

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
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**Agenda Number:**  
**Prepared on:** 7/9/03  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** 7/22/03  
**Placement:** Departmental  
**Estimate Time:** 2 hours (40 min presentation)  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Redevelopment Agency Board of Directors and Board of Supervisors

**FROM:** Valentin Alexeeff, Director  
Planning and Development

**STAFF CONTACT:** Dave Ward, Supervising Planner (ext. 2072)  
Jamie Goldstein, Project Manager (ext. 8050)

**SUBJECT:** Initiation of the Isla Vista Master Plan  
for the purposes of coordinating environmental review

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## Recommendation(s):

- 1) That the Redevelopment Agency Board of Directors and Board of Supervisors:
  - A. Review the Isla Vista Project Area Committee / General Plan Advisory Committee (IV PAC/GPAC) recommended *Initiation Draft Isla Vista Master Plan – A Specific Plan*.
  - B. Provide preliminary input and direction regarding the following four topics where staff has offered an alternative to the IV PAC/GPAC recommendations:
    - i) Bump-Out Traffic Calming Devices
    - ii) Pervious Pavement Regulation
    - iii) Alcohol Regulations
    - iv) Pardall Road Pedestrian Mid-Block Crossing
- 2) That the Board of Supervisors adopt the attached Resolution:
  - A. Initiating Comprehensive Plan and Local Coastal Program amendments, including related land use changes, text amendments, and rezones proposed or necessitated by the Initiation Draft Isla Vista Master Plan (IVMP);
  - B. Initiating the environmental review of key redevelopment projects identified in the Draft; and,
  - C. Directing staff to proceed with environmental review of the Draft IVMP.

- 3) That the Redevelopment Agency Board of Directors direct staff to proceed with preparation of the Master Plan as an implementation plan under redevelopment law including drafting required additional sections necessary to fulfill applicable legal requirements of implementation plans.

### **Alignment with Board Strategic Plan:**

Future adoption of the Draft IVMP is consistent with our organizational values regarding collaboration and partnering and the following adopted Strategic Goals:

- Goal 1. An Efficient Government Able to Respond Effectively to the Needs of the Community
- Goal 2. A Safe and Healthy Community in Which to Live, Work and Visit
- Goal 4. A Community that is Economically Vital and Sustainable
- Goal 5. A High Quality of Life for All Residents

### **Executive Summary and Discussion:**

Staff and the IV PAC/GPAC recommend that your Board initiate environmental review of the Draft Isla Vista Master Plan (IVMP) and related policy amendments, land use changes, catalyst projects, and rezones necessary to implement the IVMP. The Santa Barbara County Redevelopment Agency (RDA), University of California Santa Barbara (UCSB) and the Isla Vista Recreation and Park District (IVRPD) are jointly sponsoring the development of a plan for the Isla Vista Project Area, referred to as the Isla Vista Master Plan. Over the last 18 months, the IV PAC/GPAC has held more than 31 public meetings to assist in the preparation of the Draft IVMP. Initial objectives identified by the community at an 8-day Isla Vista Design Workshop were refined by the IV PAC/GPAC with assistance from staff and the design consultants (Opticos Design). The Draft IVMP includes all policy direction and project/program implementation recommendations by the IV PAC/GPAC to improve transportation, parking, downtown business opportunities, housing, and recreation for the community. While staff and the IV PAC/GPAC both recommend over one-hundred of the policies, actions and development standards in the Draft IVMP, there are four instances where staff has alternative recommendations than the IV PAC/GPAC proposed recommendations. Staff has outlined these points in Section III of your Board Letter. At the hearing on July 22, 2003, staff will ask for Board direction on those areas where staff and IV PAC/GPAC recommendations differ. Currently, the Draft IVMP contains the IV PAC/GPAC recommended language. Staff proposed revisions to that language is marked in this Board Letter as red-lined changes to the IV PAC/GPAC language.

The Master Plan provides a unique opportunity for the Isla Vista Redevelopment Project Area. For the first time, redevelopment tax increment financing funds are available for expenditure by the Agency *with* a comprehensive, phased approach for revitalizing the community. The Draft IVMP combines guidance on how to expend these funds with new land use regulations and design guidance to revitalize the community and eliminate sources of blight that continue to exist in Isla Vista. Isla Vista's need for positive change has been well established in previous public documents.

Current State and local budget crises underscore the importance of working with other agencies and the private sector to ensure positive change takes place. The expenditure of redevelopment funds alone will not implement the vision of the IVMP. Commitment from the community at large, business and property owners, UCSB, IVRPD, and the County will be essential for the Master Plan to succeed.

The community made a number of difficult decisions in developing the overall Draft IVMP vision. To achieve the sustainability, alternative transportation, and affordable housing goals the Draft IVMP presents, projects that affect all segments of the community will need to be implemented. The direction provided by the Draft IVMP will require significant coordinated efforts by County departments to carry forth the community's overall vision for Isla Vista's future.

## **I. INTRODUCTION**

This staff report provides an overview of the primary issues raised by the initiation of the Draft IVMP for environmental review. The initiation process allows the Board and the public an opportunity to review and understand the proposed land use/zoning changes and new Goals/Policies/Actions/Development Standards that would be the subject of environmental review, and to provide early input on issues which should be considered as part of the IVMP process. Staff recommends that the Draft IVMP should be initiated as both a specific plan and an RDA implementation plan. The staff report also identifies the County land use policies and regulations that will be amended to implement the proposed Draft IVMP.

**Review Process and Tentative Schedule:** After the Board adopts a Resolution to initiate the land use policies and regulations proposed in the Draft IVMP, staff will begin preparation of an Environmental Impact Report (EIR) to analyze the environmental effects of the proposed project and a reasonable range of alternatives. A meeting to discuss the project description, alternatives and scope of the EIR will be held in late summer 2003. Subsequently, staff will prepare the draft EIR and hold at least one public hearing, as an IV PAC/GPAC meeting, to explain the findings of the EIR and gather public testimony on its accuracy and completeness. Once the environmental review is complete and the potential impacts associated with the original project and various alternatives are known, a Revised Draft IVMP will be prepared for review and recommendation from the IV PAC/GPAC. Presentations to the County Planning Commission at public hearings will follow beginning in Spring 2004. At such hearings the Commission will consider IV PAC/GPAC recommendations, public testimony, staff analysis on the Revised Draft IVMP and the EIR, and make recommendations to the Board of Supervisors and Redevelopment Agency Board of Directors for adoption of a Master Plan. The Planning Commission's recommendations, IV PAC/GPAC recommendations, and additional public testimony, staff analysis, and the EIR will in turn be considered by the Board at one or more public hearings leading to certification of the EIR and final IVMP adoption, anticipated in fall 2004. The IVMP would then be sent to the state Coastal Commission for certification as an amendment to the County's Local Coastal Program.

## **II. BACKGROUND**

**The Isla Vista Community:** Isla Vista is located 9 miles west of the City of Santa Barbara, surrounded on three sides by the University of California, Santa Barbara (UCSB), and is built on a coastal bluff overlooking the Pacific Ocean. Isla Vista is 1/2 square mile in size, or 320 acres and is an urban community which primarily provides housing for students from UCSB as well as Santa Barbara City College. The current population of Isla Vista is approximately 20,000; approximately 13,000 of whom are students. The median resident age is approximately 21, and few residents are over 61 years old. Approximately 63% of Isla Vistans are white, 20% Latino, 13% Asian, 3% Black. There are also small numbers of Pacific Islanders, Native Americans and members of other races in the community. The median annual incomes in Isla Vista are low to very low in comparison to County median incomes based on Housing Element income

definitions. In 1999, the median income was \$26,250 for a family household (very low to low) and \$13,165 for a non-family household (very low). Of the 4,908 housing units in Isla Vista, 94% are renter occupied.

Successive planning efforts in Isla Vista have identified numerous issues including substandard housing, deteriorating infrastructure, overcrowding, and limited parking. Most residences in Isla Vista were built in the 1960's and 1970's, commonly with building materials selected to meet minimum standards, and in many cases the residences are deteriorating. Within units, overcrowding is common as two or more people living in each bedroom is the norm. The lots in Isla Vista are typically small and often very narrow, often resulting in awkward building, parking, setback and landscaping patterns. Parking problems in the downtown and residential areas have been exacerbated by UCSB staff and students parking for free in Isla Vista rather than on campus, and by an escalating car ownership rate among Isla Vista residents. In the downtown area, lease rates are low, business turnover is high and some basic commercial services are lacking. The problems in Isla Vista have persisted for years and past attempts to solve them have resulted in little permanent change. The planning goal for the future of Isla Vista is not to change the function of the community, but rather to improve the housing stock and create a vibrant and attractive place for students and non-students to live and work.

From an urban and community design perspective, Isla Vista has many positive qualities and opportunities. Isla Vista has heavy pedestrian and bicycle traffic. The community also has most of the characteristics inherent to good neighborhood and town planning already in place in rough form. Isla Vista has an integrated network of streets that could support a transit system, well-defined edges, an obvious center, a walkable size, a diverse mix of uses and building types. Because of these characteristics, there is a real potential for positive change in Isla Vista.

**Isla Vista Master Plan:** In 1999, with Board direction, a working group composed of UCSB, IVRPD, and Planning and Development (P&D) began meeting to discuss the status of Isla Vista and how to address community issues. In 2000, Santa Barbara County, UCSB, and IVRPD signed a memorandum of understanding (MOU) to establish a strategy to jointly fund the Master Plan effort for the Isla Vista community. In 2000, the County held an international design competition, and in 2001 a community jury selected a consultant, Opticos Design, as the winner. The County then contracted with Opticos Design to assist in the development of the Master Plan.

To facilitate community participation the IV Project Area Committee/General Plan Advisory Committee (IV PAC/GPAC) was formed in October 2001. The IV PAC/GPAC is a group of residents, property owners, business owners, and representatives of community organizations from the project area. The IV PAC/GPAC played a critical role in developing the Draft IVMP. Per State law, the PAC advises the RDA on policy matters that affect residents in the project area during the Master Plan process. As a GPAC, the committee provides input into land use policy for a Comprehensive Plan and Local Coastal Plan update for the Isla Vista region of the Goleta Valley Community Plan.

In April 2002, the project sponsors held an intensive 8-day Design Workshop for community members and the IV PAC/GPAC to interact with urban planners, architects, designers, engineers, and financing experts, and to discuss the future of Isla Vista. The results of the Design Workshop were published in the Design Workshop Summary Report (DWSR). The DWSR provided a basis for continued IV PAC/GPAC and community discussions over many meetings, resulting in the IV PAC/GPAC recommended Draft IVMP.

When the proposed IVMP is adopted with related Comprehensive Plan and CLUP amendments the IVMP will be consistent with the county-wide General Plan, the Local Coastal Plan, and the 1990 Isla Vista Redevelopment Plan. The Coastal Land Use Plan (CLUP) and 1993 Goleta Valley Community Plan (GVCP) will continue to apply to Isla Vista subsequent to IVMP adoption.

The Master Plan will identify a vision for the future of IV and clearly define the necessary steps over time to make that vision a reality. The Draft IVMP is also proposed to serve as an Implementation Plan for the RDA consistent with the 1990 Redevelopment Plan (see Section V. Implementation).

### **III. MAJOR ISSUES ADDRESSED BY PROPOSED NEW GOALS, POLICIES, ACTIONS, AND DEVELOPMENT STANDARDS**

The major topics addressed by the proposed new Goals, Policies, Actions, and Development Standards contained in the Draft IVMP are as follows: traffic circulation; parking; downtown revitalization; Estero neighborhood; housing; parks, beach access and trails; and the IV/UCSB interface. The Goals, Policies and Actions address recurrent problems and issues within the community and area infrastructure. Development Standards will provide clear direction during the development review process to the overall benefit of project applicants, the general public and reviewing agencies.

#### **A. Traffic Circulation**

The IVMP outlines a strategy to enhance the Isla Vista street network to move people effectively and safely, improve its appearance, and reduce automobile traffic. The Draft IVMP vision for the circulation system includes infrastructure improvement projects such as roundabouts, rotaries, a bike boulevard, traffic calming devices, street tree planting and narrower street widths.

**BOARD INPUT TOPIC 1: BUMP-OUT TRAFFIC CALMING DEVICES:** Staff recommends bump-outs be used as traffic calming devices to improve pedestrian and bicycle safety (see Community Objective #4, page 1-12). At numerous IV PAC/GPAC meetings, members of the public and IV PAC/GPAC members cited higher vehicle speeds as a critical concern. However, the IV PAC/GPAC also expressed concern that each bump-out could reduce on-street parking. Staff recommends bump-outs for the following reasons:

- Public Works, P&D, and the consultant design team consider bump-outs to be one of the most effective, cost-efficient means to slow traffic.
- Central Isla Vista has several very long blocks. The long distance between intersections (up to 1,100 feet) can encourage high vehicle speeds, which bump-outs could abate.
- Bump-outs are generally compatible with public transit service and emergency vehicle access.
- Bump-outs could be designed to avoid parking spaces (e.g. by locating them at existing red curbs) or reduce, but not eliminate, their removal.

If the Board elects to further consider the use of bump outs, staff recommends amending the following IV PAC/GPAC recommended Draft IVMP action as follows:

**Streets Action 1.2:** The RDA and Public Works shall review and where feasible implement traffic calming devices and techniques that minimize the loss of parking such as mid-block bump outs, roundabouts and rotaries, street narrowing ~~that does not eliminate parking~~, and street trees on: Sabado Tarde Road, Abrego Road, Camino Del Sur, Camino Pescadero, and residential streets west of Camino Corto ~~where feasible~~. [PAC/GPAC Memo October 10th, 2002; DWSR Ch. 3].

**Staff and the IV PAC/GPAC also recommend that an interim project be implemented as a case study project during the Draft IVMP CEQA review process:**

The RDA and Public Works shall review and where feasible implement a near-term traffic calming project on Sabado Tarde Road or other appropriate street to test the effectiveness of the traffic calming measures.

**BOARD INPUT TOPIC 2: PERVIOUS PAVING:** Public Works staff has expressed concern regarding Streets Action 4.2. Public Works is concerned that pervious (porous) paving would result in increased maintenance costs and potential problems related to the ability of pervious paving to support heavier vehicles. As a result, Public Works suggests amending Streets Action 4.2 as follows:

**Streets Action 4.2:** The RDA, working with County agencies, should create porous design guidelines, based on soil characteristics as applicable, to require porous paving materials, grasscrete or other materials as deemed appropriate by County Departments for residential driveways, public right-of-ways, low circulation parking lots, or other feasible elements of site development.

## **B. Parking**

The Draft IVMP emphasizes reducing automobile dependency in Isla Vista through managing the quantity and location of parking in both residential and commercial areas, providing convenient and affordable public transit services, “car-sharing” opportunities, and an improved pedestrian and bicyclist environment. On-site parking standards for both the downtown and residential areas are proposed to be reduced to encourage the use of alternative transportation options, thus leaving additional flexibility for development and landscaping. In addition, a parking entity to administer and enforce parking standards in Isla Vista is proposed.

Parking improvement proposals specific to the downtown include installing parking meters and a downtown parking lot/garage. These improvements are important, as parking in downtown Isla Vista is a major issue. Currently UCSB commuters often occupy on-street parking spaces in the downtown during business hours. As a result, few on-street parking spaces are available to potential downtown shoppers.

A downtown parking structure is one mechanism to address this issue, however the high cost of construction can make parking structures difficult to implement. The IV PAC/GPAC identified a parking structure as a high priority project. However, the structure was identified for implementation following the establishment of other parking programs and projects such as parking meters, reconfiguration of private parking lots, potential elimination of unnecessary red-curbs, permits, and a downtown surface parking lot. This phasing is important to the overall redevelopment strategy; lower cost options must first be explored prior to the major investment of a parking structure.

Prior to final IVMP adoption, several interim projects may be implemented to address on-street parking availability. Specifically, a downtown parking meter program and a parking permit program have both been identified as high priority efforts by the community and the IV PAC/GPAC that should be established as soon as possible. P&D and Public Works staff are currently working on both a meter and parking permit program and anticipate bringing proposals to your Board in August 2003.

### **C. Downtown Revitalization**

A major focus of the Draft IVMP is revitalization of the downtown, which serves as the heart of the community. The revitalization is proposed to occur in phases to create a vibrant mixed-use downtown comprised of complementary local businesses which meet the basic commercial needs of Isla Vista and provide high-quality housing. Streetscape improvements would include landscaping, public plazas, additional bicycle parking, new sidewalks and sidewalk amenities. Mixed use would be encouraged through zoning changes and the formation of public and private partnerships. Working with the Housing and Community Development Department (HCD), programs to increase the success of existing businesses would include offering a façade improvement program, low-interest loan programs and encouraging the creation of a business association or marketing cooperative. Park improvements to strengthen the downtown's connection to the ocean and Pardall Road are also proposed.

Staff seeks specific feedback on two downtown recommendations where the IV PAC/GPAC recommendations differ from staff recommendations: 1) pertaining to alcohol land use regulations, and 2) Pardall Road mid-block crossing.

**BOARD INPUT TOPIC 3: ALCOHOL REGULATIONS:** The abuse of alcohol in Isla Vista is a significant community issue. The IV PAC/GPAC seeks to establish a mechanism to regulate the actions of alcohol selling or serving businesses to reduce the availability of alcohol through the following policy:

**IV PAC/GPAC Recommended Downtown Policy 6:** Staff shall develop new zoning regulations for the downtown that require a conditional use permit for businesses that require an off-site alcohol license and businesses that function as “bars.”

Staff is concerned that the treatment of new businesses compared to existing businesses will be unequal, it will not solve the current problem and it will likely cause an impediment to redevelopment. Staff suggests studying the establishment of a conditional use permit process for bars and businesses that need an off-site alcohol license could be undertaken subsequent to Master Plan adoption or through a separate inter-departmental coordination project.

Staff recommends one of two alternative options :

**Option 1** – The Board establishes and funds a County work-group of representatives from appropriate departments (Sheriff, Alcohol, Drug and Mental Health Department, Planning and Development) and community members to investigate various mechanisms, including zone regulations, to regulate the abuse of alcohol in Isla Vista, *building upon* the work already achieved by the Alcohol and Other Drug (AOD) Council.

**Option 2 – Amend the following policy text:**

**Downtown Policy 6:** Subsequent to Master Plan adoption, staff shall research opportunities to develop new zoning regulations for the downtown that require a conditional use permit for businesses that require an off-site alcohol license and businesses that function as “bars”.

**BOARD INPUT TOPIC 4: PARDALL ROAD MID-BLOCK PEDESTRIAN CROSSING:**  
Staff recommends a mid-block pedestrian crossing on Pardall Road be installed. The crossing would include a bump-out traffic calming feature. The IV PAC/GPAC suggested maintaining free-flow traffic on Pardall Road was important and therefore recommended against a mid-block pedestrian crossing on Pardall Road. Staff supports a mid-block pedestrian crossing in this location because:

- Overall Draft IVMP objectives identify the need to implement measures to improve pedestrian and bicycle safety, see Community Objective #4, page 1-12.
- The mid-block crossing with bump-outs and paseo projects should provide a key connection between the downtown and Anisq’Oyo’ Park to the south. Connecting the downtown to the park has been a critical goal of the Master Plan process.
- With associated landscaping improvements, the mid-block crossing with bump-outs should become a significant visual amenity to the downtown.
- Parking loss could be mitigated by reducing some existing red-curbs in the downtown, pending traffic safety analysis.
- The mid-block crossing with bump-outs would be constructed in the near-term entirely on publicly-owned land. Near-term projects are important to demonstrate the public sector’s commitment to improving downtown Isla Vista.

Staff recommends adding the following action:

**Streets Action 1.7:** The RDA and Public Works shall research the feasibility of constructing a bump-out and mid-block pedestrian crossing on Pardall Road between Embarcadero Del Mar and Embarcadero Del Norte, including design techniques to address potential pedestrian safety issues related to mid-block crossings (Relates to Downtown DevStd 3.2).

If the Board supports proposed Streets Action 1.7, further traffic safety analysis will be necessary as part of the Draft IVMP environmental review process.

Some public and private partnerships will lead to catalyst projects in the downtown area. These catalyst projects will help to revitalize the downtown and encourage other private property owners and businesses to reinvest as well. One potential catalyst project would include redevelopment of the former ’76 gas station site on the corner of Embarcadero Del Norte and Pardall, a brown-field site currently in the final stages of remediation. Cearnal Architects has drafted a conceptual plan for 29 single occupancy apartments (SRO’s) with 2,650 square feet of retail commercial space. A 30 space-parking area for the project would partially occur underground, requiring approximately 600 cubic yards of grading. Building heights for the proposed project would range from 27’6” to 36’. The building is being designed as a model of sustainability incorporating recycled and “green” building materials, low energy consumption and solar electric systems.



## **D. Estero Neighborhood**

This neighborhood in the western part of the Plan Area includes Estero Park, the Isla Vista Teen Center and the Isla Vista Youth Projects (IVYP) daycare center. Here, the Draft IVMP proposes improving the park while constructing a community center that serves as a long-term home to IVYP, the Teen Center and an elder care facility. The proposed Community Center will provide a centralized location for the Isla Vista Youth Projects and the Isla Vista Teen Center. The facility will also offer a home for inter-generational daycare services, neighborhood-scale commercial amenities, and multi-use rooms available for a variety of community events. Basketball courts, a disc golf course, children's play equipment, and picnic facilities would also be improved at Estero Park. Partnerships to establish nearby playfields and affordable housing in addition to exploring the feasibility of a skate park at Estero Park are also proposed.

## **E. Housing**

The Draft IVMP proposes to enhance new housing design and affordability and provide programs to improve the quality of existing development. Potential affordable housing sites are identified as proposed affordable Housing Opportunity Sites, consistent with the current Housing Element update. County HCD will provide a lead role implementing affordable housing projects in Isla Vista. A "form-based" regulating code is proposed that clearly describes the shape and form of new development, as well as housing types (see graphics on pages 10 and 11). New "density equivalents" for all unit types are proposed to eliminate existing incentives that encourage builders to develop fewer units with large numbers of bedrooms, rather than larger numbers of smaller units on a site (Attachment E). Because over 90% of the units in Isla Vista are renter-occupied, incentive for for-sale housing projects are recommended by the IV PAC/GPAC to bring long-term residents to the community. The proposed program recommending a for-sale housing emphasis may require additional consideration by your Board when the Master Plan is proposed for adoption.

*New Residential Buildout:* The land use/zoning designation changes proposed in the Draft IVMP could increase potential residential buildout from approximately 646 new units under current zoning to a maximum of 1,445 new units after Master Plan adoption. The table on page 12 updates the table on page 4-55 of the Draft IVMP that indicates a proposed buildout of 1,297. The increase in the buildout number is primarily due to the IV PAC/GPAC recommendation to increase the densities on the affordable housing sites. This buildout number will fulfill part of the new housing allocation assigned to South Coast Housing Market Area (HMA) currently being finalized by the Housing Element update. Buildout was determined by:

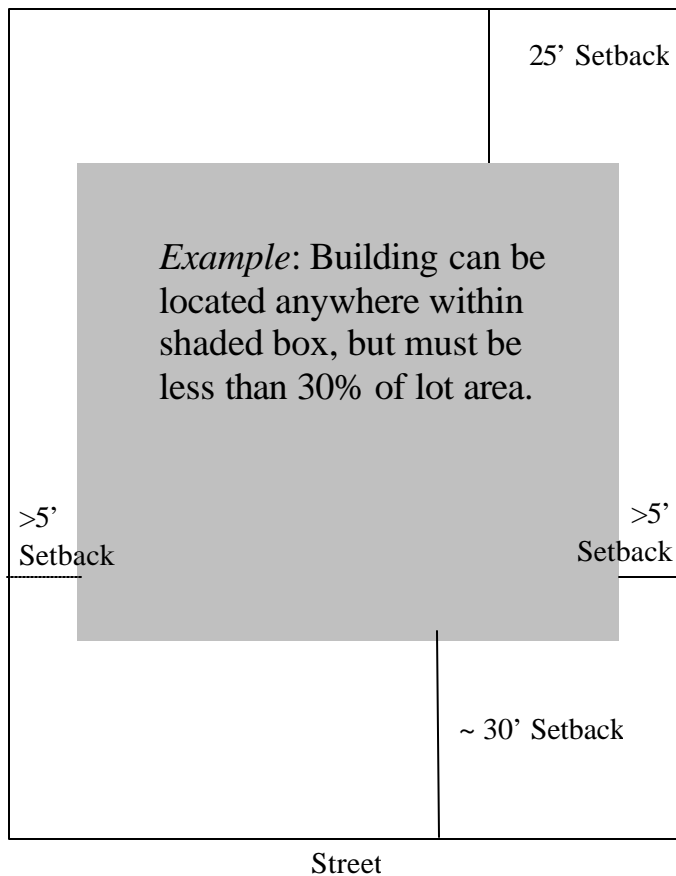
- Assuming a mix of units in the proposed building types that yields the highest number of "units" per acre, and;
- Determining "units per acre" using the formula described by the variable density program.

This number of "unit equivalents" per acre has been used to determine appropriate land use densities and build-out for the Draft IVMP as show in the proposed Land Use and Zoning Maps (Attachments G and H). In some cases, the proposed land use density is higher than could be accommodated with the proposed building types because of required on-site parking. In those cases, unless alternative parking solutions are implemented (off-site parking, in-lieu fees, etc.), actual buildout will be less than calculated for the EIR.

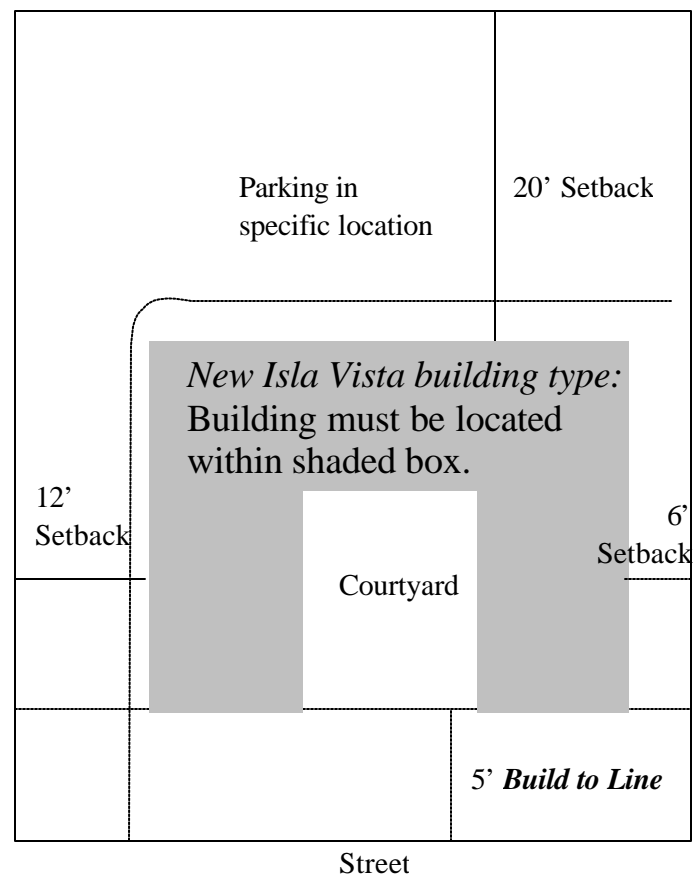
*Differences between conventional zoning and form based zoning*

Rule	Conventional Zoning	Form Based
<b>Structure Distance from Street.</b>	<b>Setback Line:</b> establishes minimum structure distance <i>from</i> the street. <i>Effect:</i> building can be setback far from the street.	<b>Build To Line:</b> how <i>close</i> to the street structure must be built. <i>Effect:</i> Uniform street-front created by buildings, more enclosed public space - pedestrian friendly effect.
<b>Parking Location</b>	<b>Outside Front, Side and Rear Setback Areas</b> <i>Effect:</i> Parking location largely undefined.	<b>Located Behind Structures</b> <i>Effect:</i> Minimizes visual impacts
<b>Building Form</b>	<b>Not Specified</b> <i>Effect:</i> Creates potentially incompatible building designs	<b>Specified:</b> Shop front, courtyard, linear courtyard, and large home styles. <i>Effect:</i> Increased building articulation. Certainty for developers that specified designs will be approved.

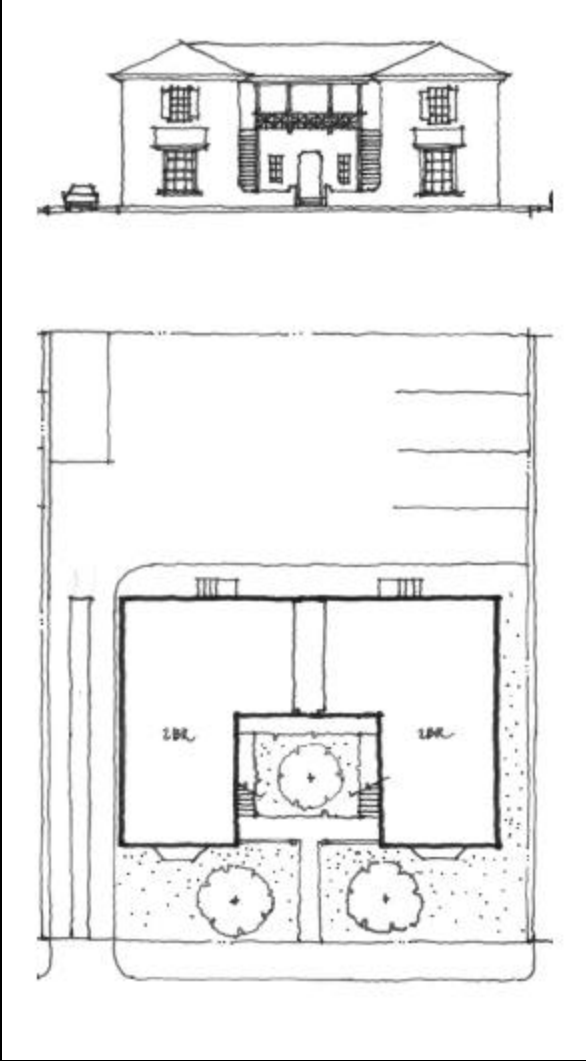
**Conventional Zoning: SR-H Zone District**



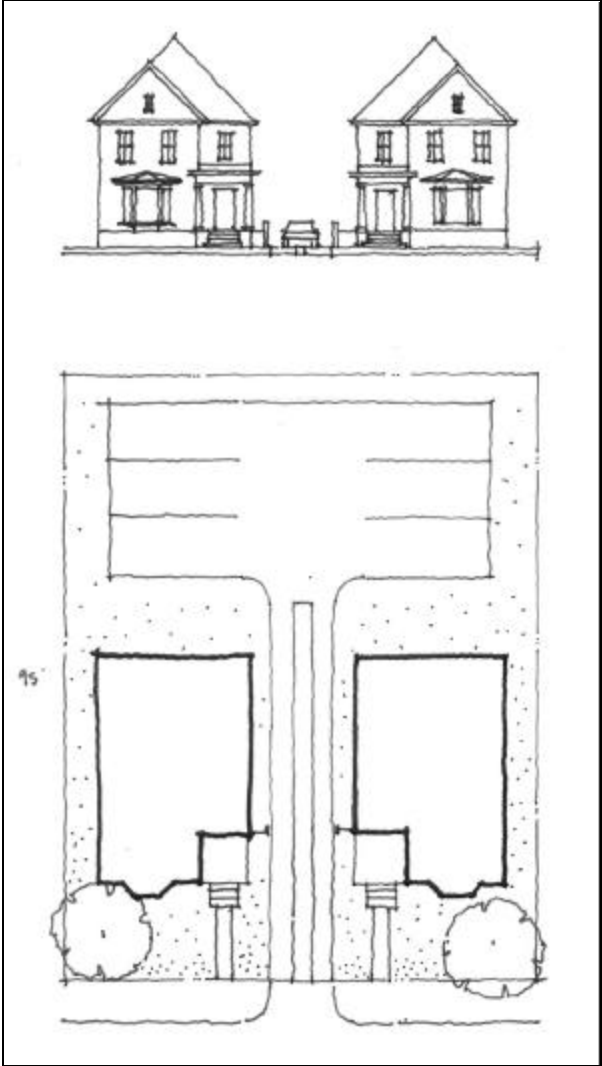
**Form-Based Zoning: Residential Courtyard Type**



*Housing Type Examples*



*A sample housing design using the Courtyard building type on a 75' x 95' lot. This type yields 4 units, for a total of 8 bedrooms.*



*A sample housing design using the Large Home building type on a 75' x 95' lot. This particular type yields 4 units, for a total of 8 bedrooms.*

Both buildout figures identify more units than would realistically be built, considering lot sizes and shapes and current building patterns. Therefore, a more realistic set of build-out figures is also presented. The revised calculations show that under current zoning, likely build-out would be 194 units. Likely build-out under the proposed regulating code would be 695 units (Attachment E).

The bulk of the new units would be developed in the downtown commercial area and the SR-M (Student Residential – Medium Density) Zone District, which becomes a new IV Residential-Medium District. Significant additional units are unlikely in the essentially built-out SR-H Zone (Student Residential – High Density) District, which becomes the IV Residential High District. No change to zoning is proposed for the Single Family Residential (R-1) Zone District or the SR-M district south of Del Playa Road.

	<b>Probable Build-out with Assumptions</b>	<b>Maximum Physical Capacity</b>
Build-out under current zoning	194	646
Build-out under Regulating Code	695	1,445

**F. Parks, Beach Access and Trails**

The Draft IVMP proposes a redesign and reconfiguration of Anisq’Oyo’, other downtown parks and Estero Park to better serve the community. Overall, the Draft IVMP recognizes the need for additional active recreation in the community and improved links between parks, the downtown, and the ocean. Several changes are proposed for downtown Anisq’Oyo’ Park to improve the park as a formal gathering place with increased recreation opportunities. Specific changes include:

- Improving connection to the downtown;;
- Enhancing existing wetland areas;
- Relocating amphitheater;
- Constructing a new multi use path; and,
- Improving landscaping.

Trail additions to the Goleta PRT map are proposed and described in Section IV: Overview of Proposed Changes to Land Use and Zoning Designations.

**G. IV/UCSB Interface**

The interfaces between UCSB and Isla Vista play a role in defining the relationship between the University and Isla Vista. Isla Vista borders UCSB on three sides: along El Colegio, at the eastern end of the Planning Area where Isla Vista streets dead end at Ocean Road, and just west of the R-1 neighborhood. Thousands of people pass through the interfaces daily, especially through the Pardall Road underpass. Overall, interfaces are characterized by poor connections, awkward building patterns, and large parking lots.

The Draft IVMP proposes to improve County/UCSB coordination to create improved building orientation of future development, street landscape and hardscape, and circulation connections between University developments and Isla Vista along El Colegio Road, Pardall and Ocean Roads. Specific projects recommended in the Draft IVMP include improvements to the Pardall Road bike/pedestrian tunnel, enhancements to Ocean Road, and development of faculty and staff housing on Ocean Road.

While the County and the Redevelopment Agency have no regulatory land-use authority over UCSB-owned property, the Draft IVMP identifies the community's vision for this area. That vision will be helpful to both UCSB's on-campus master planning process, and to the County as it comments on future projects. UCSB, as a joint-sponsor of this planning effort, has conceptually supported the goals and projects identified in the IVMP.

#### **IV. IMPLEMENTATION**

Implementation of the Master Plan will occur: through direct action by the RDA and HCD, in conjunction with other County departments, through coordination with IVRPD and UCSB on joint projects, and with the formation of public-private partnerships. Concurrent with Master Plan adoption, the County will update the Comprehensive Plan, adopt the new form-based regulating code, and update the implementation plan for the RDA. Based on funding projections, the RDA will implement Master Plan projects and programs until 2030, the year the Agency's ability to engage in projects expires.

##### **Update the Comprehensive Plan**

Amend Land Use Element and Zoning: The Draft IVMP includes specific changes to zoning and land use that would impact private development potential in Isla Vista (Appendix E). Generally, development potential on most property will increase as a result of the proposed changes in land use and zoning. Included in the proposal is the establishment of four new zoning districts to accommodate the new form-based regulating code and associated land uses: IV Downtown, IV Transition, IV Residential Medium, and IV Residential High designations. In addition, the IV PAC/GPAC recommended the establishment of several affordable housing sites, which are proposed to be rezoned to Design Residential -35.

Amend Circulation Element: The Draft IVMP would amend and update the area's Circulation Element by applying a new roadway designation for the proposed roundabouts and capacity standards for El Colegio Road. Depending on the roadway design, two or four lanes, the amendment would address the increase in capacity for level of service (LOS) that the roundabout intersections could accommodate.

Amend Parks, Recreation and Trails (PRT): P&D, the Park Department and IVRPD have worked with the community to craft proposed amendments to the area's existing PRT Map to establish a better overall plan for recreational trails in the area, including improved mapping of existing trails, increased connectivity between trail segments and new trails to facilitate beach access.

Coordinate with the Housing Element: The County is updating Housing Element policies and programs that are intended to encourage the production of a variety of housing types for residents of all income levels. The proposed programs address the housing needs of those who live and work in the County by focusing on in-fill and mixed use development with increased densities on appropriate sites as well as preservation of the existing housing stock. Housing Element and RDA staff are working together to resolve potential conflicts between proposed housing policies prior to Board consideration of the Housing Element later this fiscal year.

##### **Relationship to Isla Vista Redevelopment Agency 5-Year Implementation Plan**

State redevelopment law requires redevelopment agencies to develop a five-year implementation plan, which includes a ten-year affordable housing compliance plan, for each project area within their

jurisdiction. The Isla Vista Five-Year Implementation Plan (Implementation Plan) describes anticipated projects within the project area, associated expenditures, and projected revenues.

The Isla Vista Redevelopment Plan was adopted by the Board of Supervisors on November 27, 1990 (Ordinance No. 3894) and amended on December 7, 1999 (Ordinance 4382). The Draft IVMP describes goals, purposes, and objectives to eliminate physical and economic conditions of blight. The Draft IVMP serves to provide additional detail as to how to implement the 1990 RDA Plan. In many instances the Draft IVMP guides the expenditure of redevelopment funds and redevelopment activities. For this reason, staff proposes that the IVMP, with additional, State mandated sections, be adopted by the Redevelopment Agency Board of Directors as the Agency's next implementation plan for the Isla Vista Project Area.

## **Budget and Financing**

This section provides the Board an overview of the RDA funding that can be used – in conjunction with other County programs and public-private partnerships – to assist to in the implement of the Master Plan. This analysis is a projection of the available funding, and will require further refinement before the Board can consider final adoption of the Plan and the final projects prioritization. No action regarding financing is required by the Board at this time.

The Redevelopment Agency is funded through tax increment financing. The incremental growth in property taxes in the Isla Vista Project Area between 1990 and today is allocated to the Agency - minus funds passed-through to other taxing entities and a State-mandated 20% affordable housing set-aside. Subject to the requirements of redevelopment law, the remainder of the tax increment can be used to implement the Isla Vista Project Area Redevelopment Plan.

In FY 2002/03 the RDA received an estimated \$1,072,000 in and \$585,000 in housing set-aside funds. General tax increment will decrease in FY 2003/04 to approximately \$961,000 due to the recent \$83 million acquisition of the Francisco Torres student dormitory by UCSB.

One option to quickly implement projects and programs identified in the Master Plan subsequent to adoption would be to issue bonds to capitalize the RDA's revenue. The RDA can use its tax increment revenue stream to secure bonds. Those bonds could be used to implement projects that will improve the community quickly and have a significant near-term positive impact. Should your Board elect to secure bonds, between Plan adoption and the year 2010 (the last year the agency can obtain additional debt), the RDA will have approximately:

- Funding to implement projects - \$13 million; and
- Housing set-aside funding to provide affordable housing - \$17 million.

This estimate was generated using an assumed 4% annual growth rate in assessed value in Isla Vista. The Housing and Community Development Department (HCD) will use the housing set-aside funds to implement affordable housing programs.

## **Project Phasing**

The IV PAC/GPAC has identified initial high-priority projects to implement the Draft IVMP goals and policies (Attachment C). Due to State budget uncertainty, project prioritization at this stage in the Master Plan process is very preliminary. Further refinement of the financial assumptions will be completed during EIR production, and additional public review will be provided before Master Plan adoption hearings begin.

Projects are prioritized in four phases. Many factors were used to determine where projects should be placed within the matrix hierarchy. These factors included:

- Relative positive impact the project will have on the community
- Cost of project
- Tax increment impact of project
- Ease of implementation
- Project's relationship to other priority projects
- Urgency of project

The proposed implementation matrix reflects changes recommended by the IV PAC/GPAC for project phasing. Generally, transportation improvements, downtown improvement projects, and the community center were identified as first-phase projects.

Early implementation projects should serve to increase the property tax base in the community, thereby creating additional funding for projects in later phases. For example, improvements to the downtown area which facilitate mixed-use projects may lead to additional tax increment, which makes more funding available for later projects and programs. All expenditures of redevelopment tax increment funds must also meet the requirements of California Redevelopment Law. For instance, Health and Safety Code Section 33445 prohibits tax increment expenditures on public improvements unless the expenditure assist in the elimination of blight and benefit the project area, and that no other reasonable means of financing the project exists. Redevelopment funds can also not be used for normal maintenance and operation costs.

**Mandates and Service Levels:** State law requires local jurisdictions to update the Comprehensive Plan. In addition, State redevelopment law requires redevelopment agencies to prepare a 5-Year Implementation Plan. The IVMP will update the Comprehensive Plan for Isla Vista and serve as a 5-Year Implementation Plan for the Project Area.

**Consistency with the Five Year Work Program:** The IVMP is identified in the 5-Year Work Program and is funded by the RDA, grants, and contributions from partner agencies (IVRPD and UCSB).

**Fiscal and Facilities Impacts:** Costs and revenue to process and prepare the IVMP are included in the adopted FY 03/04 RDA budget as shown on page D-284. There are no General Fund impacts.

**Special Instructions:** None. P&D will perform newspaper display ads and noticing by postcard to all property owners, residents and others within the Project Area who have asked to be placed on the IVMP mailing list.

**Concurrence:** County Counsel, Public Works and the County Administrator's Office.

**Enclosure: (for Clerk of the Board's hearing distribution only):** Initiation Draft IVMP, June 2003.

**Attachments:**

- A: Initiation Resolution
- B: Overall Concept Plan graphic, page 1-13
- C: Master Plan Implementation Project Phasing (table & graphics)
- D: Circulation Element Map Update
- E: Housing Policy and Form-Based Regulating Code Description
- F: Existing Land Use and Zoning Designation maps
- G: Proposed Land Use Designations map
- H: Proposed Form-Based Regulating Code map (p. 6-5 from the Draft Plan)



ATTACHMENT A: INITIATION RESOLUTION

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

IN THE MATTER OF INITIATING THE DRAFT )  
ISLA VISTA MASTER PLAN AS A SPECIFIC PLAN ) RESOLUTION NO. 03-\_\_  
AND AMENDMENTS TO APPLICABLE PORTIONS OF )  
THE SANTA BARBARA COUNTY COMPREHENSIVE )  
PLAN, THE LOCAL COASTAL PLAN AND ARTICLE II )  
ZONING ORDINANCE FOR ENVIRONMENTAL REVIEW )  
\_\_\_\_\_ )

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 Land Use Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. On December 3, 1991, by Resolution 91-696, the Board of Supervisors adopted the Circulation Element of the Santa Barbara County Comprehensive Plan; and
- D. On July 20th, 1993, the Goleta Valley Community Plan (GVCP) was adopted; and
- E. On July 18<sup>th</sup>, 2000, by a Memorandum of Understanding, the University of California at Santa Barbara, the Redevelopment Agency of the County of Santa Barbara, the County of Santa Barbara and the Isla Vista Recreation and Park District formed a joint sponsorship agreement to prepare an Isla Vista Master Plan and required environmental analysis; and
- F. From May 2000 through February 2001, the County held an international design competition, [RE] Vision Isla Vista Design where Opticos Design, of Berkeley, CA was chosen to assist in drafting the Isla Vista Master Plan.
- G. On November 20<sup>th</sup>, 2001 the Isla Vista Project Area Committee (PAC) membership was confirmed by Resolution 01-394; and

- H. On January 15<sup>th</sup>, 2002 an Isla Vista Project General Plan Advisory Committee (GPAC) was designated by Resolution No. 02-017; and
- I. Between December 2001 and June 2003 over thirty IV PAC/GPAC public meetings were held to prepare the Draft Isla Vista Master Plan; and
- J. On June 4<sup>th</sup> and June 19<sup>th</sup>, the PAC/GPAC recommended the Draft Isla Vista Master Plan be initiated by the Board of Supervisors; and

It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County citizens have been notified of and informed about this initiation, and have advised the Board of Supervisors on the said proposed amendments in a duly noticed public hearing; and

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The proposed map designation and text amendments to the Coastal Land Use Plan, and Circulation Element are hereby initiated as such amendments are described in the Initiation Draft Isla Vista Master Plan dated June 5, 2003.
3. Pursuant to the provisions of Sections 35-169.4.7 of the Article II Zoning Ordinance, the proposed rezones and ordinance regulations described in the Initiation Draft Isla Vista Master Plan dated June 5, 2003, together with any amendments thereto made by the Board of Supervisors at its hearing on July 22, 2003 are hereby initiated as amendments to the Article II Zoning Ordinance.
4. Staff should proceed with environmental review of the Draft Isla Vista Master Plan.

