as a whole. (Page 199) (PC)

~~50.49.~~ **DevStd VIS-EGV-1I:** Outdoor lighting shall have the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and fully cut-off to prevent light trespass above the horizontal, onto adjacent properties or into sensitive areas. Direct upward light emission shall be avoided. Light levels at the property line should not exceed 0.1 foot-candles adjacent to business properties and 0.05 foot-candles at residential properties. No light trespass in rural areas or on properties with sensitive resources shall be allowed. Development with outdoor lighting facilities shall be illuminated with only fully shielded lighting with low glare design directed downward.(Page 199) (PC)

~~51.50.~~ **DevStd VIS-EGV-1J:** All exterior lighting shall be designed as part of the overall architectural style and in scale with the development.(Page 199) (PC)

~~52.51.~~ **DevStd VIS-EGV-1K:** Lighting poles for parking lots shall be of the minimum height necessary to achieve sufficient and evenly spread illumination without "hot spots" for safety and security. Streetlights shall be pedestrian in scale and compatible with the development. (Page 199) (PC)

~~53.52.~~ **DevStd VIS-EGV-1L:** Interior lighting should illuminate only the interior of the building, and not illuminate the outdoors. This is particularly important for highly visible developments on ridges, hillsides, and in other sensitive areas.(Page 199) (PC)

~~54.53.~~ **DevStd VIS EGV-1M:** Lighting plans for development shall be reviewed by the BAR and these plans will, as a minimum, indicate the type, location, and number of fixtures, and include "cut" sheets indicating manufacturer-supplied specifications, photographs of fixtures, plots of the distribution of light levels in foot-candles on the ground at the designated mounting heights for the proposed fixtures, and a photo-simulation of the proposed night-time lighting. (Page 199) (PC)

~~55.54.~~ **DevStd VIS-EGV-1N:** Shut-off controls shall be used to decrease unnecessary night-time lighting. Commercial outdoor lighting should be used for safe pedestrian passage and property identification during business hours and shut off during non-business hours. (Page 199) (PC)

~~56.55.~~ **Policy VIS-EGV-1.7:** Mixed Use Development Design: Mixed-use development shall be reviewed by the County Board of Architectural Review. Where mixed-use development includes commercial and residential uses, the scale and design of the development shall maximize compatibility between the mix of uses and with surrounding development, enhance the character and function of the adjacent area, avoid light, noise, odor, and/or air pollution effects on residential uses, limit signage appropriately to achieve attractive designs for both residents of dwelling units and patrons of commercial businesses, and should incorporate plaza or courtyard materials that create a community space through the use of color and layering as patterns in the landscape and hardscape. Development adjacent to and within the Valley Junction and State Street Bowtie Corridor of Eastern Goleta Valley shall be reviewed by the County Board of Architectural Review. (Page 199) (PC)

ADDITIONAL MODIFICATIONS PER COMMISSIONER BROWN

1. p. 141 **Policy TC EGV 1.3** ~~LOS standards should be considered for primary and secondary roadways and arterials, signalized intersections, intersections that are not signalized, and transit, bicycle, and pedestrian facilities as determined by the Roadway Classification Standards for Eastern Goleta Valley (Appendix CCCC.~~
 - a. CHANGE TO: p. 141 Policy TC EGV 1.3 As multi-modal operational, efficiency, and/or LOS standards develop within the Transportation Engineering field, relevant improvements should be considered for primary and secondary roadways and arterials, signalized intersections, intersections that are not signalized, and transit, bicycle, and pedestrian facilities as determined by the Roadway Classification Standards for Eastern Goleta Valley (Appendix CCCC.)

2. p. 142 **Policy TDC EGV 1.9.** ~~Innovative measure to fully mitigate the transportation impacts associated with development projects shall be encouraged.~~
 - a. CHANGE TO: p. 142 Policy TDC EGV 1.9. All feasible measures to fully mitigate the transportation impacts associated with development projects, including new and innovative measures as may become available, shall be considered and encouraged.

