

ATTACHMENT 3: LAND USE ELEMENT RESOLUTION

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

IN THE MATTER OF AMENDING THE LAND USE) RESOLUTION NO. 24 - 92
ELEMENT OF THE SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN TO IMPLEMENT PROGRAM) Case No.: 24GPA-00003
1 OF CHAPTER 5 OF THE SANTA BARBARA COUNTY)
2023-2031 HOUSING ELEMENT UPDATE.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara (County) adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. On July 20, 1993, by Resolution No. 93-401, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Land Use Element.
- C. On July 22, 1997, by Resolution No. 97-314, the Board of Supervisors adopted the Orcutt Community Plan as an amendment to the Land Use Element.
- D. On October 6, 2009, by Resolution No. 9-286, the Board of Supervisors adopted the Santa Ynez Valley Community Plan as an amendment to the Land Use Element.
- E. On October 20, 2015, by Resolution No. 15-278, the Board of Supervisors adopted the Eastern Goleta Valley Community Plan as an amendment to the Land Use Element.
- F. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 Housing Element Update (HEU).
- G. On January 22, 2024, the California Department of Housing and Community Development notified the County that the 2023-2031 HEU was in substantial compliance with State housing element law.
- H. Pursuant to Government Code (GC) Section 65583.2(a), the 2023-2031 HEU identifies sites throughout the community, including rezone sites and County-owned sites, that can be developed or redeveloped for housing within the planning period and that are sufficient to provide for the County’s 2023-2031 Regional Housing Needs Allocation (RHNA), plus a 15 percent buffer for the lower- and moderate-income levels. In addition, Program 1 of Chapter 5 of the 2023-2031 HEU directs the County to “select ... County-owned sites to be developed or redeveloped” and “complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households.”
- I. Pursuant to GC Section 65583.2(h), Program 1 of Chapter 5 of the 2023-2031 HEU directs the County to “establish minimum densities of 20-30 units per acre and maximum densities of 25-40 units per acre for residential rezones.”

- J. The proposed amendment is consistent with the Comprehensive Plan and the requirements of California planning, zoning, and development laws.
- K. In 2024, a Final Program Environmental Impact Report for the 2023-2031 HEU was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Program Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- L. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in a public hearing pursuant to GC Section 65351.
- M. The County contacted and offered to conduct consultations with California Native American tribes in compliance with GC Sections 65352.3 and 65352.4.
- N. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- O. The County Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorsed and transmitted to the Board of Supervisors said recommended amendments by resolution in compliance with GC Section 65354.
- P. The Board of Supervisors received and considered the County Planning Commission's recommended actions and held a duly noticed public hearing, as required by GC Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds, consistent with its authority in GC Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Amend the Land Use Element of the Santa Barbara County Comprehensive Plan (Exhibit 3A) to add new Residential land use designations that include minimum and maximum densities in order to implement Program 1 of Chapter 5 of the 2023-2031 HEU, and a new Parks/Recreation policy to encourage the development of bike, trail, and pedestrian connections through and between housing sites to promote healthy communities by increasing walkability, multi-modal transportation, and neighborhood connectivity.
 - b. Amend the Orcutt Community Plan (Exhibit 3B) to change the text and figures for specified Key Sites to reflect new zoning and land use designations.

- c. Amend the Eastern Goleta Valley Community Plan (Exhibit 3C) to change Policy LUDS-EGV-2.1 and Policy LUR-EGV-2.5 to reflect new zoning and land use designations for the St. Vincent's and Tatum/Santa Barbara School District sites, respectively.
 - d. Amend the following Land Use Element maps to reflect new land use designations for specified Assessor's Parcel Numbers (APNs) (Exhibit 3D):
 - 1) COMP-3 Santa Barbara Area Land Use Designations Map
 - 2) COMP-5 Lompoc Area Land Use Designations Map
 - 3) COMP-9 Cuyama Valley Area Land Use Designations Map
 - 4) Goleta Community Plan Land Use Designations Map
 - 5) Orcutt Community Plan Land Use Designations Map
 - 6) Santa Ynez Valley Community Plan Land Use Designations Map
 - 7) Eastern Goleta Valley Community Plan Land Use Designations Map
 - e. Amend the Goleta Community Plan Land Use Designations Map to change the Urban Rural Boundary Line to create a new Urban Area that encompasses specified APNs (Exhibit 3E).
3. In compliance with the provisions of GC Section 65356, the above-described changes are hereby adopted as amendments to the Land Use Element.
 4. Pursuant to provisions of GC Section 65357, the Clerk of the Board of Supervisors is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
 5. The Chair and the Clerk of this Board of Supervisors are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution, to reflect the above-described action by the Board.
 6. Pursuant to the provisions of GC Section 65357, the Clerk of the Board of Supervisors is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.


PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 3rd day of May, 2024, by the following vote:

AYES: Supervisors Williams, Capps, Hartmann, Nelson and Lavagnino

NOES: None

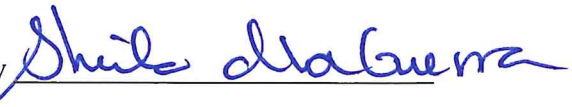
ABSTAIN: None

ABSENT: None



STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

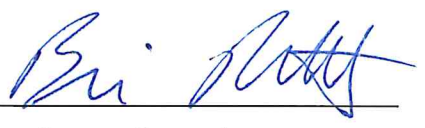
ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By 

Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By 

Deputy County Counsel

Exhibit 3B (Orcutt Community Plan Amendments) of this Resolution was revised on July 8, 2024 to correct a clerical error that did not accurately reflect the action taken by the Board of Supervisors.

- EXHIBITS:
- 3A: Land Use Element Amendments
 - 3B: Orcutt Community Plan Amendments
 - 3C: Eastern Goleta Valley Community Plan Amendments
 - 3D: Assessor’s Parcel Numbers for Land Use Designation Map Amendments
 - 3E: Assessor’s Parcel Numbers for Goleta Community Plan Land Use Designation Map Amendments

2023-2031 Housing Element Update Rezone Amendments
Case No. 24GPA-00003
Board of Supervisors
Hearing Date: April 30 and May 3, 2024
Attachment 3 – Page 5

G:\GROUP\COMP\Comp Plan Elements\Housing\2024-32 Housing Element\Implementation\Program 1 (Rezones)\BOS 4.30.24\Corrected Amendments June
2024\Revised Attachment 3 LUE Resolution 6.26.24.docx

ATTACHMENT 3, EXHIBIT A: LAND USE ELEMENT AMENDMENTS

New text is shown in underline and deleted text is shown in ~~strikethrough~~.

Section	Proposed Amendment
Land Use Definitions	<p>Residential Designations/Densities</p> <p>Land Use Designation: Density:</p> <p>Residential Ranchette: One unit/5 acres to one unit/20 acres</p> <p>Residential: One unit per 3 or more acres</p> <p> One unit per 2 or more acres</p> <p> (Goleta Community Planning Area only)</p> <p> 1.0 unit per acre</p> <p> 1.8 units per acre</p> <p> 3.3 “ “ “</p> <p> 4.6 “ “ “</p> <p> 6.0 “ “ “(Goleta Community Planning Area only)</p> <p> 8.0 “ “ “</p> <p> 12.3 “ “</p> <p> 20.0 “ “ “</p> <p> <u>20/25 (minimum density of 20 units per acre and a maximum of 25 units per acre)</u></p> <p> <u>20/30 (minimum density of 20 units per acre and a maximum of 25 units per acre)</u></p> <p> <u>25/30 (minimum density of 25 units per acre and a maximum of 30 units per acre)</u></p> <p> 30.0 “ “ “ <u>units per acre</u></p> <p> <u>30/40 (minimum density of 30 units per acre and a maximum of 40 units per acre)</u></p> <p>Planned Development: As specified for individual areas (e.g., “30 dwelling units”, or “maximum Density 3.3 Units per Acre”)</p>
Parks/Recreation Policies	<p><u>Policy 6. When proposed development can establish connections for public use with or between existing bikeways, pedestrian routes, and other trail infrastructure, it shall include them in the project design where feasible and</u></p>

	<p><u>to the extent allowable by law. These connections are intended to promote healthy communities by increasing walkability, multi-modal transportation, neighborhood connectivity to and between commercial services, and public recreational opportunities. Projects that are 100 percent affordable (excluding the manager’s unit) shall be encouraged to establish such connections or provide necessary easements.</u></p>
--	---

ATTACHMENT 3, EXHIBIT B: ORCUTT COMMUNITY PLAN AMENDMENTS

Policy/Figure	Proposed Amendment
Policy KS10-1	Key Site 10 is designated PD 1.8 and zoned PRD 1.8 on the northern 6.9-acre parcel (APN 103-740-017), and designated RES-20/30 and zoned DR-20/30 on 4.5 acres on the southern parcel (APN 103-740-016), and designated Recreation/Open Space and zoned REC on the remaining 5.3 acres of the southern parcel (APN 103-740-016). Any proposed development on Key Site 10 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.
Policy KS11-1	Key Site 11 (APN 103-181-06) is designated General Commercial and zoned C-2 on the northwestern 3.8 acres along Clark Avenue, designated Residential 20/30 and zoned DR-20/30 on the northeastern 5.1 acres along Clark Avenue, and designated Recreation/Open Space and zoned REC on the remaining 12.6 acres on the southern portion of the parcel. Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.
Policy KS11-2	Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.
DevStd KS11-8	All commercial development and activity shall be limited to a four-acre area adjacent to Clark Avenue. The remainder of the site shall be designated Open Space as shown on Figure KS11-2. Active recreation shall be confined to the area within the regional retention basin. Recreational uses outside of the regional basin shall be limited to the Class I bikeway and walking trails. Any development in the open space area, including stormwater retention and recreational facilities, shall avoid disturbance to the pond in the southwest corner of the site.
DevStd KS11-27	In order to prevent future change of use on the non-commercial portion of the site, an Open Space Easement shall be placed on the open space areas of the site. A fence which clearly delineates the open space area shall be installed and maintained throughout the life of the project.
Figure KS11-1, Site #11 George	See Exhibit 3B-1.
Policy KS16-1	Key Site 16 (APN 105-330-01 and -02) is designated General Commercial and zoned C-2. Any proposed development on Key Site 16 shall comply with the following development standards.

Exhibits:

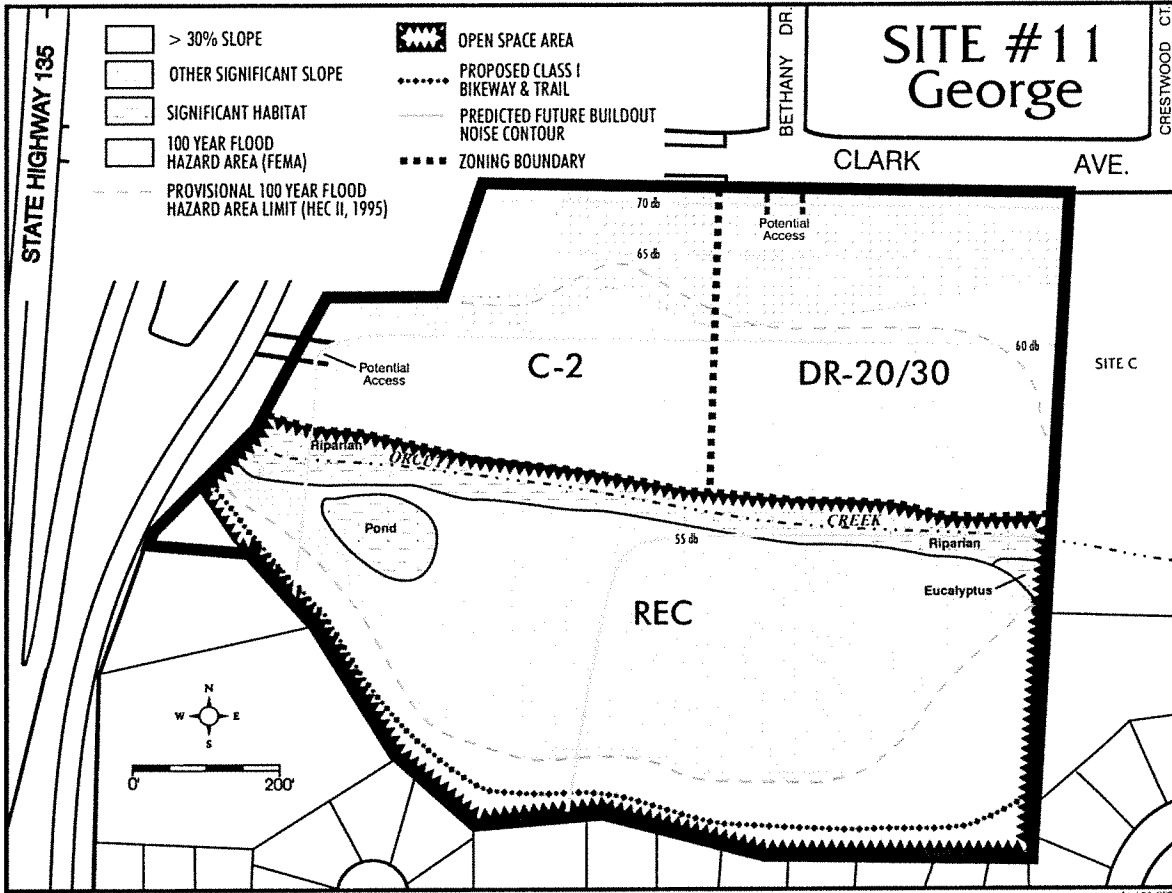
3B-1: Figure KS11-1, Site #11 George

This Exhibit was revised on July 8, 2024 to correct a clerical error that did not accurately reflect the action taken by the Board of Supervisors.

2023-2031 Housing Element Update Rezone Amendments
Case No. 24GPA-00003
County Planning Commission
Hearing Date: March 27, 2024
Attachment 3, Exhibit 1B – Page 2

G:\GROUP\COMP\Comp Plan Elements\Housing\2024-32 Housing Element\Implementation\Program 1 (Rezoning)\BOS 4.30.24\Corrected Amendments June 2024\Revised Attachment 3 Exhibit B OCP Amendments 6.26.24.docx

EXHIBIT 3B-1: FIGURE KS11-1, SITE #11 GEORGE



G:\GROUP\COMP\Comp Plan Elements\Housing\2024-32 Housing Element\Implementation\Program 1 (Rezones)\BOS 4.30.24\Revised Attachments per BOS\Attachment 3 Exhibit 3B-2 Figure KS11-1.docx

**ATTACHMENT 3, EXHIBIT C: EASTERN GOLETA VALLEY COMMUNITY PLAN
AMENDMENTS**

New text is shown in underline and deleted text is shown in ~~strikethrough~~.

