



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: Planning & Development
Department No.: 4390
For Agenda Of: 12/5/06
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) John Baker, Director, 568-2085
Contact Info: Dianne M. Black, Assistant Director, 568-2086

SUBJECT: Transmittal of Resolution to California Coastal Commission

County Counsel Concurrence:

As to form: [X] Yes [] No [] N/A

Auditor-Controller Concurrence:

As to form: [] Yes [] No [X] N/A

Other Concurrence: N/A

As to form: [] Yes [] No [X] N/A

Recommended Action(s):

- A. Adopt the attached resolution and direct staff to submit the following amendments to the Santa Barbara County's Local Coastal Program to the California Coastal Commission for certification:
1. 06GPA-00000-00006: Coastal Land Use Plan Chapters 3.6 and 4 Preamble Updates.
2. 06ORD-00000-00007: Height Limit Exemptions.
3. 06ORD-00000-00009: Zoning Ordinance Reformatting Project.
4. 06MIS-00000-00008: East Goleta Valley Design Guidelines
06ORD-00000-00015
06ORD-00000-00017

Summary:

The amendments referenced above amend the County's Local Coastal Program and thus are required to be certified by the California Coastal Commission. These amendments have previously been approved by the Board of Supervisors. Staff recommends that you approve the attached resolution, and direct staff to submit this resolution along with the attached ordinances to the California Coastal Commission for certification.

Background:

06GPA-00000-00006, Coastal Land Use Plan Chapters 3.6 and 4 Preamble Updates, will be considered on December 5, 2006.

06ORD-00000-00007, Height Limit Exemptions, was adopted by the Board on September 26, 2006.

06ORD-00000-00009, the Zoning Ordinance Reformatting Project, was adopted by the Board on October 17, 2006.

06MIS-00000-00008, 06ORD-00000-00015 and 06ORD-00000-00017, the East Goleta Valley Design Guidelines, were adopted by the Board on November 21, 2006.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

Funding for this ordinance amendment work effort is budgeted in the Planning Support program of the Administration Division on page D-286 of the adopted Planning and Development Department budget for fiscal year 2006 - 2007. There are no facilities impacts. The cost of submitting this resolution with all the necessary attachments to the Coastal Commission is estimated at \$1,840.00 (16 planner hours).

The costs associated with the Coastal Commission's review of the submittal are not known at this time and will depend on the scope of any proposed modifications to the submitted amendments to the Local Coastal Program.

Staffing Impact(s):

Legal Positions:
0

FTEs:
0

Special Instructions:

1. The Clerk of the Board will send a copy of the signed and numbered resolution to the Planning and Development Department, attention Noel Langle.

Attachments:

- A. Resolution

Authored by:

Kimberley McCarthy, Planner (568-2005)

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

IN THE MATTER OF SUBMITTING TO THE)
COASTAL COMMISSION AMENDMENTS TO)
THE TEXT OF THE SANTA BARBARA)
COUNTY LOCAL COASTAL PROGRAM)
_____)

RESOLUTION NO: _____

CASE NOS.:

06GPA-00000-00006;

06ORD-00000-00007;

06ORD-00000-00009;

06MIS-00000-00008;

06ORD-00000-00015;

06ORD-00000-00017.

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 Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. On October 17, 2006, by Ordinance 4625, the Board of Supervisors, having deemed it 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, has amended the Local Coastal Program by adopting an ordinance that repeals Article II of Chapter 35 of the Santa Barbara County Code and adopts Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code, portions of which pertain to the Coastal Zone.
- D. The Board of Supervisors, having deemed it 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 said County, has amended the Local Coastal Program as specified below.

1. 06GPA-00000-00006 Coastal Land Use Plan Chapters 3.6 and 4 Preamble Updates, attached as Exhibit A:

06GPA-00000-00006 amends the Coastal Land Use Plan to update sections of Chapter 3.6 and Chapter 4 pertaining to oil and gas development.

2. 06ORD-00000-00007 Height Limit Exceptions, attached as Exhibit B:

06ORD-00000-00007 amends Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions) and Division 7 (General Regulations) to amend the existing definitions and general regulations to exempt temporary oil/gas workover/pulling rigs, amine columns, distillation columns, stripper columns, and flare stacks from adherence to applicable height limits.

3. 06ORD-00000-00009 Zoning Ordinance Reformatting Project, attached as Exhibit C:

06ORD-00000-00009 repeals Article II and adopts Section 35-1, the Santa Barbara Land Use and Development Code of Chapter 35 of the County Code, except for those portions of Section 35-1 that are not applicable within the Coastal Zone.

