



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 and  
Development  
**Department No.:** 053  
**For Agenda Of:** Set Hearing on  
March 1, 2016 for  
March 15, 2016  
**Placement:** Departmental  
**Estimated Time:** 1 hour on 3/15/2016  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Glenn S. Russell, Ph.D., Director, Planning and Development  
Director(s) 568-2085  
Contact Info: Matthew Schneider, Deputy Director, Long Range Planning  
568-2072

**SUBJECT:** Isla Vista Master Plan Update  
Third Supervisorial District

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**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:**

That the Board of Supervisors:

On March 1, 2016, set a hearing for March 15, 2016 to consider adoption of the Isla Vista Master Plan Update.

On March 15, 2016, your Board's action should include the following:

- a) Make the findings for approval, including CEQA findings (Attachment 1);
- b) Certify the Isla Vista Master Plan Final Supplemental Environmental Impact Report (Final SEIR) (County Environmental Document No.14-EIR-02) (State Clearinghouse No. 2003101095) (Attachment 2), including the EIR Revision Letter (Attachment 3);
- c) Adopt a Resolution amending the Coastal Land Use Plan of the Santa Barbara County Comprehensive Plan, Goleta Community Plan, to incorporate the amended Isla Vista Master Plan (Attachment 4) as an appendix to the Goleta Community Plan; and to adopt revisions to the

Parks, Recreation and Trails (PRT-3) map by revising the trails within the Isla Vista Master Plan Area (Case No. 14GPA-00000-00007) (Attachment 5);

- d) Adopt a Resolution amending the Coastal Land Use Plan of the Santa Barbara County Comprehensive Plan to incorporate policies specific to the Isla Vista Master Plan area (Case No. 15GPA-00000-00004) (Attachment 6);
- e) Adopt an Ordinance rescinding Ordinance No. 4649 in its entirety including all revisions to Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code (Case No. 15ORD-00000-00011) (Attachment 7);
- f) Adopt 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 existing Goleta Community Plan Zoning South map and adopting a new Isla Vista Master Plan Zoning map (Case No. 15ORD-00000-00009) that rezones certain lots to apply the new Mixed Residential Design and Community Mixed Use zones and implements the Isla Vista Master Plan Overlay to the Isla Vista Master Plan Area (Case No. 15RZN-00000-00006) (Attachment 8);
- g) Consider the introduction (first reading) of an Ordinance amending Ordinance No. 4650 which established an in-lieu parking fee program for the Community Mixed Use zone in the Isla Vista Master Plan Area by updating the in-lieu fee program (Case No. 15ORD-00000-00010) (Attachment 9); and
- h) Consider the introduction (first reading) of an Ordinance amending the Santa Barbara County Code, Chapter 23B, Permit Parking Program, by amending Section 23B-15, Isla Vista Permit Parking Program (Case No. 15ORD-00000-00005) (Attachment 10).
- i) Set a hearing on the Administrative agenda of April 5, 2016 to:
  - i) Adopt (second reading) an Ordinance amending Ordinance No. 4650 which established an in-lieu parking fee program for the Community Mixed Use zone in the Isla Vista Master Plan Area by updating the in-lieu fee program (Case No. 15ORD-00000-00010) (Attachment 9);
  - ii) Read the title of the Ordinance, Case No. 15ORD-00000-00010, amending Ordinance No. 4650 (Attachment 9), and waive the reading of the Ordinance in full;
  - iii) Adopt (second reading) an Ordinance amending the Santa Barbara County Code, Chapter 23B, Permit Parking Program, by amending Section 23B-15, Isla Vista Permit Parking Program (Case No. 15ORD-00000-00005) (Attachment 10); and
  - iv) Read the title of the Ordinance, Case No. 15ORD-00000-00005, amending the Santa Barbara County Code, Chapter 23B, Permit Parking Program, by amending Section 23B-15, Isla Vista Parking Program (Attachment 10), and waive the reading of the Ordinance in full.

Refer back to staff if the Board of Supervisors takes other than the recommended actions for appropriate findings.

