

ATTACHMENT 5

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 35.24.070-CM-LA ZONE ADDITIONAL STANDARDS, TO ALLOW FOR RESIDENTIAL DEVELOPMENT ON ALL FLOORS OF BUILDINGS THAT ABUT (1) A SECONDARY STREET ON A LOT WITHOUT A BELL STREET FRONT LINE; AND/OR (2) A THROUGH STREET, ON PARCELS ZONED CM-LA WITHIN LOS ALAMOS ALONG THE BELL STREET CORRIDOR.

Case No. 17ORD-00000-00016

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

SECTION 1:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.24.070, CM-LA Zone Additional Standards, of Chapter 35.24, Commercial Zones, to read as follows:

35.24.070 - CM-LA Zone Additional Standards

Proposed development and new land uses within the CM-LA zone shall comply with the following standards in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

- A. Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 20 feet.
- B. Determining the front line of lot for properties in the CM-LA zone.** For the purposes of the CM-LA zone district, all lots (including through lots and corner lots) with a front line abutting Bell Street shall be considered to have a front line on Bell Street unless the review authority finds that reasonable development of the property would be precluded.
- C. Streets in the CM-LA zone.** Streets that are located parallel to Bell Street (Waite, Leslie, and portions of Main Street) shall be considered through streets. Streets that are located perpendicular to Bell Street (Centennial Street) shall be considered secondary streets.
- D. Limitations on bedrooms, floor area, uses, and location of dwelling units in the CM-LA zone.**
 - 1. A residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot.

2. Dwelling units are only permitted above the ground floor of buildings that abut:
 - a. Bell Street; and/or
 - b. A secondary street on a lot with a Bell Street front line, unless the majority of the building façade abuts a through street as shown in Figure 2-1a.
3. Dwelling units are permitted on all floors of buildings that abut:
 - a. A secondary street on a lot without a Bell Street front line; and/or
 - b. A through street.
4. Dwelling unit access from Bell Street is prohibited.

E. Commercial buildings in CM-LA zone.

1. Commercial uses are allowed on all floors of buildings.
 - a. Only commercial uses are permitted on the ground floor of buildings that abut:
 - (1) Bell Street; and/or
 - (2) A secondary street on a lot with a Bell Street front line, unless residential uses are allowed on all floors in compliance with Subsections D.2 and D.3 above.
2. The floor area devoted to commercial uses is limited by the setbacks and build-to-lines shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
3. Buildings with a Bell Street frontline shall be commercial on the ground floor.

F. Setbacks and Build-to-Lines for structures. The setbacks in Table 2-18 apply as measured from the front line. Buildings shall be located within the shaded area shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures) below.

Table 2-18 Setbacks and Build-to Lines for Structures

Building front line abutting Bell Street.	
a.	Bell Street setback: Zero ft.
b.	Secondary street setback: zero ft.
c.	Side setback: Zero ft., however, exceptions may be allowed by the review authority for side setbacks that provide access to commercial parking and enhance pedestrian circulation. However, in no case shall the distance between buildings on the subject lot and on an adjacent lot abutting Bell Street exceed 10 ft.
d.	From building rear build-to-line: 80 ft. maximum from edge of lot frontage.
Building front line not abutting Bell Street.	
1.	Through street setback: Minimum five ft., not to exceed 15 ft.
2.	Rear setback when not adjacent to street: None required, however if provided shall be a maximum of 10 ft.
3.	Secondary street setback: None required, however, if provided shall not exceed 10 ft.
4.	Side setback: None required, however, if allowed by the review authority, shall not exceed 10 ft., unless additional setback area is needed to accommodate a driveway, in which case, the maximum setback shall be equivalent to the minimum required driveway width.
5.	Front building rear build-to-line: 60 ft. maximum from the edge of lot front line.