4. 06MIS-00000-00008, 06ORD-00000-00015 and 06ORD-00000-00017, East Goleta Valley Design Guidelines, attached as Exhibit D:

06MIS-00000-00008, 06ORD-00000-00015 and 06ORD-00000-00017 adopts a set of design guidelines to apply to residential development within the East Goleta Valley, amends the County Zoning Map to apply the Design Control (D) Overlay Zone to the East Goleta Valley, and amends Section 35.28.080 of Section 35-1, the Santa Barbara County Land Use and Development Code, to implement the East Goleta Valley Design Guidelines.

- E. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the County Planning Commission and the Montecito Planning Commission on the said proposed amendments in duly noticed public hearings pursuant to Section 65353 of the Government Code, and the County Planning Commission and the Montecito Planning Commission have sent their written recommendations to the Board pursuant to Section 65354 of the Government Code.
- F. This Board has held duly noticed public hearings, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- G. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of State Planning and Zoning laws as amended to this date.
- H. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes have been previously adopted as amendments to the Santa Barbara County Local Coastal Program.
- 3. The Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
- 4. The Board submits these Local Coastal Program amendments to the California Coastal Commission for review and certification.
- 5. The Chairman and the Clerk of this Board are hereby authorized and directed to sign and certify all

maps, documents and other materials in accordance with this 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 5th day of December, 2006, by the following vote:

AYES:

NOES:

ABSTAIN:

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

Exhibit A

06GPA-00000-00006 Coastal Land Use Plan Chapters 3.6 & Preamble Updates

Exhibit B

06ORD-00000-00007 Height Limit Exemptions

EXHIBIT B: ARTICLE II ZONING ORDINANCE AMENDMENT

ORDINANCE No. _____

AN ORDINANCE AMENDING THE SANTA BARBARA COUNTY CODE
BY REVISING ARTICLE II OF CHAPTER 35, TITLED “COASTAL ZONING ORDINANCE”

CASE No.: 06-ORD-0000-00007

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

SECTION 1:

Division 2 “Definitions” of Article II of the Santa Barbara County Code is hereby amended, by adding the following new definitions:

AMINE COLUMN OR TOWER: A tall, cylindrical vessel used to remove contaminants, such as hydrogen sulfide and carbon dioxide, from natural gas with the use of amines.

DISTILLATION COLUMN OR TOWER: A tall, cylindrical vessel in which a liquid or vapor mixture of two or more substances is separated into its component fractions of desired purity, by the application and removal of heat.

FLARE STACK: A tall, specially constructed vertical pipe or stack used to safely dispose of hydrocarbon vapors or, in an emergency, to dispose of process feed.

OIL and GAS DRILLING RIG: The derrick or mast, draw works, and attendant surface equipment used to drill for oil, natural gas, or both from underground reservoirs, and to drill injection wells for disposal of fluids into subsurface reservoirs. Drilling rigs are also used to complete (prepare for production) a well, or redrill or rework a well. The derrick consists of a large load-bearing structure, usually bolted construction of metal beams. In drilling, the standard derrick has four legs standing at the corners of the substructure and reaching to the crown block. The substructure is an assembly of heavy beams used to elevate the derrick and provide space underneath to install the blowout-preventive equipment, casing head, and other equipment.

OIL and GAS WORKOVER/PULLING RIG: The derrick or mast, draw works, and attendant surface equipment to service oil/gas or injection wells, including, among other things, running the pump and tubing, replacing parts, fixing casing, and plugging and abandoning a well. These rigs are typically mobile, wheel-based trucks capable of moving from one well to another.

STRIPPER COLUMN OR TOWER: A tall, cylindrical vessel used to physically remove contaminants from gas or liquid.

SECTION 2:

Division 7 “General Regulations” in Article II, Chapter 35 of the Santa Barbara County Code is hereby amended, by revising Section 35-127.A.1 to read:

Sec. 35-127. Height.

A. The following shall apply to structures located outside the Summerland Planning Area.

1. The height of a structure shall be the vertical distance between the existing grade and the uppermost point of the structure directly above that grade except as provided in Section 35-127.A.2. The height of any structure shall not exceed the applicable height limit except as provided below.
 - a. Exceptions. The following structures may exceed the applicable height limit subject to compliance with the F Airport Approach Overlay District.
 - 1) Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zone districts where such excess heights are not prohibited by the VC View Corridor Overlay District. The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.
 - 2) Portions of a structure may exceed the height limit applicable to the subject structure by no more than three feet where the roof exhibits a pitch of 4 in 12 (rise to run) or greater.
 - 3) In order to provide for architectural character, architectural elements, whose aggregate area is less than or equal to 10 percent of the total roof area of the structure or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the Board of Architectural Review.
 - 4) Temporary drilling rigs necessary to explore for and develop oil and gas reservoirs or to operate the La Goleta gas storage reservoir (located on APN 071-210-001, as of June 30, 2006) may exceed the applicable height limit for a period of four years or less, provided the temporary use is completed in a diligent manner. Upon written request by the operator, the Director may grant up to two one-year extensions, provided that the operator is diligent in completing an established drilling program.
 - 5) Workover/pulling rigs necessary to service oil/gas and injection wells, or to operate the La Goleta gas storage reservoir (located on APN 071-210-001, as of June 30, 2006) may exceed the applicable height limit, provided that the use of these rigs is completed in a diligent manner.
 - 5) Amine columns, distillation columns, stripper columns, and flare stacks associated with oil and gas production, gas processing, or oil/gas transportation, as allowed in compliance with Division 9 of this Article, may exceed the applicable height limit where compliance would render such facilities technically infeasible.

SECTION 3:

Repeal Section 35-127.D of Division 7 (General Regulations).

SECTION 4:

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

SECTION 5:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force thirty (30) days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of fifteen (15) days after its passage, this ordinance, or a summary of it, shall be published once, together with the names 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 twenty-sixth day of September, 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Joni Gray, Chair
Board of Supervisors of the County of Santa Barbara
State of California

ATTEST:

MICHAEL F. BROWN
County Clerk of the Board

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By _____
Deputy Clerk of the Board

By _____
Deputy County Counsel

Exhibit C

06ORD-00000-00009 Zoning Ordinance Reformatting Project

Exhibit C
- Zoning Ordinance Reformatting Project

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

IN THE MATTER OF SUBMITTING TO THE)
CALIFORNIA COASTAL COMMISSION AN)
AMENDMENT TO THE SANTA BARBARA)
COUNTY LOCAL COASTAL PROGRAM THAT)
WOULD REPEAL THE COASTAL ZONING)
ORDINANCE, ARTICLE II OF CHAPTER 35 OF)
THE SANTA BARBARA COUNTY CODE, AND)
ADOPT SECTION 35-1 OF CHAPTER 35 OF)
THE COUNTY CODE, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE PORTIONS OF WHICH PERTAIN TO)
THE COASTAL ZONE.)

RESOLUTION NO.: _____
CASE NO.: 06ORD-00000-00009

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 Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. The Board of Supervisors, having deemed it 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, has amended the Local Coastal Program by adopting an ordinance that repeals Article II of Chapter 35 of the Santa Barbara County Code and adopts Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code, portions of which pertain to the Coastal Zone.

Said ordinance (06ORD-00000-00009) is attached hereto as Exhibit 1.

- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the County Planning Commission and the Montecito Planning Commission on the said proposed amendment in a duly noticed public hearing pursuant to Section 65353 of the Government Code.
- E. The County Planning Commission and the Montecito Planning Commission, after holding a duly noticed public hearing on the above described items, have endorsed and submitted this recommended amendment to the Board of Supervisors pursuant to Section 65354 of the Government Code.
- F. The Board of Supervisors has held a duly noticed public hearing, as required by Section 65355 and Section 65856 of the Government Code, on the proposed amendment, at which

hearing the amendment was explained and comments invited from the persons in attendance.

- G. The proposed amendment to the County's certified Local Coastal Program is consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of the State Planning and Zoning Laws.
- E. The Board of Supervisors now wishes to submit this ordinance that repeals Article II and that adopts Section 35-1, the Santa Barbara Land Use and Development Code of Chapter 35 of the County Code, except for those portions of Section 35-1 that are not applicable within the Coastal Zone as shown in Exhibit 2, as an amendment to the County Local Coastal Program to the California Coastal Commission at the appropriate date.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described change is adopted as an amendment to the Local Coastal Program (Coastal Zoning Ordinance text) of Santa Barbara County.
3. The Board of Supervisors certifies that this amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. The Board of Supervisors will submit this Local Coastal Program amendment to the California Coastal Commission for review and certification on the appropriate date.
5. The Chair and Clerk of the Board of Supervisors are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this October 17, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

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

EXHIBITS:

1. Proposed Ordinance (Case No.: 06ORD-00000-00009)

Exhibit 1

ORDINANCE NO. 4625

AN ORDINANCE REPEALING ARTICLES I, II, III, IV AND V OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE AND ADOPTING SECTION 35-1 OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, AND ADOPTING SECTION 35-2 OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE.

Case Nos. 06ORD-0000-00009

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

SECTION 1:

Articles I, II, III, IV and V of Chapter 35 of the Santa Barbara County Code are hereby repealed.

SECTION 2:

Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code, consisting of Article 35.1, Development Code Applicability, Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards, Article 35.4, Standards for Specific Land Uses, Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, Article 35.6, Resource Management, Article 35.7, Site Development Regulations, Article 35.8, Planning Permit Procedures, Article 35.9, Reserved, Article 35.10, Land Use and Development Code Administration, Article 35.11, Glossary, Appendix B, Administrative Guidelines for Implementing Measure A96 - Voter Approval Initiative, Appendix C, County Guidelines on Repair and Maintenance and Utility Connections to Permitted Development, Appendix D, Development Standards for Residential Second Units on Lots Less than Two Acres in Size Served by Onsite Sewage Disposal Systems, and Appendix G, Guidelines for Telecommunication Sites in Rural and Inner-Rural Areas, which is attached and hereby incorporated by reference, is hereby adopted.

SECTION 3:

Section 35-2 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Montecito Land Use and Development Code, consisting of Division 35.1, Montecito Development Code Applicability, Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.5, Montecito Resource Management, Division 35.6, Montecito Site Development Regulations, Division 35.7, Montecito Planning Permit Procedures, Division 35.8, Reserved, Division 35.9, Montecito Land Use and Development Code Administration, Division 35.10, Glossary, Appendix B, Development Standards for Residential Second Units on Lots Less than Two Acres in Size Served by Onsite Sewage Disposal Systems, and Appendix D, Guidelines for Telecommunication Sites in Rural and Inner-Rural Areas, which is attached and hereby incorporated by reference, is hereby adopted.

SECTION 4:

All references to Article III of Chapter 35 of the County Code contained in Ordinance No. 3430, adopted February 6, 1984, shall hereby be understood to mean the corresponding sections in Section 35-1, the Santa Barbara County Land Use and Development Code which is replacing Article III of Chapter 35 of the County Code. In compliance with Section 2 of Ordinance No. 3430, the Specific District Regulations of Article V of Ordinance No. 661 and the Combining Regulations of Article VII of Ordinance No. 661 which are not repealed by Ordinance No. 3430 shall continue in full force and effect.

SECTION 5:

For Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code as it applies within the Coastal Zone of Santa Barbara County, this ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, 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 6:

For Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code as it applies outside of the Coastal Zone of Santa Barbara County, this ordinance shall take effect and be in force on January 2, 2007, 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 7:

For Section 35-2 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Montecito Land Use and Development Code, this ordinance shall take effect and be in force on January 2, 2007, 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

EXHIBIT 2

The zoning regulations contained within Section 35-1, the Santa Barbara County Land Use and Development Code is applicable to the Coastal Zone with the following exceptions:

- Any Chapter, Section or Subsection within the Land Use and Development Code that restricts the application of the regulation to the inland area only.
- The following zones and overlay zones:

- General Commercial (C-3) zone
- General Industry (M-2) zone
- Growth Management Ordinance (GMO) overlay zone
- Light Industry (M-1) zone
- Los Alamos Community Plan overlay zone (Section 35.28.210.D)
- Mixed Use (MU) zone
- Mobile Home Subdivision (MHS) zone
- Mountainous - Goleta (MT-GOL) zone
- Neighborhood Commercial (CN) zone
- Old Town - Residential (OT-R) zone
- Old Town - Residential/Light Commercial (OT-R/LC) zone
- Old Town - Residential/General Commercial (OT-R/GC) zone
- Orcutt Community Plan area (Section 35.28.210.E)
- Pedestrian Area - Old Town Orcutt (PA-OTO) overlay zone
- Residential Ranchette (RR) zone
- Riparian Corridor - Goleta (RP-GOL) overlay zone
- Service Commercial (CS) zone
- Shopping Center (SC) zone
- Small Lot Planned Development (SLP) zone

Exhibit D

06MIS-00000-00008, 06ORD-00000-00015 & 06ORD-00000-00017
East Goleta Valley Design Guidelines