### **Summary Text:**

The proposed Isla Vista Master Plan Update (IVMP Update) amends the Isla Vista Master Plan (IVMP) adopted by the Board of Supervisors in 2007. The IVMP and associated County zoning ordinance amendments were submitted to the California Coastal Commission (CCC) in 2007; however, the Local Coastal Program (LCP) amendment submittal was never deemed complete by the Coastal Commission staff, and therefore not considered for certification by the CCC.

The IVMP Update responds to issues raised by Coastal Commission staff including amendments to IVMP Parking and Transit Action 1.1 and Action 1.3 which would establish an on-street parking monitoring and reporting program in Isla Vista, in-lieu of a formal permit parking program, to assess on-street parking capacity and vacancy rates in the community to ensure adequate capacity is available for existing land uses and build-out of the IVMP. The project also includes focused parcel rezones for two County-owned parcels on Embarcadero del Mar to provide greater flexibility for public use. Additionally, the update removes references to the Redevelopment Agency throughout the IVMP as well as its adopting resolutions and ordinances.

### **Background:**

The Plan Area is located in the unincorporated community of Isla Vista, which is located approximately nine miles west of the City of Santa Barbara. Isla Vista is situated on a coastal bluff overlooking the Pacific Ocean and surrounded on three sides by the University of California, Santa Barbara (UCSB). The predominately urban community is a half square mile in size, or 320 acres, and is comprised of multi-residential housing, a small commercial downtown, a neighborhood of single family homes, and numerous public parks. The Isla Vista Planning Area extends from Camino Majorca Road on the west, the UCSB main campus on the east, and the Pacific Ocean on the south.

On August 21, 2007, the Board of Supervisors adopted the IVMP and certified the Final EIR for the project. The IVMP encourages mixed-use development in the downtown area and multi-family residential development in the central and northern areas, establishes incentive programs to encourage community revitalization and infill, and implements a form-based code to provide urban design standards supporting the efficient use of land.

### **Isla Vista Master Plan Update**

The IVMP Update is necessary to address several issues which have occurred since the Board of Supervisors adopted the IVMP in 2007.

*Coastal Commission Certification:* Isla Vista is located in the coastal zone and the IVMP and associated Local Coastal Program (LCP) amendments require certification by the California Coastal Commission (CCC). The IVMP and associated County zoning ordinance amendments were submitted to the CCC in 2007; however, the LCP submittal package was never deemed complete by Coastal Commission staff, and therefore not considered for certification by the CCC. CCC staff was concerned about adequate on-street parking capacity to accommodate the IVMP build-out and potential impacts to coastal access associated with the proposed permit parking program.

*Redevelopment Agency Dissolution:* In 2012, the State of California dissolved redevelopment agencies throughout California, leaving the County of Santa Barbara to take over as the Successor Agency to the

former Isla Vista Redevelopment Agency. The IVMP, as well as the adopting resolutions, make several references to the Redevelopment Agency and assign responsibility to the Agency. Since its dissolution, the responsibilities have been shifted to the County of Santa Barbara, and these changes are reflected in the updates to the Isla Vista Master Plan.

Greenhouse Gas Emission CEQA Analysis: Since the IVMP was adopted in 2007, Senate Bill 97 was enacted which requires lead agencies to analyze the greenhouse gas (GHG) emissions of proposed projects. As a result, the IVMP Update incorporated GHG analysis into the Supplemental EIR for the project.

Coastal Zoning Ordinance: At the time of adoption, the County had begun an effort to incorporate the Coastal Zoning Ordinance (Article II) into the Santa Barbara County Land Use and Development Code (LUDC). The IVMP zoning ordinance amendments adopted by the Board of Supervisors were adopted as amendments to the LUDC, per Ordinance No. 4649. However, the Coastal LUDC was not certified and the ordinance changes have been reformatted into Article II (Attachment 8) as part of the IVMP Update.

## **1.0 Project Description**

### **1.1 Comprehensive Plan/Coastal Land Use Plan/Local Coastal Program Amendments**

The proposed IVMP Update includes the following Comprehensive Plan/Coastal Land Use Plan amendments:

- a. IVMP Parking and Transit Section Amendments: The IVMP Update includes an amendment to Parking and Transit Policy 1 and Parking and Transit Action 1.1 as well as the addition of Parking and Transit Action 1.3.
  - Parking and Transit Action 1.1 establishes an on-street parking monitoring and reporting program to assess on-street parking capacity and vacancy rates in Isla Vista, as well as a threshold for determining when a formal permit parking program will be required.
  - Parking and Transit Action 1.3 includes Article II (Coastal Zoning Ordinance) amendments which identify mechanisms for satisfying on-site parking requirements in the Community Mixed Use (CM) zone district in lieu of the required number of parking spaces for Article II, Division 6 (Parking Regulations).
- b. Removes references to the County Redevelopment Agency. All Redevelopment Agencies in the State of California, including the County of Santa Barbara Redevelopment Agency, were eliminated on February 1, 2012, pursuant to ABXI 26 (the “Dissolution Act”). References to the County Redevelopment Agency, therefore, are proposed to be eliminated and replaced with references to the County of Santa Barbara, as appropriate.
- c. The Goleta Community Plan will be amended to incorporate the Isla Vista Master Plan as an appendix to the Goleta Community Plan. The Parks, Recreation, and Trails PRT-3 map

within the Goleta Community Plan will also be updated to address minor revisions within the Isla Vista Plan Area (Attachment 5).

- d. Coastal Land Use Plan text amendments: Resolution No. 07-259, adopted by the Board in 2007, generally described proposed Coastal Land Use Plan (CLUP) text amendments associated with the IVMP, including: criteria for adjustments to the 100 ft. Anisq'Oyo Park wetland buffer zone; and a new policy that states development within the IVMP Planning Area shall comply with the policies and standards identified in the IVMP. While these policies were generally described the specific text and figure amendments were omitted from Resolution No. 07-259.

Attachment 6 is a Resolution to amend the CLUP which clarifies the text amendments generally described in Resolution No. 07-259 by incorporating the specific CLUP text and figure amendments originally proposed as part of the 2007 IVMP.

*Discussion:* Board of Supervisors adoption of the Isla Vista Master Plan in 2007 included a proposal to establish a formal on-street permit parking program. The parking program included a residential parking permit system, daily parking permits for guests and visitors, and potential parking meters at key locations including Del Playa Drive. Coastal Commission staff was concerned with how the on-street parking permit program would impact coastal access and if there was adequate on-street parking capacity to accommodate build-out of the IVMP.

To address issues raised by the Coastal Commission staff, Planning and Development staff evaluated several previous on-street parking surveys in Isla Vista and conducted additional coastal access user surveys. The survey data and assessment of impacts upon coastal access is included in the Isla Vista Master Plan Final SEIR, Appendix C (Attachment 2). Findings from the survey data support County staff's recommendation to pursue an active on-street parking survey and monitoring program (Parking and Transit Action 1.1) in lieu of establishing a formal permit parking program. Survey findings include:

- Peak on-street parking demand in the vicinity of the five Isla Vista coastal access points is below a threshold of 85% occupancy
- 78% of coastal access users at the five Isla Vista coastal access points are internal to Isla Vista
- On-street parking spaces have increased by 31% (+838 spaces) over the last 10 years
- Implementation of alternative transportation projects and programs has had a positive effect on on-street parking availability
- IVMP build-out increases the amount of available on-site parking by 183 spaces when comparing future parking supply versus parking demand

Per Parking and Transit Action 1.1, the County would conduct on-street parking surveys annually while UCSB and Santa Barbara City College (SBCC) are in session. If the parking surveys show a parking vacancy rate below 15% for two consecutive survey periods, the County

will increase parking surveys to occur two times a year. If the bi-annual parking surveys show a parking vacancy rate below 15% for three consecutive UCSB Quarters surveyed, the County will implement a permit parking program, or other appropriate measure to increase parking vacancy rates. If the bi-annual parking surveys show a parking vacancy rate above 15%, the County will resume conducting parking surveys annually.

