



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of
Supervisors

105 E. Anapamu Street, Suite
407

Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: 3/4/08
Placement: Set Hearing
Estimated Time: 2 hours on 3/18/08
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department John Baker, Director
Director(s) Planning and Development Department

Staff Contact John McInnes, Director, 568-3552
Info: Office of Long Range Planning

Derek Johnson, Deputy Director, 568-2072
Office of Long Range Planning

SUBJECT: Goleta Community Plan Update (GPA08-00000-00001): Selecting the Provisional
Goleta Planning Area, and a General Plan Amendment/Rezone Procedure

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: * N/A *

As to form: N/A

Recommended Actions:

The Board of Supervisors set a hearing for March 18, 2008 to consider recommendations for the Goleta Community Planning Area, as follows:

1. Adopt Attachment A: Resolution of the Board of Supervisors to:
 - a. Select the provisional planning area recommended by the Planning Commission and staff for the Goleta Community Plan (GCP) update, which would create two planning zones, as follows (See Exhibit A of Attachment A):
 - i. Zone 1 is the 3rd Supervisorial District portion of the GCP Area, including Isla Vista. All policies, standards, zoning, actions, and overlays adopted for the area as part of the 1993 Goleta Community Plan would remain unchanged. The County would not consider any land use policy changes for Zone 1.
 - ii. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley boundary identified in the 2006 Goleta Visioning Committee vision document. All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated in Zone 2 during the GCP update planning process;

- b. Suspend rezones and general-plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.
 - c. Allow rezone applications which are consistent with the Comprehensive Plan to be considered.
 - d. Allow the following cases currently being considered by the County to continue to be considered:
 - i. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116), which may result in a rezone and/or general plan amendment, authorized under the Goleta Community Plan;
 - ii. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
 - e. Allow the Planning Commission and the Board of Supervisors to reconsider this procedure if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of Attachment A: Resolution of the Board of Supervisors.
2. Accept the CEQA Exemption (Attachment C) and Findings (Attachment D) pursuant to Section 15306 of State Guidelines for Implementation of the California Environmental Quality Act (CEQA) for selecting a provisional boundary for the update of the Goleta Community Plan and approving a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area.

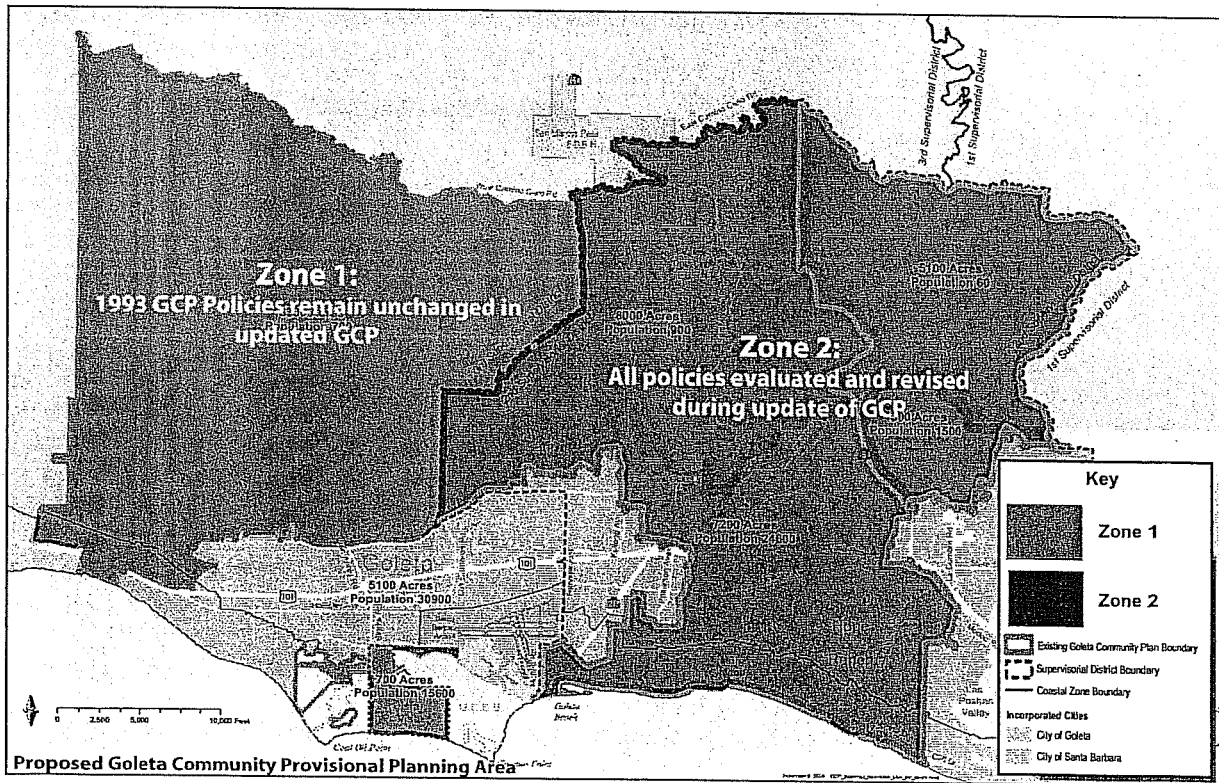
This item is on the agenda for the Board of Supervisor’s consideration since the update of the Goleta Community Plan and the formation of the Goleta Valley Planning Advisory Committee (GVPAC) is dependent on the selection of the provisional planning area.

