

ATTACHMENT 3

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

IN THE MATTER OF AMENDING THE) RESOLUTION NO. 12- _____
GOLETA PLANNING AREA LAND USE MAP)
OF THE GOLETA COMMUNITY PLAN.) CASE NO.: 11GPA-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. On July 20, 1993, by Resolution No. 93-402, the Board of Supervisors of the County of Santa Barbara adopted the Goleta Community Plan Land Use Map.
- B. It is now deemed 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 to amend the Coastal Land Use Plan by adopting an amendment to the Goleta Planning Area Land Use Map of the Goleta Community Plan (Case No. 11GPA-00000-00004), by changing the land use designation of Assessor Parcel Number 075-020-005 from Multi-family Residential, 20 units per acre, to Multi-family Residential, 30 units per acre.
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on said proposed amendment in a public hearing in compliance with Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board in compliance with Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, in compliance with Section 65355 of the Government Code on the proposed amendment where the amendment was 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. In compliance with Section 65356 of the Government Code, the above described change is hereby adopted as an amendment to the Goleta Planning Area Land Use Map of the Goleta Community Plan portion of the Coastal Land Use Plan.
- 3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
- 4. In compliance with Government Code Section 65357 the Clerk of the Board 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 ____ day of _____, 2012, by the following vote:

AYES:
NOES:
ABSTAINED:

ABSENT:

DOREEN FARR, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By *Rachel J. Muller*
Deputy County Counsel

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING THE TEXT OF SECTION 35-77, SR-H ZONE DISTRICT, TO ESTABLISH A NEW DENSITY OF 30 UNITS PER ACRE AND ESTABLISH NEW CRITERIA TO APPLY TO PARCELS REZONED TO SAID DENSITY, AND BY AMENDING THE GOLETA COMMUNITY PLAN ZONING SOUTHERN SECTION ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 075-020-005 FROM SR-H-20 TO SR-H-30.

Case No. 11ORD-00000-00034

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

SECTION 1:

DIVISION 4, Zoning Districts, of the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 77.6 (Lot Size/Density), of Section 35-77 (SR-H High Density Student Residential), to read as follows:

Sec. 35-77.6 Lot Size/Density.

1. The maximum density for each lot zoned SR-H shall be specified by a number following the SR-H on the lot on the applicable Santa Barbara County Zoning Map and said number represents the maximum number of dwelling units per gross acre permitted on such lot, as follows:

District Designation	Dwelling Units Per Gross Acre
SR-H-20	20
<u>SR-H-30</u>	<u>30</u>

2. The proposed development shall be located upon a lot having a minimum net lot width of 65 feet and a minimum net lot area of 7,000 square feet.
3. A building or structure may be located upon a smaller lot if such lot, either:
 - a. Is eligible for a Certificate of Compliance, or a Conditional Certificate of Compliance with all conditions satisfied, and such lot was, at the time of its creation, in conformity with the zoning ordinance then in existence, except for fraction lots; or
 - b. Was approved under provisions of the State Subdivision Map Act and/or local ordinances adopted pursuant thereto.
4. For lots which have 100 feet or more of street frontage, buildings shall be sited in such a manner so as to avoid a continuous stretch of buildings along the street frontage by clustering the buildings on one side of the lot, breaking up the development into more than one building, or through other architectural design features to reduce the visual impact of the building(s).
5. All development on lots rezoned to the SR-H-30 zone district shall be in compliance with the following:
 - a. No permits for development, including grading, shall be issued except in conformance with a Final Development Plan approved in compliance with Section 35-174 (Development Plans).
 - b. All projects shall include 100 percent of all new units to be made available for purchase or for rent to affordable income households, subject to the County's Affordable Housing

Program criteria and formulas established for very low, low, lower-moderate and upper-moderate income household categories.

- c. All projects shall record an affordable housing agreement and resale and rental restrictive covenant, or such other document approved as to form by the County Counsel, which outlines (1) the sales and/or rental prices for the various types of units to be established, and (2) provisions for the sale, resale, renting and restrictions that will be applicable to the project and which ensure the continued availability of units for purchase or occupancy by persons of very low, low, lower-moderate and upper-moderate incomes for a minimum of 30 years. The 30-year affordability term of the requirement shall re-start with each sale of an affordable unit, for a maximum period of 60 years.

SECTION 2:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties District Boundaries," of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby repealed as they related to Assessor's Parcel Number 075-020-005, shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 3:

In compliance with Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties District Boundaries," of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, 2012, which amends the zoning designation of Assessor's Parcel Number 075-020-005 from SR-H-20 to SR-H-30, and which is made a part of said Section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 4:

Except as amended by this Ordinance, DIVISION 1, In General, and DIVISION.4, Zoning Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2012, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

DOREEN FARR, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By *Rainald J. Mullin*
Deputy County Counsel

EXHIBIT A

ZONING MAP

Case No. 11ORD-00000-00034