Parking and Transit Action 1.1 also requires the County to hold a community meeting in Isla Vista to seek input on future parking survey methodology prior to hiring a consultant to conduct parking surveys. The Planning Commission recommended this additional requirement based on input received from the Isla Vista community.

## 1.2 Property Re-Zone

The IVMP Update includes focused parcel re-zones which provide a public benefit. Two County-owned parcels currently zoned as Retail Commercial (C-2) are proposed to be re-zoned to Community Mixed Use (CM-40) (See Figure 1). The proposed re-zones provide greater flexibility for public uses of the parcels and greater alignment with the IVMP goals and objectives.

## 1.3 Ordinance Amendments

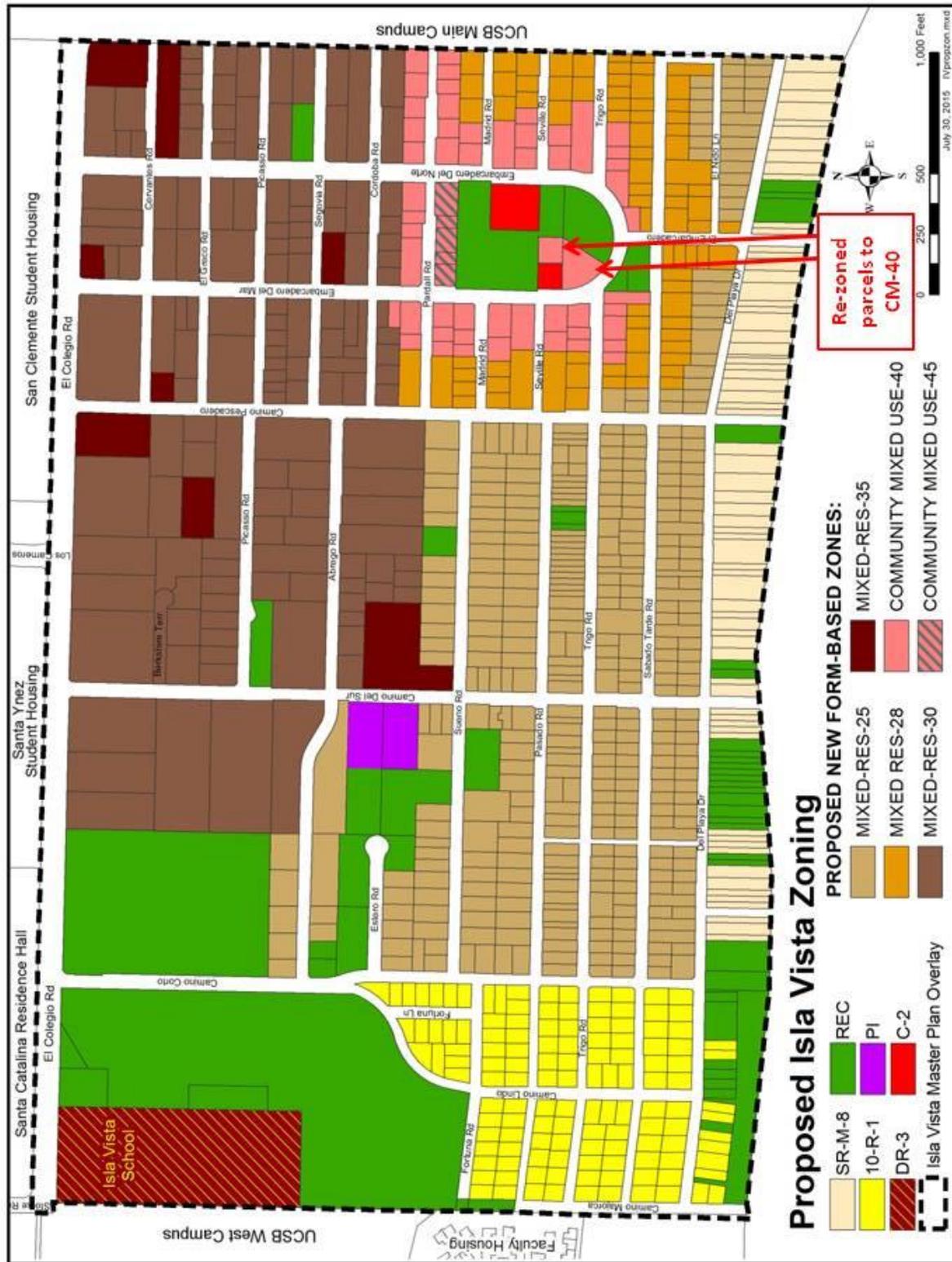
The IVMP Update includes the following ordinance amendments:

- a. Rescind Ordinance No. 4649 in its entirety (Attachment 7); and
- b. Amend Article II (Santa Barbara County Code, Chapter 35, Coastal Zoning Ordinance) (Attachment 8) to include the following:
  - Re-adopt zoning ordinance requirements originally approved by the Board of Supervisors in 2007 per Ordinance No. 4649, including the proposed new zone districts within the Isla Vista Master Plan Area (Community Mixed Use (Section 35-340) and Mixed Residential Design (Section 35-350)); and
  - Adopt new Article II amendments per the IVMP update, including:
    - i. Add new zoning overlay Division 17 titled “Isla Vista Master Plan Overlay District”; and
    - ii. New parking regulations for CM zone district. These new regulations include mechanisms for satisfying on-site parking in-lieu of providing the required number of parking spaces (Section 35-340.J.6). Examples include: car share, leased off-site parking spaces at UCSB, utilization of the County’s in-lieu fee program.

*Discussion:* In 2007, when the Board of Supervisors adopted the Isla Vista Master Plan, the County had begun an effort to incorporate the Coastal Zoning Ordinance (Article II) into the

Santa Barbara County Land Use and Development Code. The Isla Vista Master Plan zoning ordinance amendments adopted by the Board of Supervisors were adopted as amendments to the

Figure 1: Proposed Parcel Re-Zones - Isla Vista Master Plan Area



LUDC per Ordinance No. 4649. Since the Board of Supervisors ultimately decided not to pursue the Article II/LUDC conversion project, it is necessary to rescind Ordinance No. 4649 in its entirety (Attachment 7), and adopt a new Article II Coastal Zoning Ordinance amendment (Attachment 8) which incorporates the Isla Vista Master Plan new zone districts and associated zoning ordinance requirements originally adopted by the Board of Supervisors in 2007, as well as the focused zoning ordinance amendments included in the IVMP update.

## **2.0 Additional Board Actions**

Two additional ordinance amendments will be presented to the Board of Supervisors for their consideration: one is an amendment to the Santa Barbara County Code Chapter 23B-15, and the other is an amendment to Ordinance No. 4650 – Isla Vista In-Lieu Parking Fee Program. Both the County Code § 2-25.2(b)(1) and Government Code § 65853 *et seq.* limit the jurisdiction of the Planning Commission to zoning ordinances and recommendations to the Board of Supervisors on legislative items. Therefore, the County Planning Commission did not make a recommendation to the Board of Supervisors on either of these ordinances. Information on these ordinances is presented below.

County Code Section 23B-15 (Isla Vista Permit Parking Program) is being amended to incorporate information about when a permit parking program in Isla Vista would be established (Attachment 10). Should the parking vacancy rates in Isla Vista decrease and trigger the need for a permit parking program, the foundation for such a program would already be in place.

Ordinance No. 4650, which established the in-lieu fee program within the Isla Vista Master Plan area, is being amended to remove references to the Redevelopment Agency (Attachment 9). This program addresses build-out within the IVMP area and provides a mechanism for providing off-site parking, typically for commercial use only.

These two ordinances are not part of the County's Local Coastal Program and will not be submitted to the CCC for certification. The ordinances shall take effect and be in force 30 days from Board approval of the second reading of the ordinances.

## **3.0 Environmental Review**

On August 21, 2007, the Board of Supervisors certified the original Isla Vista Master Plan EIR (SCH #2003101095). The California Environmental Quality Act (CEQA) Guidelines Section 15163(a)(2) states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. The County prepared a Supplemental EIR (SEIR) for the IVMP Updates since only minor additions and changes would be necessary to make the previously certified EIR adequately apply to the focused IVMP update. In addition, the focused update to the IVMP does not result in new significant environmental effects or substantial increases in the severity of the previously identified significant environmental effects.

Section 6.0 of the September 2, 2015 Planning Commission staff report (Attachment 11) provides a detailed summary of the IVMP Final Supplemental EIR (Final SEIR). The entire Final SEIR (Attachment 2) can be reviewed on the Internet at:

<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>

*EIR Revision Letter* – Since publication of the Final SEIR in September 2015, the Planning Commission recommended several changes to the IVMP Update. The changes are minor and a Revision Letter to the Final SEIR has been prepared and is included as Attachment 3 to this Board Letter. As discussed in the Revision Letter, the minor changes would not result in any new, changed, or unmitigated environmental impacts nor would they cause changes to the conclusions of the impacts analysis in the Final SEIR, or deprive the public of meaningful opportunity to comment.

#### **4.0 Planning Commission Recommendation**

The IVMP Update was reviewed by the County Planning Commission at their September 2, 2015 and November 4, 2015 hearings. The Planning Commission received public comments and reviewed and considered the proposed project and Final SEIR. The Planning Commission recommended the Board of Supervisors approve the IVMP Updates and certify the Final SEIR (Planning Commission Action Letter – Attachment 13).

In a second motion, the Planning Commission recommended the Board of Supervisors seek alternatives to address the parking shortages in Isla Vista and incorporate this action into the Planning and Development Annual Work Program. Staff has identified the “IV Parking Strategy Development” project as a recommended new project in the 2016-2017 Annual Work Program which will be presented to the Board for consideration during budget workshops in April 2016.

#### **5.0 Coastal Commission Certification**

Once the IVMP Update is adopted by the Board of Supervisors, the County will submit the adopted Board resolutions and ordinance amendments to the Coastal Commission for certification. The Board resolutions and ordinance amendments will replace and update the comparable 2007 IVMP LCP amendments previously submitted to the Coastal Commission.

### **Fiscal and Facilities Impacts:**

Budgeted: Yes

### **Fiscal Analysis:**

The IVMP Update was prepared as part of a Board of Supervisors-approved project. Staff salaries and other costs were included in the County’s budget under Planning and Development Department, Long Range Planning Division’s Operating Expenditures (General Fund Contribution). Long Range Planning Division’s budget, including the IVMP Update, is on page D-295 of the County of Santa Barbara’s Operational Plan for 2015-2017. Total project cost to date is \$93,564. There are no facilities impacts. Implementation of the IVMP occurs through the development review process and there will be no cost to the County. Future IVMP action items would require Board approval and funding prior to implementation as part of work program and other department budgets.

**Special Instructions:**

Planning and Development Department will fulfill noticing requirements. The Clerk of the Board shall provide a copy of the executed resolutions and ordinance amendments and Board minute order(s) to Planning and Development, attn: David Villalobos.

**Attachments:**

1. Findings for Approval
2. Final Supplemental Environmental Impact Report (14EIR-00000-00002) (See link below)  
<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>
3. EIR Revision Letter (RV 01)
4. IVMP – March 2016 (See link below)  
<http://longrange.sbcountyplanning.org/planareas/islavista/islavista.php>
5. Resolution amending Goleta Community Plan/PRT-3 map
6. Resolution amending the Coastal Land Use Plan
7. Ordinance to rescind Ordinance No. 4649
8. Ordinance amending Article II
9. Ordinance amending Ordinance No. 4650 – In-Lieu Parking Fee Program
10. Ordinance amending County Code, Chapter 23B –Permit Parking Program
11. Planning Commission Staff Report – September 2, 2015
12. Planning Commission Staff Memorandum – November 4, 2015
13. Planning Commission Action Letter – November 4, 2015
14. Public Comments to the Planning Commission

**Authored by:**

David Lackie, Supervising Planner (805) 568-2023