Summary:

Recommended Provisional Planning Area (Exhibit A of Attachment A):

The recommended provisional planning area encompasses the unincorporated Goleta Valley on the coastal shelf between the Pacific Ocean and the Santa Ynez Mountain Range, west of the City of Santa Barbara to Farren Rd on the Gaviota Coast. The San Marcos Foothills are added to the original 1993 Goleta Community Planning Area (GCP Area). The planning area is divided into two (2) planning zones:

- 1. Zone 1 is the 3rd Supervisorial District portion of the GCP Area, including Isla Vista.
- 2. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley



boundary identified in the GVC 20/20 vision document.

The recommended provisional planning area for the update of the GCP is composed of two planning zones: Zone 1 is coterminous with the southern portion of 3rd Supervisorial District within the GCP and Zone 2 encompasses the unincorporated 2nd Supervisorial District. The following table provides demographic and land use data for Zones 1 and 2:

Data Type	Zone 1¹	Zone 2	Total:
Acreage	17,000	21,600	38,600
Dwelling Units	5,042	10,000	15,042
Population	12,988	28,500	41,488
Urban Acreage	700	8,500	9,200
Urban Dwelling Units	4,792	9,000	13,792
Urban Population	12,288	26,000	38,288
Rural Acreage	16,300	13,100	29,400
Rural Dwelling Units	250	1,000	1,250
Rural Population	700	2,500	3,200
Commercial Square Footage	175,700	1,166,000	1,341,700

The recommended planning process would evaluate and update policies, zoning, land use designations, and overlays for the unincorporated 2nd Supervisorial District (Zone 2). Applications to serve as members of the GPAC would be limited to residents, property owners, and/or business owners in the unincorporated 2nd Supervisorial District.

Existing policies, zoning, land use designations, and overlays would remain unchanged in the Zone 1, which is the 3rd supervisorial district portion of the GCP Area and includes Isla Vista. This strategy would avoid the repeal of existing land use policies, designations, and overlays in Zone 1, or the migration of policies into individual Comprehensive Plan elements.

This strategy would combine planning for two zones into one Community Plan. The Community Plan would achieve the planning objectives for the Goleta Valley while focusing planning efforts on the Eastern Goleta Valley, as requested by 2nd District constituents, as follows:

1. Establish a logical boundary based on natural forms, watersheds, view sheds, service districts, transportation networks, and community identity;
2. Avoid the repeal, or migration to the Comprehensive Plan, of the 214 existing policies, or any land use designations and overlays, of the 1993 GCP in Zone 1 portion the GCP Area;
3. Include the San Marcos Foothills and their northern rural areas, as this area was identified and included in the GVC 20/20 vision document, and is part of the 2nd Supervisorial District.

¹ Urban data in Zone 1 collected for Isla Vista Planning Area from IV Draft Master Plan EIR:
Table 3.1-5: Summary of Existing Land Uses and Buildout by Proposed Zoning Designation

Proposed General Plan Amendment and Rezone Procedure

Historically, the Planning & Development Department has suspended the processing of rezone and/or general plan amendment applications within a planning area boundary while a community plan is prepared, unless the Planning Commission determines a project to be a public benefit, or finds a project to be consistent with the Comprehensive Plan. In the Goleta Community Planning Area, this procedure would prevent changes to land use policy, which could unduly challenge the GCP update process. As such, Section 3 of the Resolution of the Board of Supervisors (Attachment A):

1. Suspends rezones and general plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.
2. Allows rezone applications which are consistent with the Comprehensive Plan to be considered.
3. Allows the following cases currently being considered by the County to continue to be considered:
 - a. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116), which may result in a rezone and/or general plan amendment as authorized under the 1993 Goleta Community Plan.
 - b. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
4. Allows the Planning Commission and the Board of Supervisors to reconsider this procedure if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of Attachment A: Resolution of the Board of Supervisors.