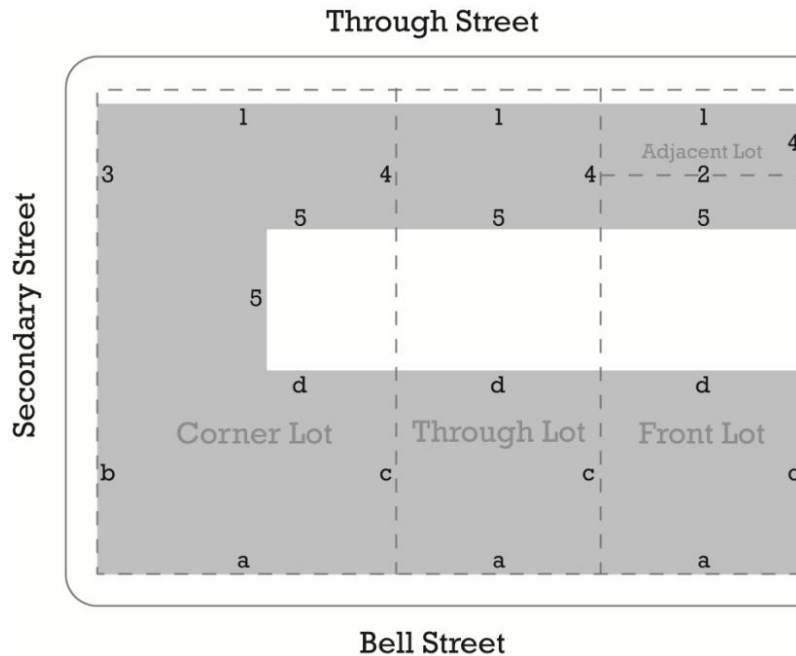


Figure 2-1 – Setbacks and Build-to-Lines for Structures

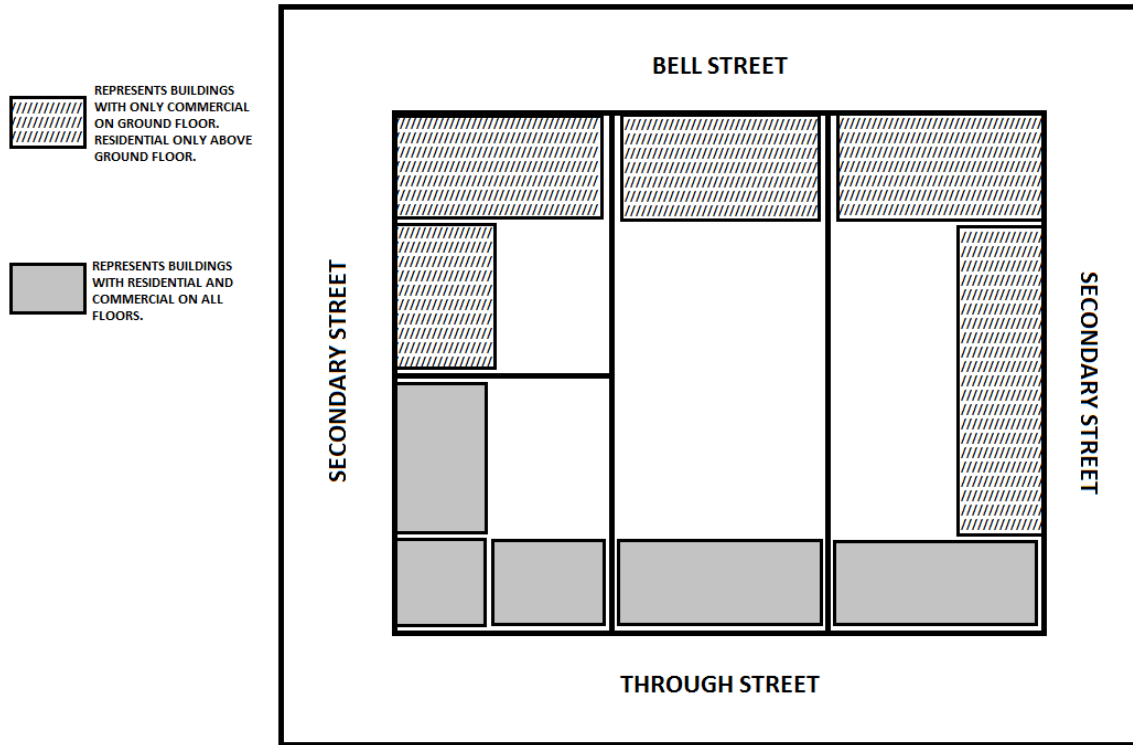


Figure 2-1a - Allowed Building Uses

SECTION 2:

Except as amended by this Ordinance, Article 35.2 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 3:

This Ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage 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 13th day of March, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DAS WILLIAMS, 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:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel