



Mission Canyon Community Plan,
Residential Design Guidelines and Land Use
and Development Code Amendments

Santa Barbara County
Board of Supervisors
October 7, 2008



OFFICE OF LONG RANGE PLANNING

Recommended Action

- Adopt a Resolution to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments, as specified in Attachment A, including recommended text amendments as specified in Attachment D.



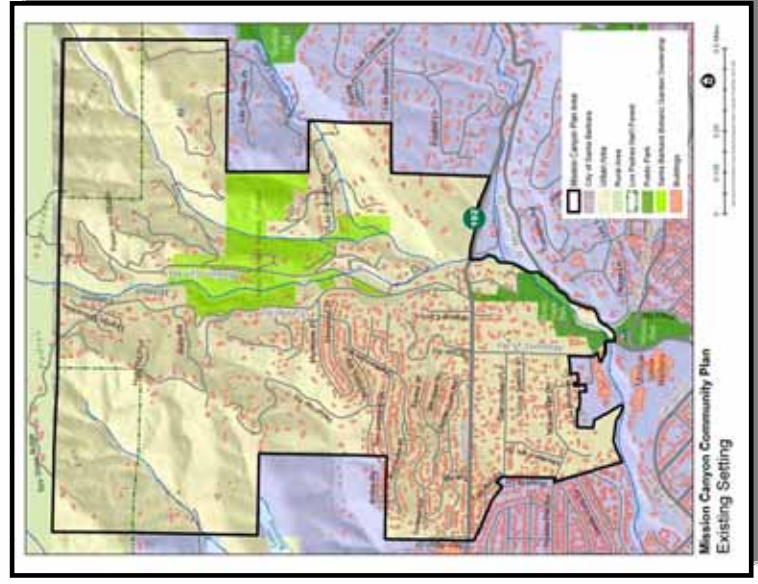
Background and Process

- **Oct 1984** City/County Joint Powers Agreement and Mission Canyon Area Specific Plan adopted
- **July 2006** County approves Specific Plan Update in Long Range Planning's Work Program
- **Dec 2006 – May 2008**
Mission Canyon Planning Advisory Committee (MCPAC) formed and Draft Design Guidelines and Community Plan prepared
- **June – July 2008**
County and City Planning Commission Hearings



Mission Canyon Planning Area

- 1,178 Acres
- 1,141 Parcels
- 129 Vacant Parcels
- 1,012 Housing Units
- 2,610 Population
- Wastewater services and water provided by City of Santa Barbara



Mission Canyon Community Plan



- Primarily a growth management plan due to constrained resources
- No Land Use or Zoning designation changes



Fire Hazards and Land Use

Key Issues

- Limit new growth
- Improve fire safety
- Plan for post-disaster reconstruction and recovery

Key Policy and Action

- Prohibit new Residential Second Units (*Policy LU-MC-2*)
- Develop post-disaster reconstruction plan and policy framework (*Action PDR-MC-1.1*)



Infrastructure and Services

Key Issues

- Improve traffic safety and circulation
- Consider expansion of sewer services
- Increase energy efficiency

Key Policy and Actions

- Develop residential parking strategy (*Action CIRC-MC-3.2*)
- Increase required parking spaces (*Action CIRC-MC-3.5*)
- Prepare Wastewater Management Plan (*Action WW-MC-1.10*)
- Exceed Title 24 Energy Efficiency Standards (*Policy PS-MC-1*)



Natural and Visual Resources

Key Issues

- Protect sensitive habitats
- Continue fuel management activities
- Improve visual resources

Key Policy, Actions and Development Standard

- Designate Environmentally Sensitive Habitat Overlay district
(*Action BIO-MC-1.3*)
- Manage fuel in sensitive habitat (*DevStd BIO-MC-2.1*)
- Designate Scenic Corridor (*Policy VIS-MC-3 and Action VIS-MC-2.2*)



Residential Design Guidelines

Key Issues

- Understand relationship with neighborhood
- Integrate into the natural setting and neighborhood
- Reduce environmental impacts and improve aesthetics

Key Guidelines

- Fit projects into the natural setting (*Guideline 2.01*)
- Ensure compatibility with other structures (*Guideline 2.04*)
- Incorporate stormwater management (*Guidelines 3.12-3.16*)
- Minimize size, bulk, and scale (*Guidelines 4.15 – 4.24*)
- Incorporate green design (*Guidelines 4.01 – 4.03*)



Summary of Recommended Changes

- Retain limited Land Use & Development Code exception for Residential Second Units
- Ensure terminology consistency
- Minor edits to clarify standards and address regional planning issues
- Consider discretionary development in relationship to fire hazards (*Policy FIRE-MC-4*)



Schedule

Fall 2008 – Winter 2009

- Prepare Initial Study
 - Extended schedule should an Environmental Impact Report be required

Spring – Summer 2009

- Joint County/City Planning Commission and City Council/Board of Supervisors Adoption hearings and approval



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Thank You



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