The More Mesa key site is subject to development standards adopted in the 1993 Goleta Community Plan. Specifically, LUDS-GV-1.2 provides that prior to the approval of a specific plan for the site accepting any increase in the developable area, or any increase in the number of allowable units over 70 to 100, the County Planning and Development Department shall prepare a new study on the site's biological sensitivity to review the extent of the environmentally sensitive habitat (ESH) designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem.

At the request of the property owner, the County has initiated this required new biological study that may change the extent of the existing ESH designation. A modification of the ESH overlay would require both a general plan amendment and a rezone. The general plan amendment and rezone for More Mesa would require Planning Commission and Board of Supervisors review consistent with the Goleta Community Plan. Therefore, any general plan amendment and/or rezone that would result from the More Mesa biological study would be processed consistent with comprehensive plan policy and would not be subject to this proposed procedure, or to review by the GPAC during the update of the Goleta Community Plan.

The Cavaletto/Noel Housing Project is a proposed residential development on 25.9 acres of urban agricultural property at 560 Merida Dr. Santa Barbara, CA 931111. The property is currently zoned AG-I-5 and designated A-I-5. This zoning and land use designation originally allowed for a Christmas tree farm and business. In 2001, the applicant applied for a rezone and general plan amendment to allow residential uses on site since the property is no longer agriculturally viable. On June 7, 2006, the Planning Commission found that the property was no longer viable as agricultural property and initiated the general plan amendment at an average residential density of 3.3 units per acre, equivalent to the density on the property before it was rezoned to agriculture.

The applicant has filed an appeal to the Board of Supervisors to initiate a general plan amendment for the residential development at 5.5 units per acre. As such, both the general plan amendment and rezone applications are pending full processing. Since these cases were accepted by the County in 2001 and the project has received extensive input from the both the County and the public since this time, the project should not be delayed further by the community planning process.

Background:

Prior to the adoption of the Goleta Community Plan (GCP), policies specific to the Goleta Valley were implemented as a chapter of the Land Use Element of the County Comprehensive Plan (1980).

In 1993, the County Board of Supervisors adopted the GCP to provide specific policies, standards, and goals for the GCP Area. The 1993 GCP was informed by a public planning process involving County staff, a General Planning Advisory Committee (GPAC), a Final Environmental Impact Report, and extensive public input.

Since the adoption of the GCP in 1993, the GCP Area has seen many significant jurisdictional changes affecting its boundaries that provide the context and catalyst for a comprehensive update of the Plan.

In 2001, revisions to the County Supervisorial District lines bifurcated the GCP Area between the 2nd and 3rd Supervisorial Districts.

In 2003, the City of Goleta incorporated and removed 5,100 acres of the GCP Area from County jurisdiction.

In 2006, at the request of Eastern Goleta Valley residents, a vision document was completed by the Goleta Vision Committee (GVC) within a subarea of the GCP Area reaching from the City of Santa Barbara to the City of Goleta between the Pacific Ocean and Camino Cielo Rd, coterminous with the unincorporated 2nd supervisorial district, newly including the San Marcos Foothills.

In 2007, the County Board of Supervisors adopted the Isla Vista Master Plan (IVMP), which provides unique specific zoning and planning policies for the Isla Vista Planning Area. The Final Environmental Impact Report (FEIR) for the IVMP confirms that the master plan addresses specific issues for the smaller community of Isla Vista, and does not serve as a Comprehensive Plan update for the community. As such, the FEIR assessed applicable general planning documents and concluded that the IVMP is consistent with policies of the GCP, the Coastal Land Use Plan, and the County Comprehensive Plan². Therefore, the update of the GCP would not modify existing GCP or IVMP policies for the Isla Vista Planning Area.

On February 6, 2008, the Planning Commission recommended the Board of Supervisors adopt Attachment A to select the recommended provisional planning area and the procedure to restrict rezone and general plan amendment applications within a portion of the provisional planning area. Details of this action are contained in Attachment B: Planning Commission Action Letter.

At the request of community representatives from 2nd Supervisorial District areas of Goleta, the County has initiated an update to the GCP in response to the changes since 1993. An updated GCP is projected to reach adoption stages in the summer of 2011, as shown in Attachment C: Goleta Community Plan Update Project Timeline.

² Final Environmental Impact Report for the IVMP, Chapter 5.0: Consistency with locally adopted plans and policies, page 5-1 – 5-15

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund	\$134,154	NA	\$629,449
State	NA	NA	NA
Federal	NA	NA	NA
Fees	NA	NA	NA
Other:	NA	NA	NA
Total	\$134,154	NA	\$629,449

Narrative:

The Goleta Community Plan update is a Board-approved project, is budgeted from the General Fund, and is fully staffed by current employees in the Office of Long Range Planning.