Policy	Proposed Text Amendment
Policy LUDS-EGV-2.1	The St. Vincent properties (APNs 059-130-014, 015) shall be designated RES-1.0 <u>RES-20/30</u> and zoned DR-1 <u>DR-20/30</u> and shall comply with the following Development Standards for any proposed development on the site <u>unless in conflict with the zoned density of this site or State housing element law:</u>
Policy LUR-EGV-2.5	MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 North San Antonio Road, and the Tatum/Santa Barbara School District property (APN 065-040-026), located at 4750 Hollister Avenue, shall receive land use designations appropriate for Residential Neighborhood Development. Consistent with this policy, the MTD properties shall be designated RES-0.33 (west portion, 6.8 acres) and RES-20.0 (east portion, 10.2 acres). The Tatum/Santa Barbara School District property shall be designated RES-0.33 (west portion, 9.2 acres) and RES-20.0 (east portion, 13.8 acres) <u>RES-20/30</u> .

ATTACHMENT 3, EXHIBIT D: ASSESSOR'S PARCEL NUMBERS FOR LAND USE DESIGNATION MAP AMENDMENTS

Site Name and APN(s)	Existing Land Use Designation	Proposed Land Use Designation	Notes
Apollo 097-371-075	Residential (RES)-20 and General Commercial (C)	RES-20/25 and Recreation/Open Space	Contains split land use designations. See Exhibit 3D-1 for map.
Key Site 1 129-120-024	General Commercial (C)	C and Residential (RES)-20	Contains split land use designations. See Exhibit 3D-2 for map.
Key Site 3, DR-1 portion: 129-151-026	RES-20	RES-1	
Key Site 10 103-740-016	Planned Development-1.8	RES-20/25 and Recreation/Open Space	Contains split land use designations. See Exhibit 3D-3 for map.
Key Site 11 103-181-006	Recreation/Open Space and C	RES-20/30, C, and Recreation/Open Space	Contains split land use designations. See Exhibit 3D-4 for map.
Boys and Girls Club 107-470-011	RES-3.3	RES-20/25 and RES-3.3	Contains split land use designations. See Exhibit 3D-5 for map.
Hummel Cottages 107-270-051	RES-4.6	RES-20/25	
Chumash LLC 143-220-005 143-220-007 143-261-002	C and Recreation/Open Space	RES-30/40	
Blue Sky Center 149-290-001	Agriculture(A)-I-10	C and RES-20	Contains split land use designations. See Exhibit 3D-6 for map.
Element Church 103-080-048	RES-3.3	RES-3.3 and RES-20/25	Contains split land use designations. See Exhibit 3D-7 for map.
St. Athanasius 071-140-072	A-I-10	RES-30/40	

2023-2031 Housing Element Update Rezone Amendments
Case No.: 24GPA-00003
Board of Supervisors
Hearing Date: April 30 and May 3, 2024
Attachment 3, Exhibit D – Page 2

Scott 071-140-071	A-I-10	RES-30/40	
Ekwill 071-140-048	A-I-10	RES-30/40	
Caird 1 065-090-031	A-I-10	RES-20/25	
Caird 2 065-230-012	A-I-10	RES-20/25	
Caird 3 071-190-036	A-I-10	RES-20/25 and A-I-10	Only the Inland Area portion of this parcel is being redesignated. The Coastal Zone boundary will become the southern boundary line for the RES-20/25 designation.
San Marcos Growers 1 065-040-041	A-I-5	RES-20/30	
San Marcos Growers 2 065-030-012	A-I-5	RES-30/40	
Glen Annie 077-530-021 077-530-020 077-530-012	A-II-40	RES-5 and RES-20/30	Contains split land use designations. See Exhibit 3D-8 for map.
St. Vincent's East 059-130-011	RES-1 and RES-4.6	RES-20/30	
St. Vincent's West 059-130-014 059-130-015	RES-1	RES-20/30	

2023-2031 Housing Element Update Rezone Amendments
 Case No.: 24GPA-00003
 Board of Supervisors
 Hearing Date: April 30 and May 3, 2024
 Attachment 3, Exhibit D – Page 3

Hope Church 057-143-001	RES-4.6	RES-20/30	
Montessori 065-080-024 065-080-008 065-080-009	A-I-5	RES-12.3, RES-30/40, and Recreation/Open Space	Contains split land use designations. See Exhibit 3D-9 for map.
Tatum 065-040-026	RES-0.33 and RES-20.0	RES-20/30	

Burton Mesa Bl

Exhibit 3D-1 Apollo Way

 Proposed Land Use Change

Senior Ci
Khouri Ci
Sami Ln

Vulcan Dr

Constellation Wy

Constellation Rd

APN-097-371-075

RES-20/25
(16.5 Acres)