The initiation of the Draft Plan meets the requirements of Government Code Section 66474.2(b).

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 22 day of July, 2003, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Naomi Schwartz, Chair of the Board of Supervisors  
County of Santa Barbara

ATTEST:

Michael F. Brown  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk-Recorder

APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
County Counsel

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

ATTACHMENT B: OVERALL CONCEPT PLAN

# Isla Vista Concept Plan

## 1. Create Two Distinct Neighborhoods

- A. Downtown
- B. Estero Park Neighborhood

## 2. Activate the Downtown

- A. Create incentives for mixed-use infill with the application of a building type-based coding system
- B. Re-establish Anisq' Oyo Park as the focal point of the community
- C. Increase physical and visual orientation to the Ocean



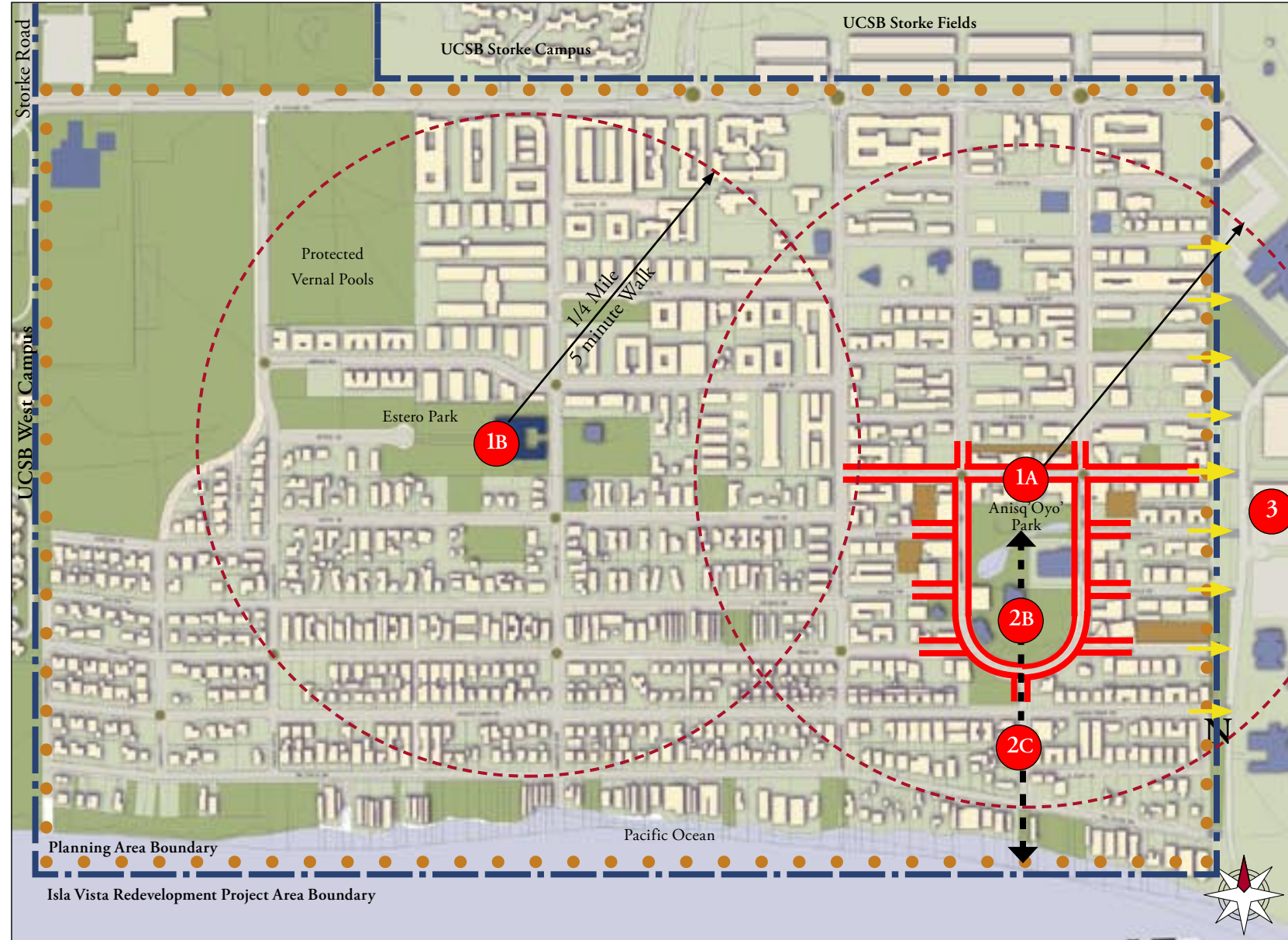
## 3. Improve the UCSB/Community Interface

- A. Extend the gridded street network onto campus for pedestrian connections.
- B. Terminate Pardall Road with a formal space
- C. Improve the visual connection with design changes to the existing Pardall Road pedestrian bridge



## 4. Enhance Transportation Alternatives

- A. Implement a parking management system with separate districts for residential areas and the downtown
- B. Integrate bus route improvements
- C. Provide a car share program



### Key

- |   |                             |
|---|-----------------------------|
| Existing Residential                    | Redevelopment Project Area  |
| Existing Public/Institutional Buildings | Redevelopment Planning Area |
| Proposed Community Center               | Metered Parking             |
| Proposed UCSB Buildings                 | Proposed Rotaries           |
| Potential Consolidated Parking Areas    |                             |
| Parks & Open Space                      |                             |

## 5. Enhance the Parks and Public Spaces

- A. Implement new street designs that designate certain streets to link existing parks
- B. Enhance and improving the usability of existing parks
- C. Increase accessibility to the Pacific Ocean

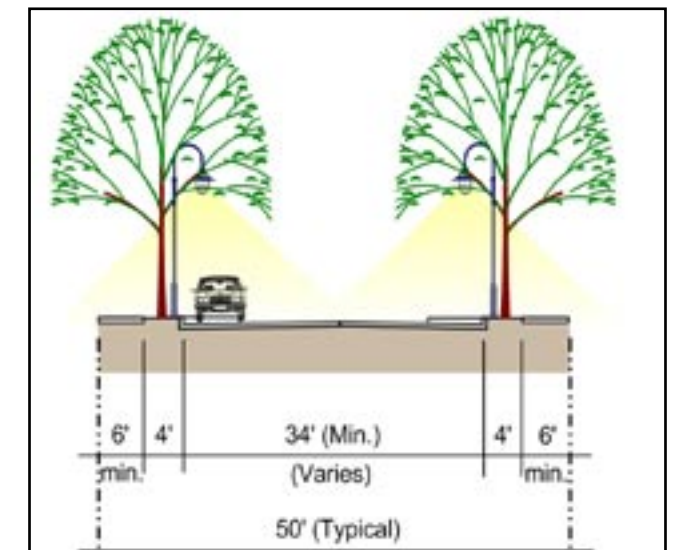
## 6. Encourage Incremental Growth

- A. Implement a building type-based coding system to ensure appropriate housing types within each area



## 7. Create a Safer Environment for Pedestrians and Bicyclists

- A. Implement street transformations
- B. Integrate traffic calming devices



**ATTACHMENT C:  
IMPLEMENTATION PROJECT PHASING**



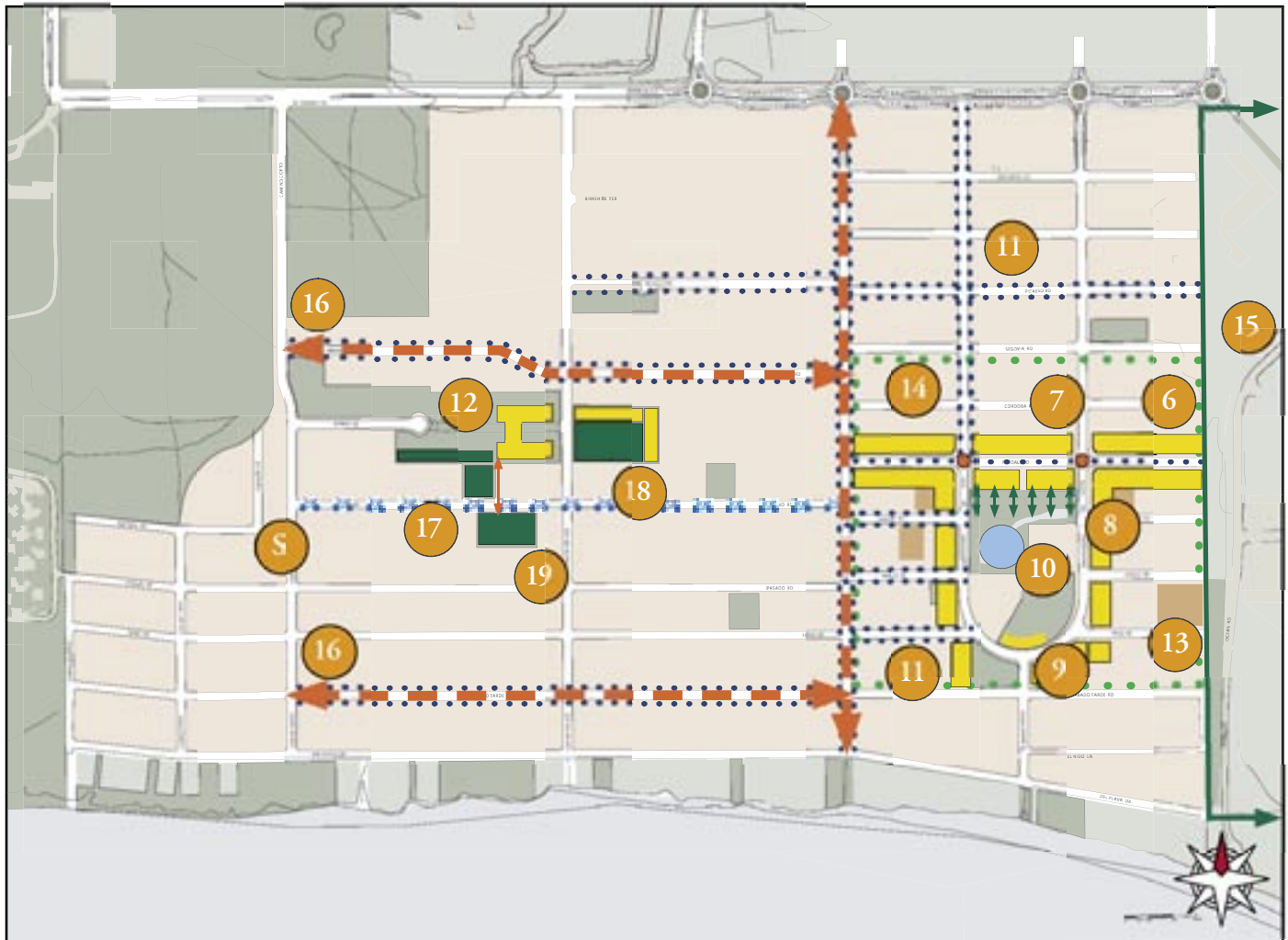
# Phasing of High Priority Projects

Map	Catalyst Projects	Responsible Entity	Program/Project	Cost	Funding Source
<b>Pre-adoption Phase</b>					
1	Downtown parking meters	RDA/Public Works/ Parking Entity	Project		Self Financing
2	New downtown on-street parking spaces		Project		
3	Downtown street trees	RDA, PW	Project		PW <\$20K RDA
4	Test traffic calming project (excludes speed bumps & parking loss is minimized)	RDA, PW	Project		PW < \$10K RDA
5	Sabado Tarde transit gate	RDA, Public Works, MTD	Project	Funded	UCSB / PW
*	Establish Parking & Transportation Administrative Entity	RDA/PW/ Parking Entity	Program	Staff Time	
*	Residential parking permit		Program		
*	Daily parking permits		Program		
<b>Phase I: 0 - 5 Years after adoption</b>					
<b>Highest Priority Phase I Projects</b>					
6	Pardall Streetscape improvements and rotaries at the Embarcadero Del Mar and Del Norte/Pardall Road intersections	RDA, Public Works, HCD	Project	\$1,200,000	RDA
7	Redevelopment of Pardall properties to mixed-use buildings	Property Owners	Project	Varies	Property Owner
8	Improve northern side of AO park including connection to Pardall Road and businesses	RDA, IVRPD	Project	\$500,000	RDA/IVRPD
9	Relocate amphitheater				
10	Enhance and realign wetland				
11	Complete sidewalks on Sabado Tarde, Abrego, Camino Pescadero, Picasso, and Embarcadero Del Mar. Also on Pardall, Madrid, Seville and Trigo between Camino Pescadero and Embarcadero Del Mar			—	PW/RDA
12	Isla Vista Community Center Building	RDA, IVRPD	Project	\$2,500,000 RDA Contribution	IVRPD/Outside
*	Change Zoning Ordinance to require CUP for alcohol-related projects	RDA	Program	Staff Time	RDA
*	Create In-lieu parking fee for specific downtown parcels	RDA, P&D	Project/Prog	Staff Time	RDA
*	MTD service improvements	RDA, MTD	Project/Prog	Varies	MTD/Others?
*	Downtown Low-interest Loans for Developers	RDA/HCD	Program	Varies	RDA will get money back from loan as TI
*	Ongoing facilitated communication between UCSB and Downtown Businesses	RDA, UCSB, Business and Property Owners	Program	Staff Time	RDA
*	Residential Façade Improvement Program	RDA/HCD	Program	Varies	RDA
<b>Additional Phase I Projects</b>					
13	Reconfigure existing privately owned parking lots	RDA	Project	\$75,000	RDA
14	Acquire land for new public parking lot	RDA	Project	\$900,000	RDA/ In Lieu fees/other parking revenues/user fees
15	Similar landscape, street furniture, and building design on western UCSB Main Campus	UCSB	Project		UCSB
16	Implement traffic calming on Sabado Tarde, Abrego, Camino Pescadero	PW, RDA		\$80,000	PW/RDA
17	Isla Vista Skate Park				Grants
18	Playing Fields on former Isla Vista Youth Projects site (with housing)				
19	Sueno Orchard connection & improvements, community garden				
*	Car-sharing	Car-sharing non- profit	Program	\$300,000	Initial RDA or grant subsidy
*	Street trees	RDA, PW	Project		PW/RDA
<b>Phase II: 6 - 10 Years after adoption</b>					
20	Pardall Paseo	Property Owners/ RDA	Project	\$150,000	RDA/Property Owner
21	Ocean Road Faculty & Staff Housing with pedestrian oriented access facing Ocean Road	UCSB	Project		UCSB
22	AO Park acquisitions	RDA/IVRPD	Project	\$2,500,000	RDA/Grants
23	Pardall Road bike and pedestrian tunnel	UCSB	Project		UCSB
24	Implement traffic calming on Camino Corto and Camino Del Sur				
25	Implement El Embarcadero improvements			\$550,000	
26	Complete sidewalks on Del Playa, Sueno, Camion Corto, Camino Del Sur, El Greco, Segovia, Cordoba, Cervantes				
*	Parking structure (225 spaces - \$20,000 per space)	RDA	Project	4,500,000	RDA/in lieu fees/ parking revenues/user
*	Street Trees	RDA, PW	Project		PW/RDA
<b>Phase III: 11 - 20 Years after adoption</b>					
*	Complete remaining sidewalks	RDA/PW			
*	Street trees	RDA, PW	Project		PW/RDA

\* Programs/Projects not shown on map, but listed



## Phase I: 0-5 Years After Adoption

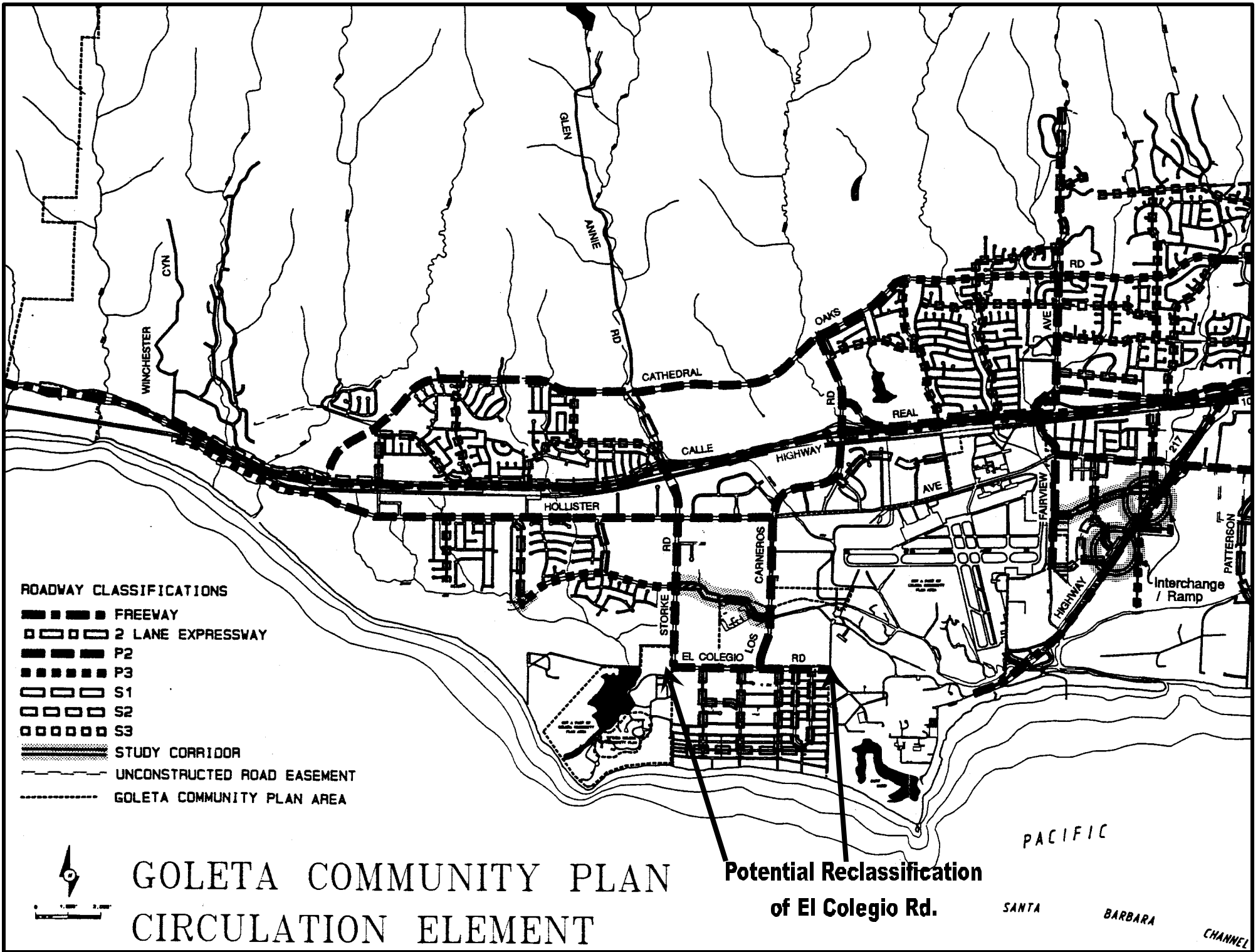


### Other Programs

- CUP for alcohol-related projects
- In-lieu parking fee
- MTD service improvements
- Downtown low interest loans
- Ongoing communication between UCSB and downtown businesses
- Residential facade-improvement
- Car-sharing
- Street trees



ATTACHMENT D: CIRCULATION ELEMENT  
MAP UPDATE



**ROADWAY CLASSIFICATIONS**

- ▬▬▬▬▬ FREEWAY
- ▬▬▬▬▬ 2 LANE EXPRESSWAY
- ▬▬▬▬▬ P2
- ▬▬▬▬▬ P3
- ▬▬▬▬▬ S1
- ▬▬▬▬▬ S2
- ▬▬▬▬▬ S3
- ▬▬▬▬▬ STUDY CORRIDOR
- ▬▬▬▬▬ UNCONSTRUCTED ROAD EASEMENT
- ▬▬▬▬▬ GOLETA COMMUNITY PLAN AREA

**GOLETA COMMUNITY PLAN  
CIRCULATION ELEMENT**

**Potential Reclassification  
of El Colegio Rd.**

PACIFIC  
SANTA BARBARA  
CHANNEL

**ATTACHMENT E: HOUSING POLICY AND  
FORM-BASED REGULATING CODE**

## Attachment E

### Housing Policy

Several policies from the IV PAC/GPAC recommended Initiation Draft IVMP affect residential land use and density in Isla Vista. A variable density program has been proposed that would change how housing “units” in Isla Vista are quantified. In addition, the proposed Form-Based Regulating code further affects density and build-out assumptions.

#### Variable Density

The Variable Density program proposed as part of the Draft IVMP is intended to eliminate unintended incentives to develop larger units. This program has been implemented elsewhere in the Central Coast including the City of San Luis Obispo. In Isla Vista, more so than elsewhere in the County, the number of bedrooms directly relates to the number of people living in a unit. As proposed, the program would count “units” as outlined below.

Unit Size	Density Equivalent
Studio	0.50
One bedroom	0.66
Two bedroom	1.0
Three bedroom	1.5
Four bedroom	2.0
Five or more bedrooms	2.5

Under existing zoning regulations, density is calculated as “dwelling units per gross acre,” regardless of the size or character of the dwelling unit. In other words, 20 one-bedroom units is equivalent to 20 three-bedroom units.

The variable density program would encourage the construction of smaller units that are more affordable by design than larger units due to reduced construction and land costs, and a potential reduction in some of the per-unit development fees for these smaller units. This program is consistent with the intent of proposed updates to the County-wide Housing Element.

#### Form-Based Regulating Code

A new regulating system is proposed in the Draft IVMP – the Isla Vista Form-Based Regulating Code. Initial development of the Regulating Code occurred during the Master Plan process. During environmental review, staff proposes to refine the Regulating Code for the IV PAC/GPAC review and recommendation before Master Plan adoption hearings begin.

The Regulating Code will consist of Urban Regulations, Architecture Guidelines, and Landscape Guidelines. The primary objective of this regulating system is to ensure that new projects within Isla Vista adhere to the vision created by the community and the intent of the Master Plan. This Regulating Code defines the standard zoning provisions, such as permitted uses, setback, heights and parking requirements, but also includes additional information about the shape and appearance of the buildings. Essentially, the zoning and design guidelines are incorporated into a single document.

There is one significant difference between this Regulating Code and a conventional zoning code. A conventional zoning code is restrictive – it proscribes, or prohibits, certain building and site designs and uses. For instance, it would prohibit building within 10 feet of a property line, prohibit building over 25 feet high, require a certain number of parking spaces, and permit specific uses. But a proscriptive code does not provide much design information about how the building should appear from the street, where parking areas or useable



open spaces should be located, or how a pedestrian will enter the building, which are among the characteristics of new development that typically defines the streetscape and a community’s distinctiveness.

The Form-Based Regulating Code clarifies and describes the form/type of building that a developer could construct, rather than focusing on the number of units a developer could build on a lot. The developer could then determine the most efficient unit-size based on the housing market needs. As a result, the number of units per lot can vary depending on a developer’s choice of unit size. For example, a 20,000 SF building (gross floor-area) that is built to the Form-Based Regulating Code could potentially accommodate:

<b>Number of units</b>	<b>Type</b>	<b>Bedrooms</b>	<b>Unit Equivalent</b>
44	Studios (450 SF)	44	21
23	Two-bedroom (850 SF)	46	23
17	Four-bedroom (1,200 SF)	68	34

In many cases, the parking requirements actually determine the final building size, and ultimately the number of units a site can accommodate. The Draft IVMP’s Housing section describes the relationship between parking regulation reductions and the potential unit increase (depending on housing type) that could be built on a lot.

Net Impact

The result of these two programs is that determining buildout under the Regulating Code requires more analysis than determining buildout with traditional zoning. To determine appropriate land uses staff has:

- Assumed a unit-type mix in the proposed building types that yields the highest number of “units” per acre; and,
- Determined units per acre using the formula described by the variable density program.

This number of “unit equivalents” per acre has been used to determine appropriate land use densities and build-out for the Draft IVMP as show in the proposed Land Use and Zoning Maps (Attachments G and H). In some cases, the proposed land use density is higher than could be accommodated with the proposed building types and required on-site parking. In those cases, the only way to meet densities allowed by proposed land use is to implement innovative parking solutions (off-site parking, in lieu fees, etc.). As a result, actual buildout will likely be less than calculated in the EIR.

<b>Area</b>	<b>Proposed Land Use - Units Per Acre</b>	<b>Number of Additional Density Equivalent Units</b>
IV Res High	30	282
IV Res Med	25	466
IV Transition	28	56
IV Downtown	40	343
IV Downtown Park	45	39
HOST Sites	35	229
Bluffs (Res-8.0)	8	17
R1 (Res-3.3)	4.6/3.4	<b>13</b>
	<b>Total New Units</b>	<b>1445</b>

Summary of Land Use Changes

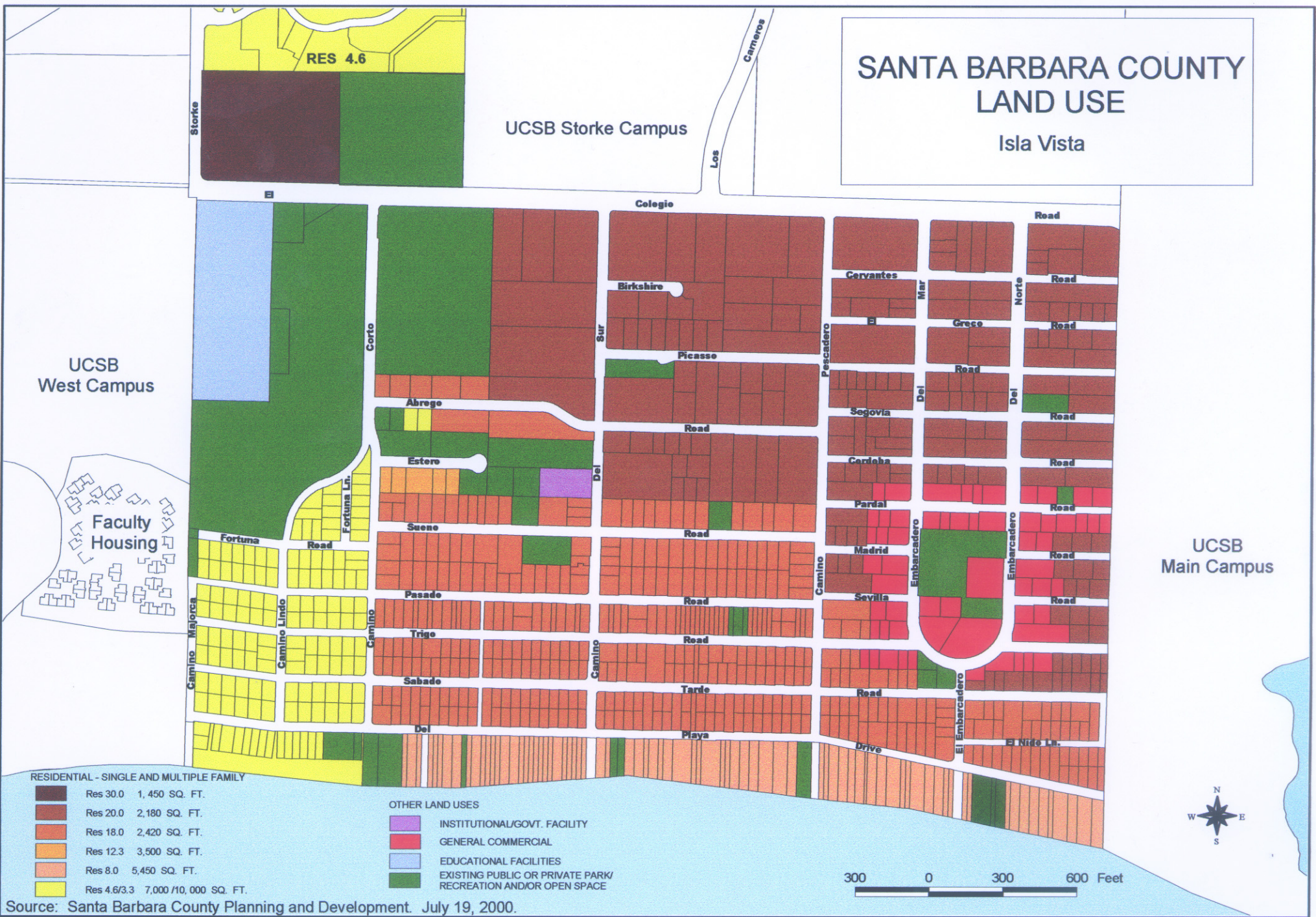
<b>Description</b>	<b>APN</b>	<b>Current Land Use</b>	<b>Current Units per Acre</b>	<b>Proposed Land Use</b>	<b>Proposed Units per Acre</b>
Most lots in zoning district	-	Res-20	20	Res-30	30
Most lots in zoning district	-	Res-18	18	Res-25	25
Most lots in zoning district	-	Gen Com	-	Gen Com/Res-40 and Res-45	40/45
Parcels surrounding commercially zoned property	-	Res-20 /Res-18	20/18	Res-28	28
Affordable housing sites recommended by IV PAC/GPAC	See p 4-26	Res-20	20/18	Res-35	35
Properties south of Estero Road	-	Res 12.3	12.8	Res-25	25
IVRPD parcel at Estero Park (community center)	75-010-13 - portion	REC/OS	-	PI	-
Publicly owned property on bluffs	See p 3-5	SRM-8	8	REC	-
Property owned by IVRPD within Embarcadero Loop	75-163-16	Gen Com	-	REC	
Vacant lot north of Pardall Road	75-111-06	Res-20	20	Gen Com/Res-40	-
Split zoned downtown lot	75-211-08	Res-18	18	Gen Com/Res-40	-
IVRPD owned Pardall Gardens	75-121-08	REC/OS	-	Gen Com/Res-40	-