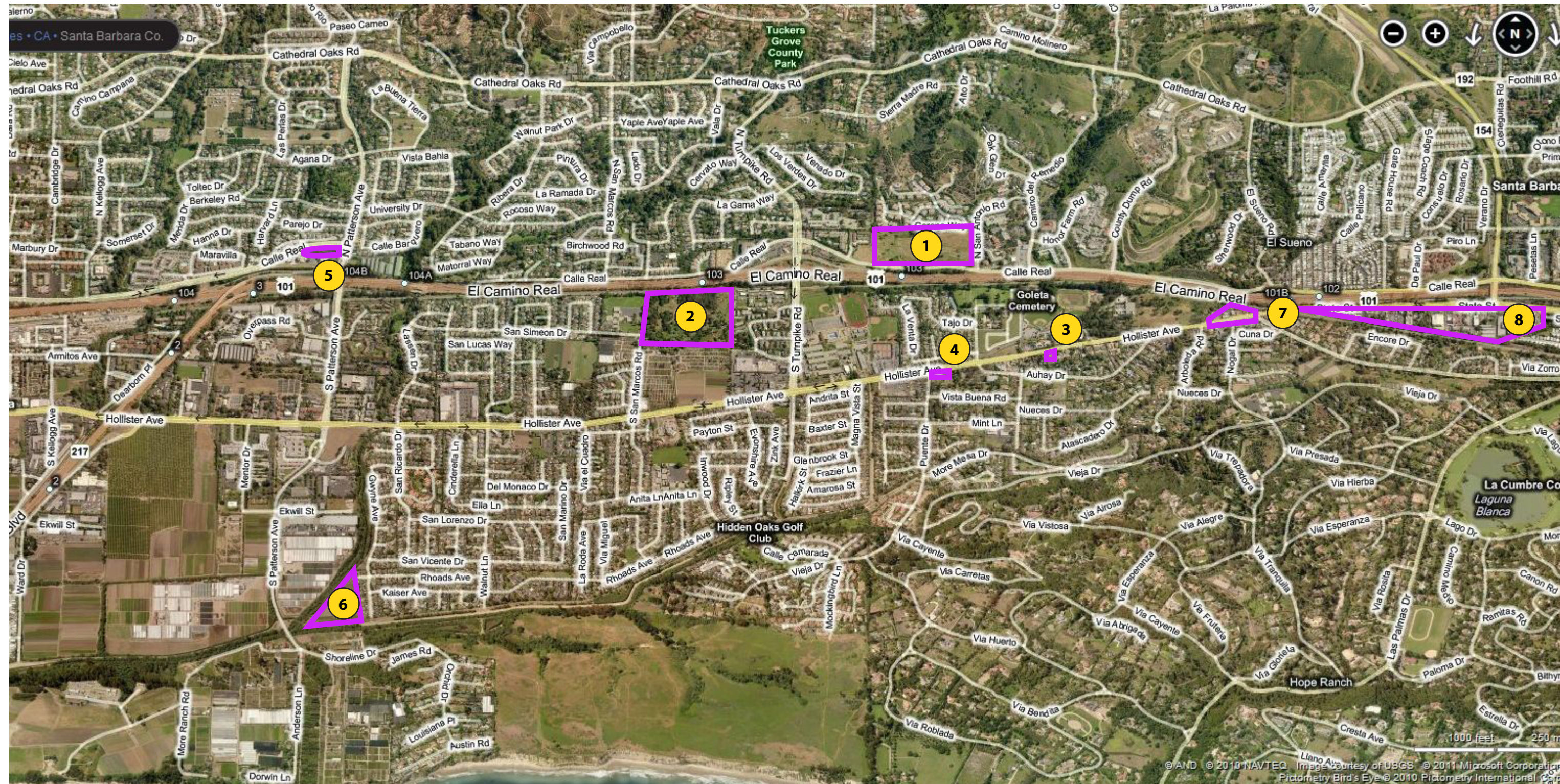
3. p. 142 **Action TE-EGV-1D:** ~~Establish Level of Service (LOS) standards for transit, bicycle, and pedestrian facilities and improvements to apply to multi-modal transportation and circulation improvements.~~
 - a. CHANGE TO: p. 142 Action TE-EGV-1D: Monitor effectiveness of operation of transit, bicycle, and pedestrian facilities, and apply multi-modal transportation and circulation improvements as operational, efficiency, and/or LOS standards develop within the Transportation Engineering field.

ATTACHMENT 2: County Planning Commission Land Use/Zoning Map Revisions

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General Locations for Land Use Changes Identified by the Planning Commission for CEQA Environmental Review, Including Project Description and Alternative Land Use Scenarios

Goleta Community Plan Update Project - Initiation of Environmental Review - November 2011



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Attachment 2: Goleta Community Plan Update - Initiation of Environmental Review

Potential Land Use Changes Identified by the Planning Commission for CEQA Environmental Review, Including Project Description and Alternative Land Use Scenarios*

#	Location/Address	APN(s)	(Net) and Gross Acreage	Existing Land Use	Existing Zoning	Project Description for Environmental Review (LU/Zone)	Alternative for Environmental Review (LU/Zone)
1	MTD	059-140-006, 005, 004	(10.2) of 17 acre site	A-I-5	AG-I-5	Planned Development - 204/PRD-204	Planned Development - 120/PRD-120
2	Tatum/SB School District	065-040-026	(13.8) of 23 acre site	RES-3.3 Public Park Overlay	DR-3.3	Planned Development - 276/PRD-276	RES-8.0/DR-7
3	4555 Hollister Ave	061-070-002	1.1	RES-3.3	10-R-1	RES-20.0/DR-20	RES-8.0/DR-7
4	Puente and Hollister Corner	061-061-019	0.78	RES-3.3	15-R-1	RES-20.0/DR-20	RES-8.0/DR-7
5	Giorgi N. Patterson Ave	069-525-022	1.53	General Commercial	C-1	RES-20.0/DR-20	General Commercial/C-2
6	S. Patterson - Triangle	065-230-012	6	A-I-10	AG-I-10	RES-4.6/7-R-1 RES-8.0/DR-7	Urban Agriculture/UA-EGVA-I-10/AG-I-10

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Attachment 2: Goleta Community Plan Update - Initiation of Environmental Review

Potential Land Use Changes Identified by the Planning Commission for CEQA Environmental Review, Including Project Description and Alternative Land Use Scenarios*

#	Location/Address	APN(s)	(Net) and Gross Acreage	Existing Land Use	Existing Zoning	Project Description for Environmental Review (LU/Zone)	Alternative for Environmental Review (LU/Zone)
7	State St/Hollister Commercial Corridor	061-070-065, 066 061-081-022, 023 061-062-004, 013, 014, 016 061-070-003, 004, 005, 006, 007, 008, 0012, 0013, 038, 050, 052, 059, 060, 061, 062, 063, 064	77	General Commercial Neighborhood Commercial	C-1 C-2 C-3 CN	General Commercial/MU-EGV	General Commercial Neighborhood Commercial
8	Anderson	061-110-014	1.71	General Commercial	C-3	General Commercial/MU-EGV RES-20.0/DR-20 (1 acre)	General Commercial/MU-EGV