**Recreation/
Open Space**
(9.6 Acres)

Apollo Wy



Terra Wy

Saturn Av

Uranus Av

Mars Av


Neptune Av

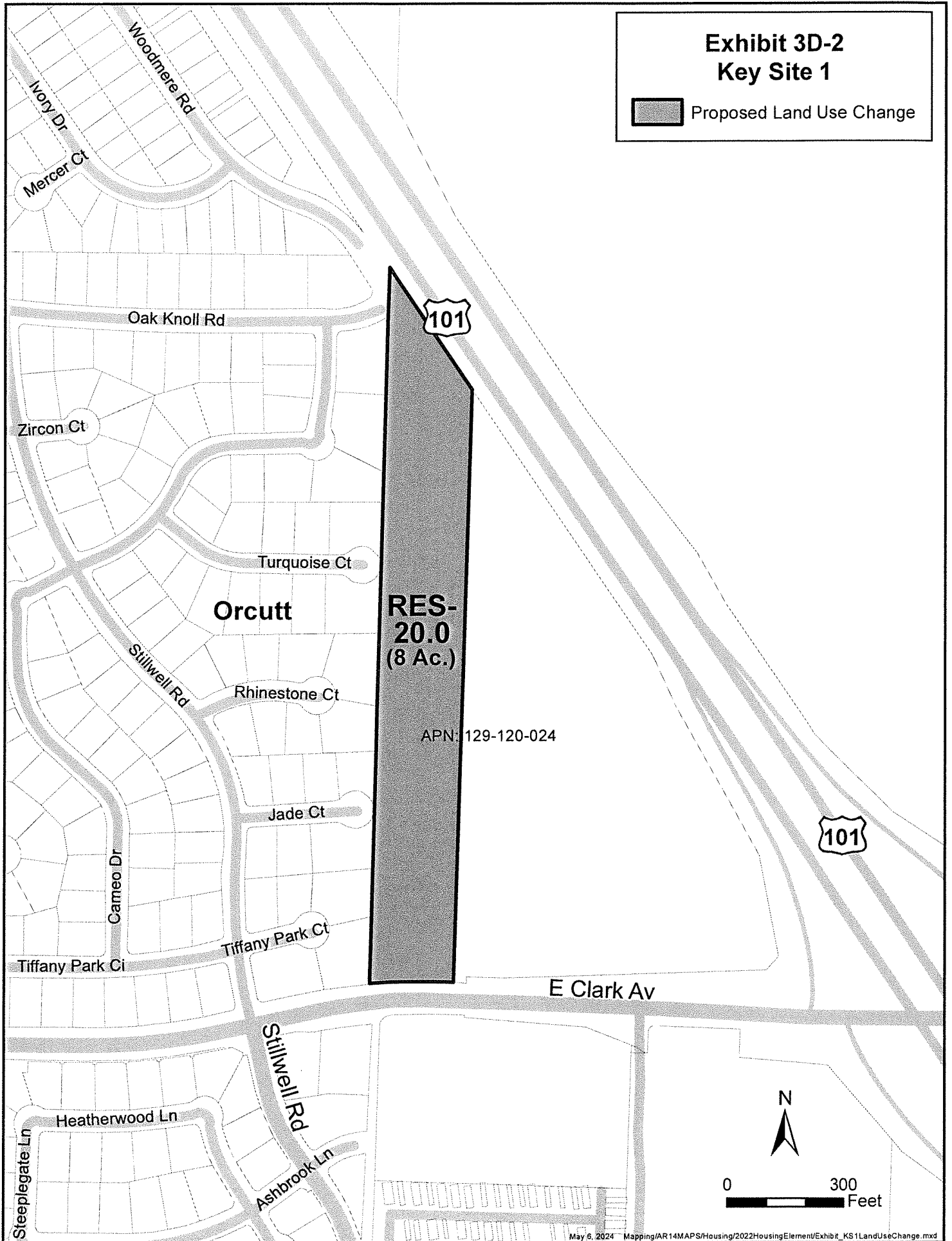
Mercury Av




0 300 Feet

Exhibit 3D-2 Key Site 1

 Proposed Land Use Change

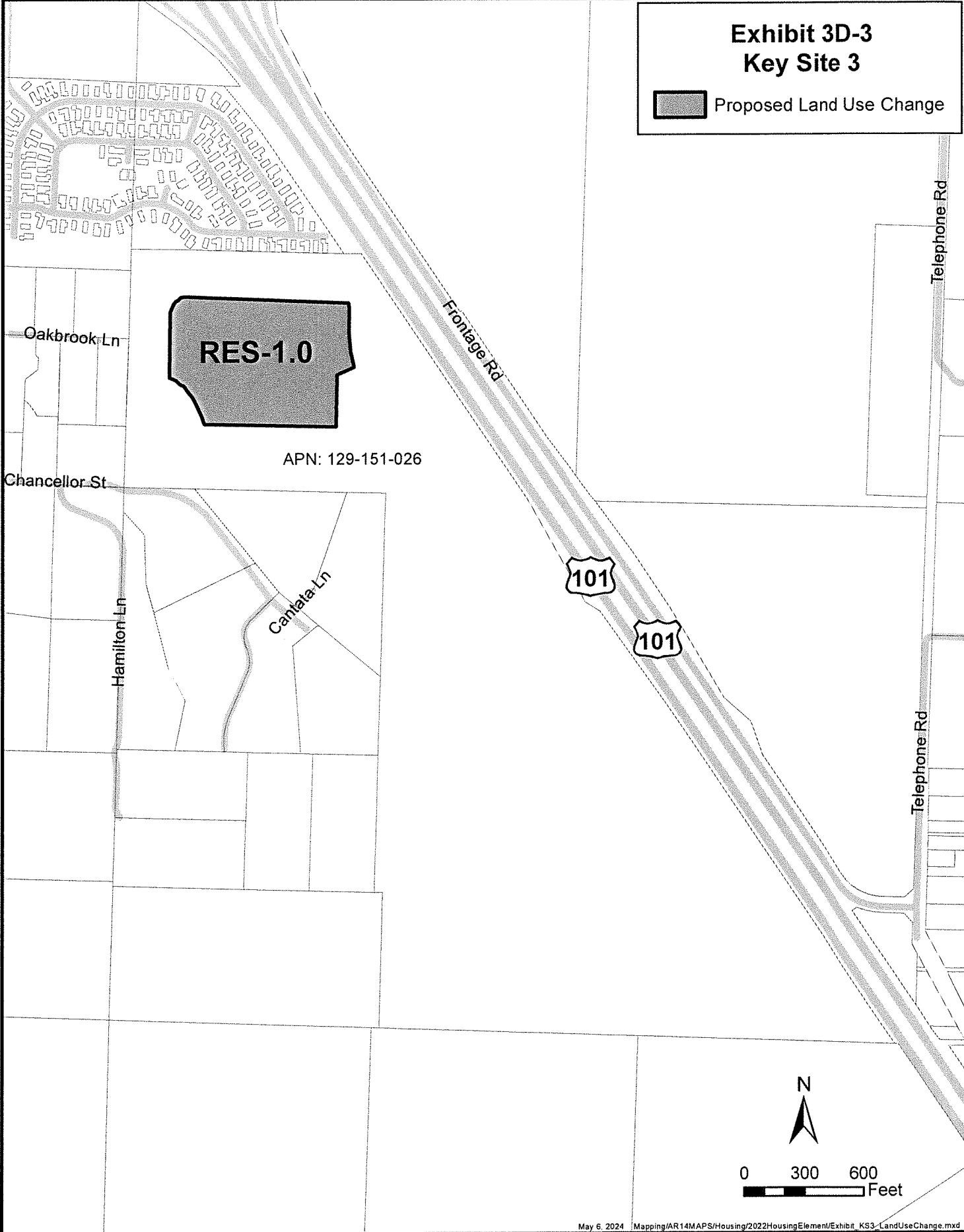


**Exhibit 3D-3
Key Site 3**

 Proposed Land Use Change

RES-1.0

APN: 129-151-026



**Exhibit 3D-4
Key Site 11**

 Proposed Land Use Change

135

Orcutt Rd

Bethany Dr

E Clark Av

General Commercial
(3.8 Acres)

RES-20/30
(5.1 Acres)

APN: 103-181-006

Recreation/Open Space
(12.6 Acres)

Orcutt Rd

George Ln

Southpoint Ct

Crescent Av

Redwillow Dr


El Cerrito Dr

Jullien Dr



0 200 Feet

**Exhibit 3D-5
Boys & Girls Club**

 Proposed Land Use Change

Union Valley Pkwy

APN: 107-470-011

**RES-20/25
(4 Acres)**

Parkview South

E Hemlock Wy

Hummel Dr

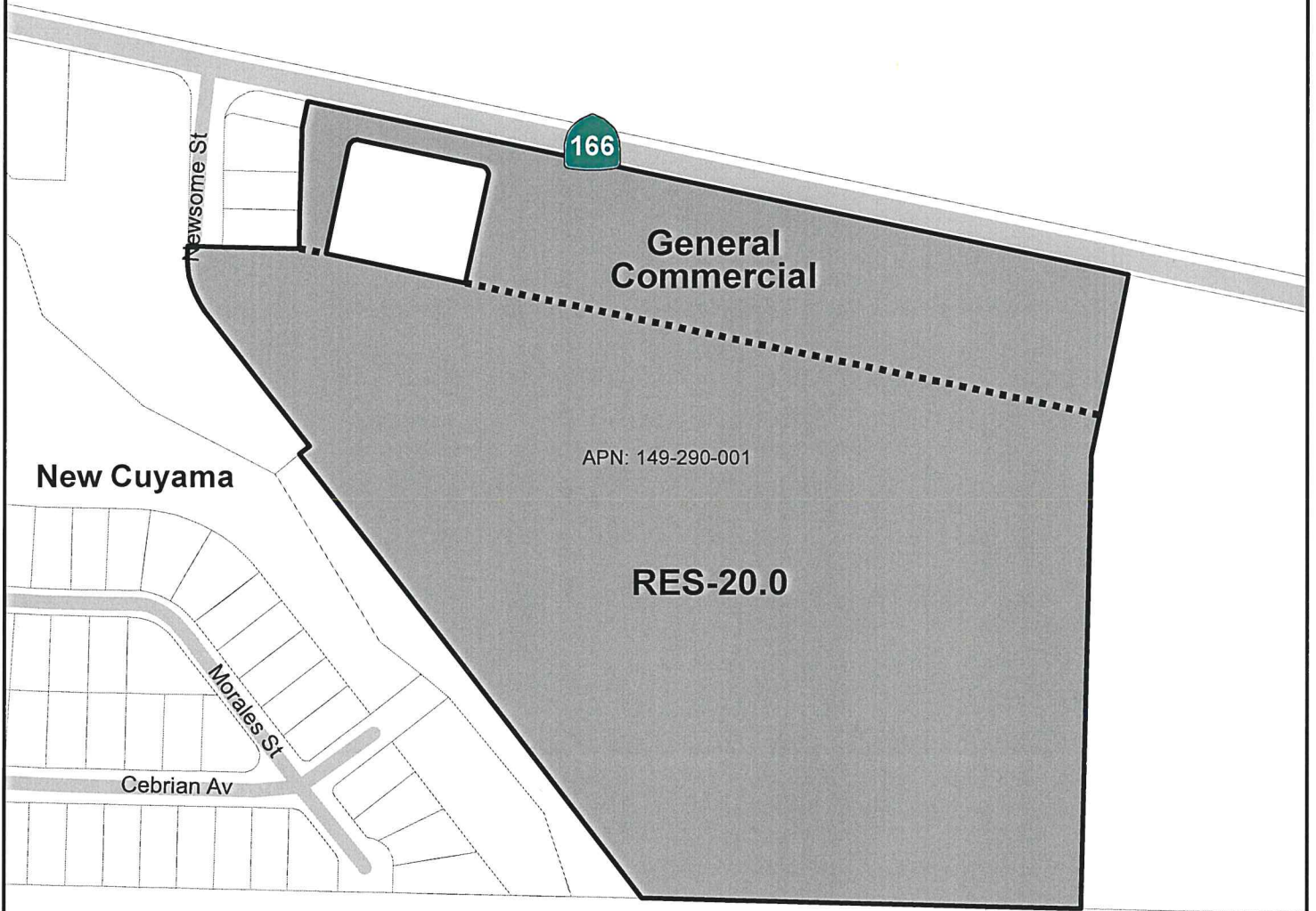
Mooncrest Ln



0 200 Feet


**Exhibit 3D-6
Blue Sky**

 Proposed Land Use Change



0 300 Feet

**Exhibit 3D-7
Element Church**

 Proposed Land Use Change


APN: 103-080-048

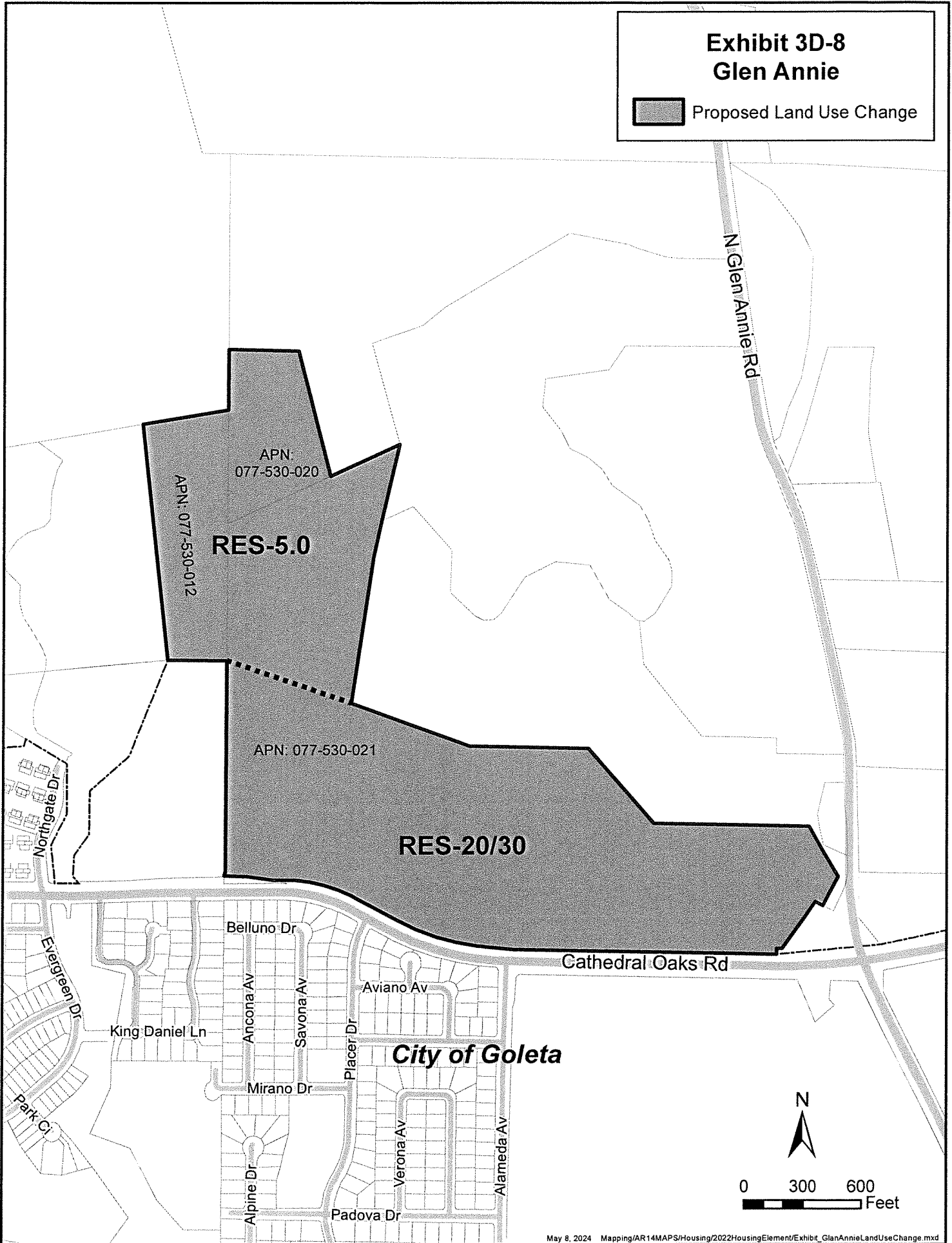
RES-20/25
(0.8 Acres)




0 200
Feet

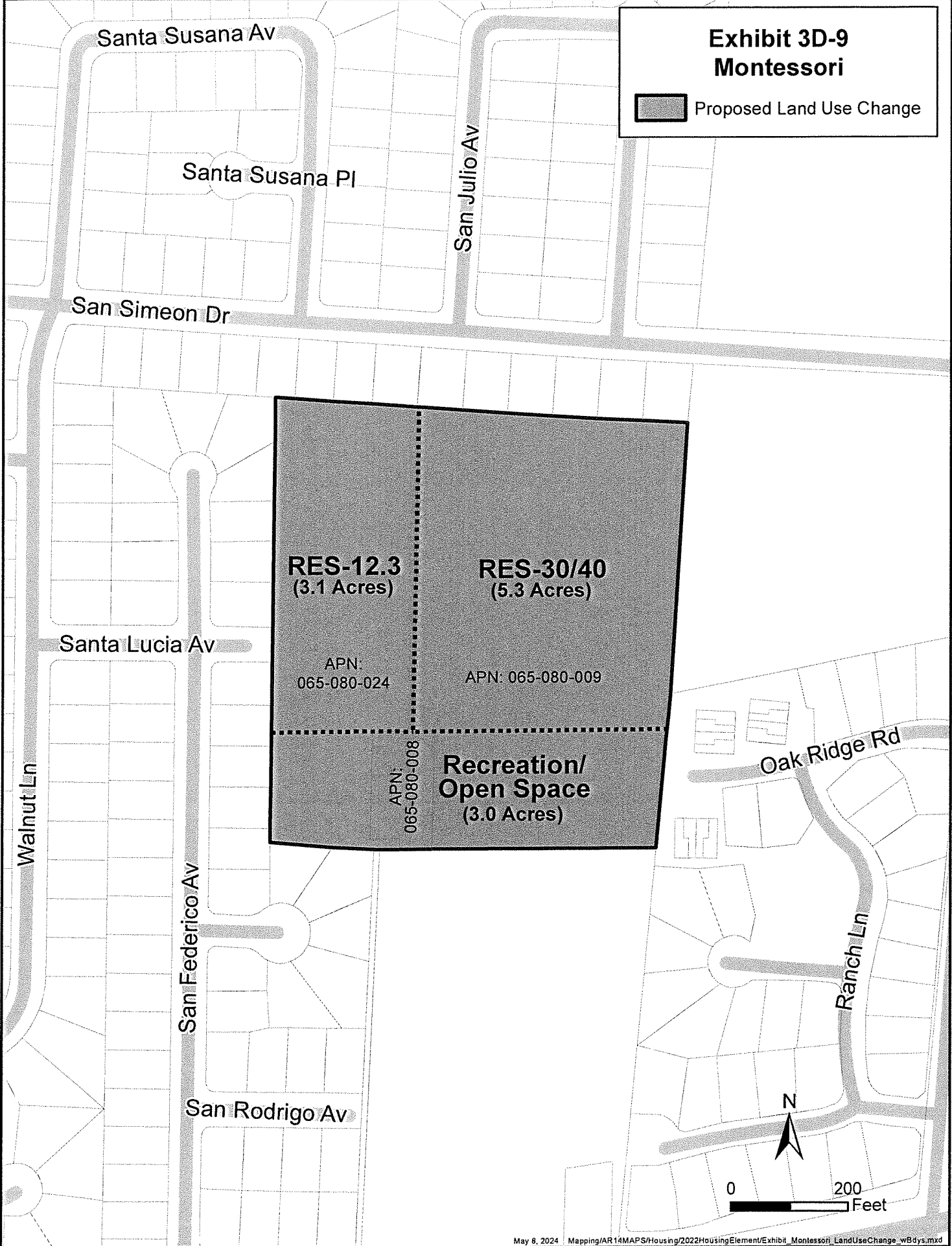
Exhibit 3D-8 Glen Annie

 Proposed Land Use Change



**Exhibit 3D-9
Montessori**

 Proposed Land Use Change



RES-12.3
(3.1 Acres)

APN:
065-080-024

RES-30/40
(5.3 Acres)

APN: 065-080-009

APN:
065-080-008

**Recreation/
Open Space**
(3.0 Acres)

**ATTACHMENT 3, EXHIBIT E: ASSESSOR'S PARCEL NUMBERS FOR GOLETA
COMMUNITY PLAN LAND USE DESIGNATION MAP AMENDMENT**

077-530-012 (Glen Annie)

077-530-020 (Glen Annie)

077-530-021 (Glen Annie)

G:\GROUP\COMP\Comp Plan Elements\Housing\2024-32 Housing Element\Implementation\Program 1 (Rezones)\BOS 4.30.24\Attachment 3 Exhibit E
APNs for GCP LUD Map Amendment.docx