ATTACHMENT F: EXISTING LAND USE  
AND ZONING DESIGNATIONS



# SANTA BARBARA COUNTY LAND USE

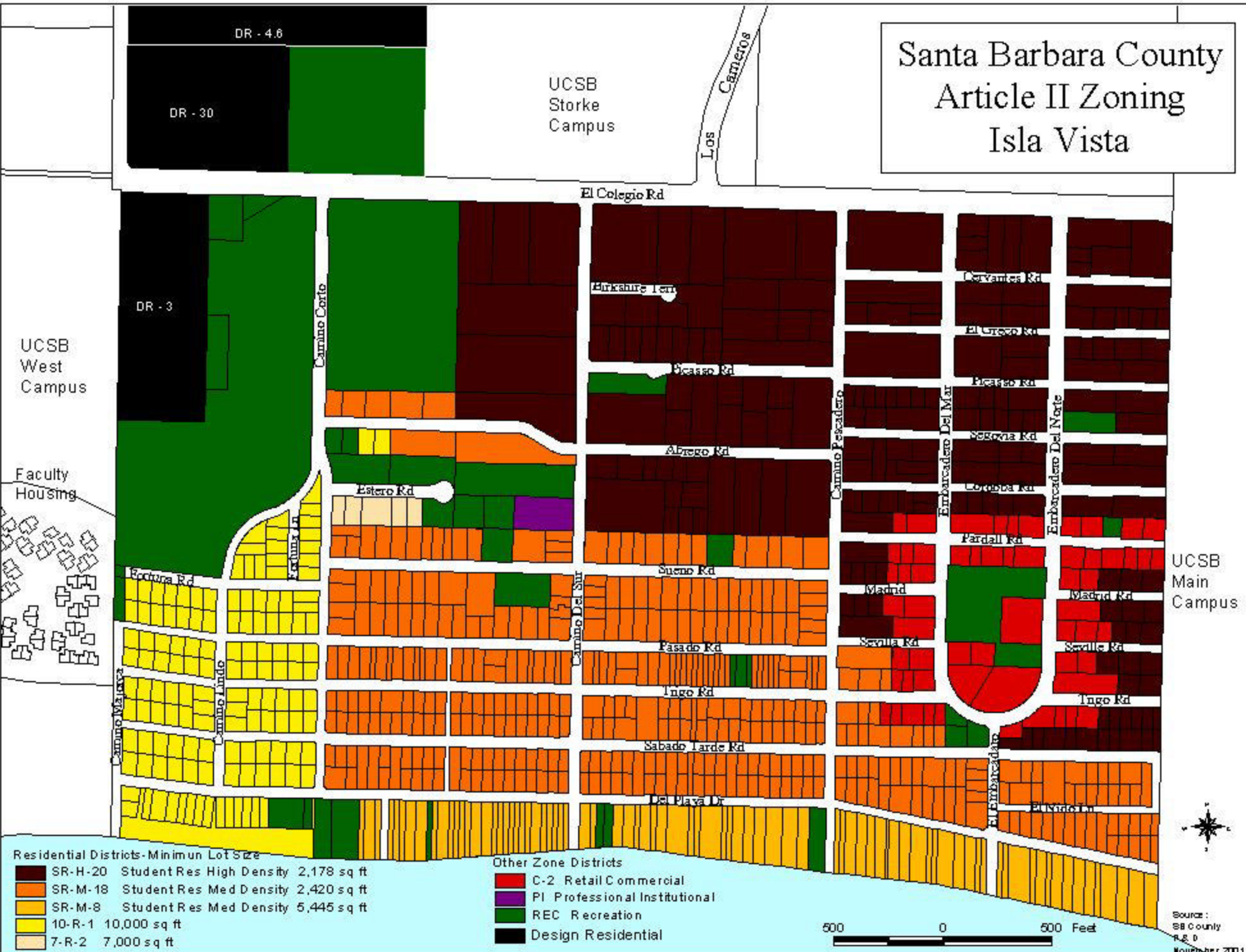
Isla Vista





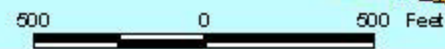
# Santa Barbara County Article II Zoning Isla Vista

UCSB  
Storke  
Campus



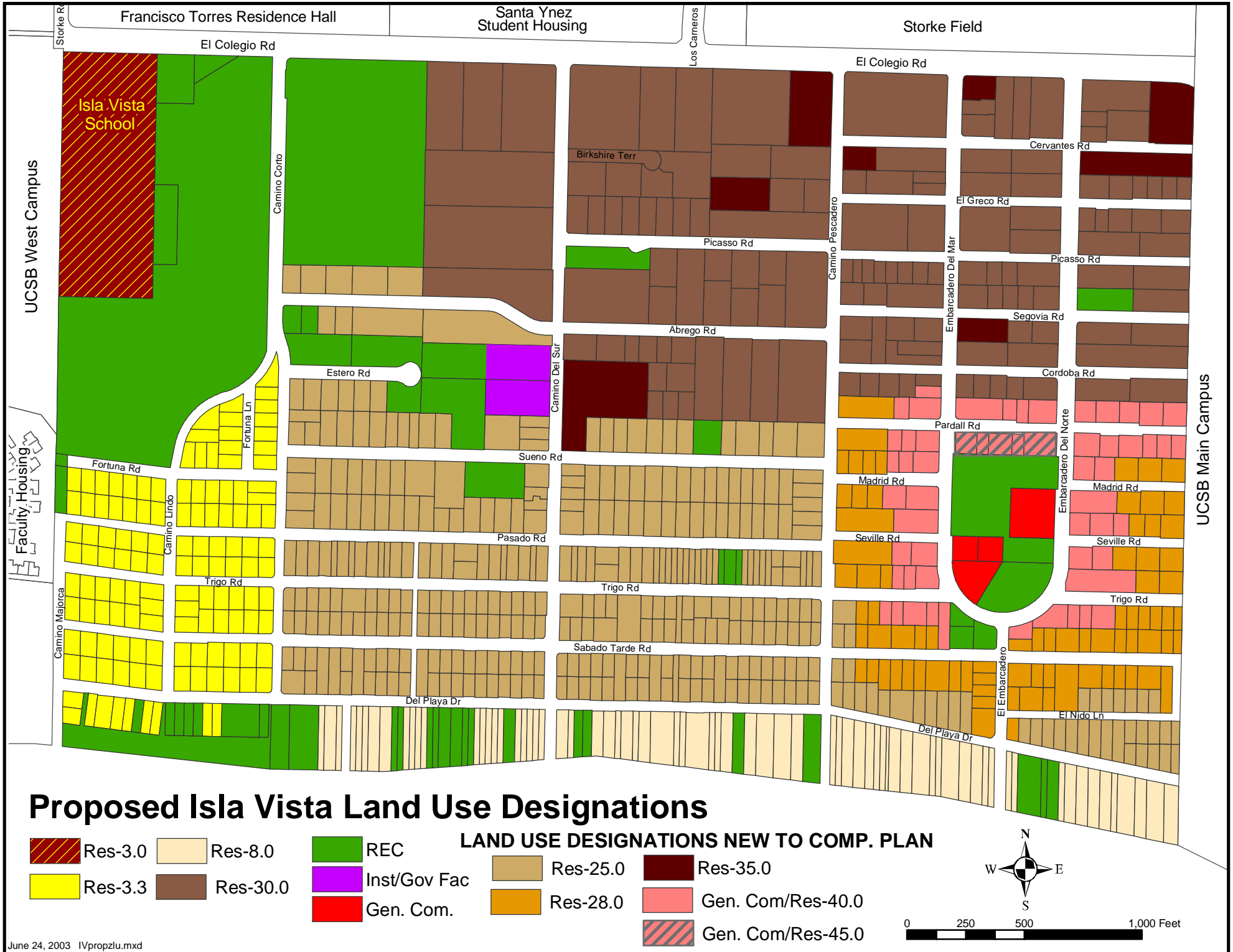
Residential Districts - Minimum Lot Size	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> SR-H-20	Student Res High Density 2,178 sq ft
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> SR-M-18	Student Res Med Density 2,420 sq ft
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> SR-M-8	Student Res Med Density 5,445 sq ft
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> 10-R-1	10,000 sq ft
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> 7-R-2	7,000 sq ft

Other Zone Districts	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> C-2	Retail Commercial
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> PI	Professional Institutional
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> REC	Recreation
<span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span>	Design Residential



Source:  
SB County  
R.G.D.  
November 2001

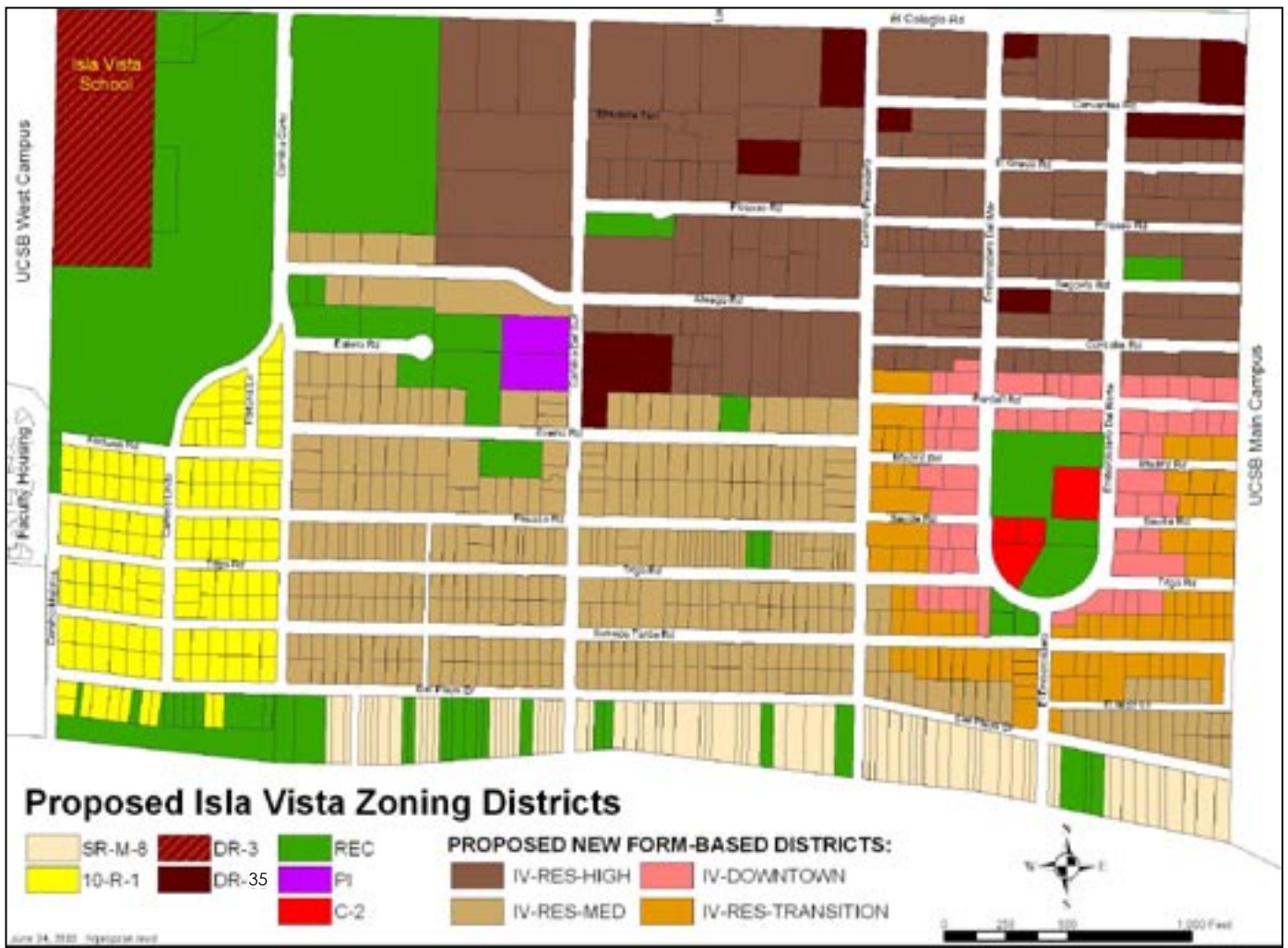
**ATTACHMENT G: PROPOSED  
LAND USE DESIGNATIONS**



**ATTACHMENT H: PROPOSED  
FORM-BASED REGULATING CODE**



# The Regulating Plan



District	Allowable Types	Front Setback
IV Downtown	I	0'
IV Res-High	II, III, IV	5'
IV-Res-Transition	II, III, IV	5' - 10'
IV Res-Medium	II, III, IV	15'

Proposed new zone districts for Isla Vista, based on form-based zoning recommendations from consultants and the PAC/GPAC.