Staffing Impacts:

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on March 18, 2008. The notice shall appear in the Santa Barbara Newspress and the Goleta Valley Voice.

The Office of Long Range Planning requests a copy of the transcript of Public Comment received on this item during the Board of Supervisors hearing, attention Derek Johnson.

Attachments:

1. Attachment A: Resolution of the Board of Supervisors to select a Provisional Goleta Planning Area Boundary for the Updated Goleta Community Plan, and restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area
 - a. Exhibit A: Recommended Provisional Planning Area Map
2. Attachment B: Resolution of the Planning Commission
3. Attachment C: Planning Commission Action Letter
4. Attachment D: Notice of Exemption from Environmental Review under CEQA
5. Attachment E: Findings for Exemption

Authored by:

Derek Johnson, Deputy Director
Office of Long Range Planning

Erika Leachman, Planner
Office of Long Range Planning

cc:

Attachment A:

Resolution of the Board of Supervisors of the County of Santa Barbara , State of California in the Matter of Adopting a Provisional Goleta Planning Area for the Update of the Goleta Community Plan, and restricting rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area

Attachment A:

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

IN THE MATTER OF ADOPTING) RESOLUTION NO: 08-
A PROVISIONAL GOLETA PLANNING AREA)
FOR THE UPDATE OF THE)
GOLETA COMMUNITY PLAN,)
AND RESTRICTING REZONES AND/OR)
GENERAL PLAN AMENDMENTS WITHIN)
A PORTION OF THE)
PROVISIONAL GOLETA PLANNING AREA)

WHEREAS, in August 1993, the Board of Supervisors adopted the Goleta Community Plan (hereinafter "Plan") to amend the Comprehensive Plan with policies, standards, and implementation measures within the Goleta Community Planning Area (hereinafter "GCP Area"); and,

WHEREAS, the GCP Area has seen significant jurisdictional changes within its boundary since the adoption of the Plan, including, but not limited to, the redistricting of County Supervisorial boundaries, the incorporation of the City of Goleta, and the adoption of the Isla Vista Master Plan; and,

WHEREAS, residents of the Eastern Goleta Valley have expressed desire for an update of the Plan in the unincorporated 2nd Supervisorial District area between the City of Santa Barbara and the City of Goleta lying below Camino Cielo Road to the Pacific Ocean and inclusive of the San Marcos Foothills (Zone 2); and,

WHEREAS, the Plan has been scheduled for an update through a community planning process to reflect changes in the community since the adoption of the Plan; and,

WHEREAS, in October 2006, the first phase of the Plan update process was completed with the Goleta Vision Committee (GVC) to develop *A Comprehensive Vision for the Eastern Goleta Valley*, a public document refining vision statements and goals for the Eastern Goleta Valley; and,

WHEREAS, the remaining portion of the GCP Area not considered by the GVC is the southern area of the 3rd Supervisorial District, including Isla Vista (Zone 1); and,

WHEREAS, the Plan update process should proceed within a Board-adopted provisional planning area that represents a logical boundary based on natural forms,

watersheds, viewsheds, service districts, transportation networks, and community identity; and,

WHEREAS, historically, the Planning & Development Department has suspended the processing of rezone and/or general plan amendment applications within a planning area boundary while a community plan is prepared, unless the Planning Commission determines a project to be a significant public benefit or a rezone that is consistent with the Comprehensive Plan.

WHEREAS, the County of Santa Barbara Planning Commission has recommended by Resolution of the Planning Commission (Attachment B) that the Board of Supervisors adopt Exhibit A as the provisional planning area for the update of the Goleta Community Plan, and adopt the procedure to restrict general plan amendment and rezone applications in a portion of the GCP Area (Attachment C); and,

WHEREAS, it is in the interest of the County to allow specific cases to continue to be considered that are have already been accepted for consideration by the Planning and Development Department.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitation is true and correct.
2. The update of the Goleta Community Plan shall proceed within the provisional planning area (Exhibit A), which combines the 1993 Goleta Community Planning Area (GCP Area) with the 2006 GVC 20/20 Visioning Area, and creates two (2) planning zones:
 - i. Zone 1 is the 3rd Supervisorial District portion of the GCP Area, including Isla Vista. All policies, standards, zoning, actions, and overlays adopted for the area as part of the 1993 Goleta Community Plan would remain unchanged. The County would not consider any land use policy changes for Zone 1.
 - ii. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley boundary identified in the 2006 Goleta Visioning Committee vision document. All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated in Zone 2 during the GCP update planning process.
3. The County shall:
 - a. Suspend rezones and general plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.
 - b. Allow rezone applications which are consistent with the Comprehensive Plan to be considered.

- c. Allow the following cases currently being considered by the County to continue to be considered:
 - i. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116) which may result in a rezone and/or general plan amendment which is authorized under this resolution.
 - ii. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
 - d. Allow the Planning Commission and the Board of Supervisors to reconsider this procedure if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of this Resolution of the Board of Supervisors.
4. The Board of Supervisors of the County of Santa Barbara, State of California adopts Exhibit A as the provisional planning area of the Goleta Community Plan update planning process.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

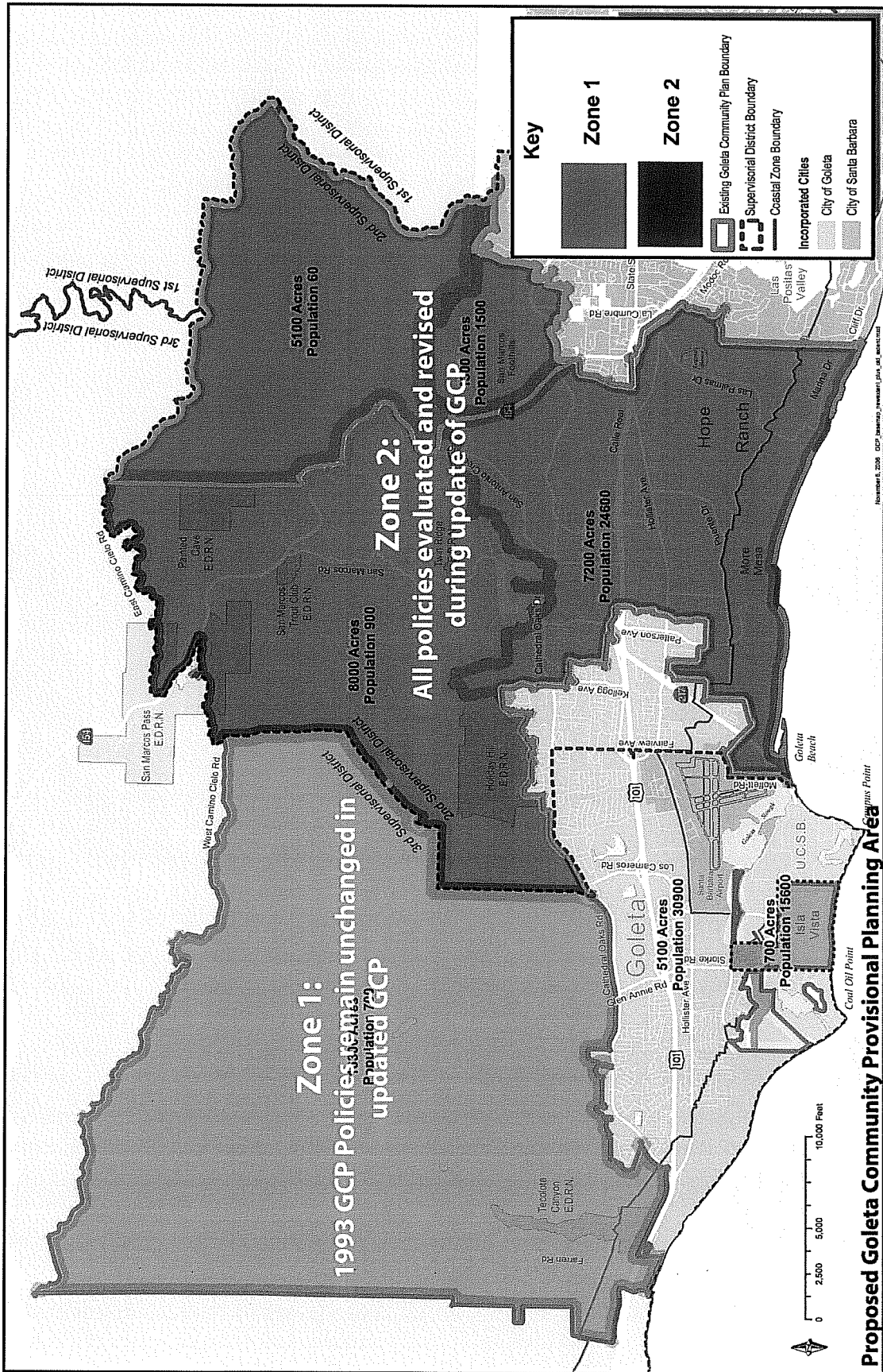
By _____
Deputy Clerk

APPROVED AS TO FORM:

DANIEL J. WALLACE
County Counsel

By _____
Deputy County Counsel

Exhibit A: Recommended Provisional Planning Area Map



Attachment B:

Resolution of the Planning Commission in the Matter of Recommending a Provisional Goleta Planning Area for the Update of the Goleta Community Plan, and restricting rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area

Attachment B:

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

IN THE MATTER OF RECOMMENDING) RESOLUTION NO: 08-01
A PROVISIONAL GOLETA PLANNING AREA)
FOR THE UPDATE OF THE)
GOLETA COMMUNITY PLAN,)
AND RESTRICTING REZONES AND/OR)
GENERAL PLAN AMENDMENTS WITHIN)
A PORTION OF THE)
PROVISIONAL GOLETA PLANNING AREA)

WHEREAS, in August 1993, the Board of Supervisors adopted the Goleta Community Plan (hereinafter "Plan") to amend the Comprehensive Plan with policies, standards, and implementation measures within the Goleta Community Planning Area (hereinafter "GCP Area"); and,

WHEREAS, the GCP Area has seen significant jurisdictional changes within its boundary since the adoption of the Plan, including, but not limited to, the redistricting of County Supervisorial boundaries, the incorporation of the City of Goleta, and the adoption of the Isla Vista Master Plan; and,

WHEREAS, the 2nd District residents of the Eastern Goleta Valley have expressed desire for an update of the Plan in urban and rural areas of the unincorporated 2nd District; and,

WHEREAS, the Plan has been scheduled for an update through a community planning process to reflect changes in the community since the adoption of the Plan; and,

WHEREAS, in October 2006, the first phase of the Plan update process was completed with the Goleta Vision Committee (GVC) to develop *A Comprehensive Vision for the Eastern Goleta Valley*, a public document refining vision statements and goals for the Eastern Goleta Valley, the unincorporated 2nd Supervisorial District area between the City of Santa Barbara and the City of Goleta lying below Camino Cielo Road to the Pacific Ocean and inclusive of the San Marcos Foothills (Zone 2); and,

WHEREAS, the remaining portion of the GCP Area not considered by the GVC is the southern area of the 3rd Supervisorial District, including Isla Vista (Zone 1); and,

WHEREAS, the Plan update process should proceed within a Board-adopted provisional planning area that represents a logical boundary based on natural forms, watersheds, viewsheds, service districts, transportation networks, and community identity; and,

WHEREAS, the Planning Commission has reviewed and considered the recommended provisional planning area to serve as the provisional planning area for updating the 1993 Goleta Community Plan (Attachment A of Exhibit A) at a noticed public hearing; and,

WHEREAS, historically, the Planning & Development Department has suspended the processing of rezone and/or general plan amendment applications within a planning area boundary while a community plan is prepared, unless the Planning Commission determines a project to be a significant public benefit or a rezone that is consistent with the Comprehensive Plan.

WHEREAS, it is in the interest of the County to allow specific cases to continue to be considered that have already been accepted by the County.

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

1. The above recitations are true and correct.
2. The Board of Supervisors of the County of Santa Barbara, State of California adopts Exhibit A: a Resolution of the Board of Supervisors to
 - a. Select Attachment A of Exhibit A as the provisional planning area for the Goleta Community Plan update planning process. which would create two planning zones, as follows:
 - i. Zone 1 is the 3rd Supervisorial District portion of the GCP Area, including Isla Vista. All policies, standards, zoning, actions, and overlays adopted for the area as part of the 1993 Goleta Community Plan would remain unchanged. The County would not consider any land use policy changes for Zone 1.
 - ii. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley boundary identified in the 2006 Goleta Visioning Committee vision document. All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated in Zone 2 during the GCP update planning process.
 - b. Suspend rezones and general plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.

- c. Allow rezone applications which are consistent with the Comprehensive Plan to be considered.
 - d. Allow the following cases currently being considered by the County to continue to be considered:
 - i. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116) which may result in a rezone and/or general plan amendment which is authorized under this resolution.
 - ii. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
 - e. Allow the Planning Commission and the Board of Supervisors to reconsider this procedural policy if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of Exhibit A: Resolution of the Board of Supervisors.
2. Recommend that the Board of Supervisors accept the CEQA Exemption (Attachment C) and pursuant to Section 15306 of State Guidelines for Implementation of the California Environmental Quality Act (CEQA) and Findings (Attachment D) for selecting a provisional boundary for the update of the Goleta Community Plan and approving a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area.
 3. A copy of this resolution by the Planning Commission of the County of Santa Barbara shall be transmitted to the Board of Supervisors.
 4. The Chair of this Commission is hereby authorized and directed to sign this resolution documenting the above mentioned action by the Planning Commission.

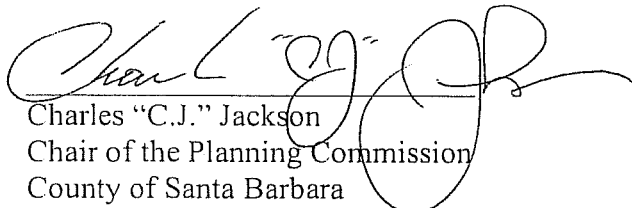
PASSED, APPROVED, AND ADOPTED this 6th day of February, 2008 by the following vote:

AYES: Brown, Cooney, Jackson


NOES: Blough, Valencia

ABSTAIN:

ABSENT:


Charles "C.J." Jackson
Chair of the Planning Commission
County of Santa Barbara

ATTEST:

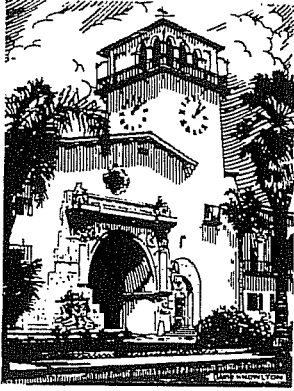
By: 
Dianne Meester Black
Secretary to the Planning Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By: 
Deputy County Counsel

Attachment C:
Planning Commission Action Letter



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

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

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

PLANNING COMMISSION
HEARING OF FEBRUARY 6, 2008

RE: *Planning Area Boundaries for Goleta Community Plan Update; 08GPA-00000-00001*

Hearing on the request of Long Range Planning that the Planning Commission consider and adopt a resolution forwarding recommendations to the Board of Supervisors regarding the selection of a provisional planning area for the update of the 1993 Goleta Community Plan (GCP) and a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area; and to recommend that the Board of Supervisors accept the Exemption and Findings pursuant to Section 15306 of State Guidelines for Implementation of the California Environmental Quality Act (CEQA).

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of February 6, 2008, Commissioner Brown moved, seconded by Commissioner Cooney and carried by a vote of 3-2 (Blough/Valencia no) to:

1. Adopt Attachment A of the staff report, dated January 18, 2008: Resolution of the Planning Commission, to recommend the Board of Supervisors adopt Exhibit A of the staff report, dated January 18, 2008: Resolution of the Board of Supervisors to:
 - a. Select the provisional planning area for the GCP update, which would create two planning zones, as follows (See Attachment A of Exhibit A):
 - i. Zone 1 is the Third Supervisorial District portion of the GCP Area, including Isla Vista. All policies, standards, zoning, actions, and overlays adopted for the area as part of the 1993 Goleta Community Plan would remain unchanged. The County would not consider any land use policy changes for Zone 1.
 - ii. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley boundary identified in the 2006 Goleta Visioning Committee vision document. All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated in Zone 2 during the GCP update planning process;
 - b. Suspend rezones and general plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.

- c. Allow rezone applications which are consistent with the Comprehensive Plan to be considered.
 - d. Allow the following cases currently being considered by the County to continue to be considered:
 - i. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116) which may result in a rezone and/or general plan amendment which is authorized under Attachment A.
 - ii. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
 - iii. Allow the Planning Commission and the Board of Supervisors to reconsider this procedural policy if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of Exhibit A: Resolution of the Board of Supervisors.
2. Recommend that the Board of Supervisors accept the CEQA Exemption (Attachment C of the staff report, dated January 18, 2008) and pursuant to Section 15306 of State Guidelines for Implementation of the California Environmental Quality Act (CEQA) and Findings (Attachment D of the staff report, dated January 18, 2008) for selecting a provisional boundary for the update of the Goleta Community Plan and approving a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 08GPA-00000-00001
Planning Commission File
Records Management
John Baker, Director, Planning and Development
Dianne M. Black, Director Development Review
David Allen, Deputy County Counsel
Derek Johnson, Deputy Director
Erika Leachman, Planner

Attachments: Attachment D - Findings

DMB/jao

Attachment D:
Notice of Exemption

Attachment D:

NOTICE OF EXEMPTION

TO: Clerk of the Board
County of Santa Barbara
County Administration Bldg
105 E. Anapamu St, 4th Floor
Santa Barbara, CA 93101

FROM: The Office of Long Range Planning
Planning & Development Dept
County of Santa Barbara
30 E. Figueroa St. upstairs
Santa Barbara, CA 93101

Project Title: Selecting a Provisional Planning Area for the Update of the Goleta Community Plan

Project Location: Unincorporated 2nd Supervisorial District and small southern portion of 3rd District, including the Isla Vista Planning Area

Project Description: This discretionary action by the Board of Supervisors of the County of Santa Barbara will consider a recommendation regarding the selection of a provisional planning area for the update of the 1993 Goleta Community Plan (GCP) and a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area.

Name of Public Agency Approving: The County of Santa Barbara, Board of Supervisors

Exempt Status: (Check one)


- Ministerial
- Statutory
- X** Categorical Exemption: CEQA Section 15306: Class 6 Exemption
- Emergency Project
- Consistent with Existing General Plan

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

Pursuant to Chapter 3: Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15306, the selection of a provisional planning area for the update of the Goleta Community Plan and the proposed procedure restricting rezone and general plan amendment application are not subject to CEQA. As a Class 6 Exemption under CEQA, the selection of the provisional planning area and the approval of the procedure are procedural steps in the process to initiate the update of the Goleta Community Plan, which the County Board or Supervisors has not yet considered or adopted. Current land use and zoning would remain unchanged until such time as the updated Goleta Community Plan is adopted by the Board of Supervisors and, therefore, no environmental impacts associated with this discretionary action by the Santa Barbara County Planning Commission and Board of Supervisors to select a provisional boundary for the purposes of updating the 1993 Goleta Community Plan would occur. Environmental review would occur for the revised Goleta Community Plan prior to County Board of Supervisors adoption. Therefore, it is proposed that the Board of Supervisors accept Attachment C, a determination that CEQA Guidelines §15306 applies to this discretionary action.

Department/Division Representative Signature

Acceptance Date:



02/20/08

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

Distribution: Hearing Support Staff [for posting 6 days prior to action, and posting original after project approval]
Project file (when P&D permit is required)

Date Filed by County Clerk

Attachment E:
Findings for Exemption

Attachment E: Findings

Findings For Selecting a Provisional Boundary for the Update of the Goleta Community Plan and Approving a procedure to restrict rezones and/or general plan amendments within a portion of the provisional Goleta Planning Area

Pursuant to Section 35-1, the Santa Barbara County Land Use and Development Code, Sec. 35-104.060, of Chapter 35 of the Santa Barbara County Code, in order for the County Planning Commission to recommend a provisional planning area for the update of the Goleta Community Plan and the approval of a procedure restricting general plan amendments and rezones in a portion of the provisional planning area, the County must make the following findings:

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

The selection of a provisional planning area for the update of the 1993 Goleta Community Plan (GCP) to establish a logical boundary based on natural forms, watersheds, viewsheds, service districts, transportation networks, and community identity will preserve the interests of the general community. Additionally, the procedure to restrict rezones and/or general plan amendments within the GCP Area until the updated plan is adopted by the Board of Supervisors would ensure individual project land use policy changes not currently being considered do not undermine the Goleta Community Plan update process.

2. The request is exempt from CEQA.

Pursuant to Chapter 3: Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15306, the selection of a provisional planning area for the update of the GCP and the proposed procedure restricting rezone and general plan amendment application are not subject to CEQA. As a Class 6 Exemption under CEQA, the selection of the provisional planning area and the approval of the procedure are parts of the update of the GCP, which the County Board or Supervisors has not yet adopted. Because current land use and zoning would remain unchanged until such time as the updated GCP is adopted by the Board of Supervisors, there are no environmental impacts associated with this discretionary action by the Santa Barbara County Planning Commission and Board of Supervisors to select a provisional planning boundary.

3. The request is consistent with the Comprehensive Plan, the requirements of State Planning and Zoning laws, and the County Land Use and Development Code.

In compliance with California State Law (Gov. Code §65300 et. seq.), the GCP addresses planning issues within the GCP Area. A community plan is a portion of the local general plan focusing on the issues pertinent to a particular area or community within the city or county. It supplements the policies of the general plan within a legally defined community boundary (in compliance with Public Resources Code §21083.3), and is subject to updates at 10-15 year intervals, or when changing conditions, information, or jurisdictions warrant and update of the document.

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

It is consistent with good zoning and planning practices that the GCP update planning process proceeds within a Board-adopted provisional planning area that represents a logical boundary based on natural forms, watersheds, viewsheds, service districts, transportation networks, and community identity. This defined boundary will focus planning efforts to be most effective and applicable to the community. Additionally, the proposed procedure to restrict rezones and/or general plan amendments within the GCP Area would ensure individual project land use policy changes do not undermine the GCP update process.