



**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: County Executive Office
Department No.: 990
For Agenda Of: 8/14/07
8/21/07
Placement: 8/14 Admin
8/21 Dept
Estimated Tme: 90 minutes on 8/21
Continued Item: No
If Yes, date from:
Vote Required: Yes

TO: Board of Supervisors
FROM: Department Michael Brown, County Executive Officer
Director(s)
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer (x 3412)
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)
SUBJECT: Adoption of the Isla Vista Master Plan and Environmental Impact Report

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

Set a hearing for August 21, 2007 for the Board of Supervisors to consider final recommendations regarding adoption of the Isla Vista Master Plan and related resolutions and implementing ordinances, as follows:

1. Certify the Final EIR (03-EIR-08) for the Isla Vista Master Plan including the EIR Revisions Memorandum RV1 (IVMP) dated August 2, 2007 (Attachment 16) which describes the possible environmental effects of adding the Isla Vista Built-Right Incentive Program into the Plan and includes a Revised Mitigation Monitoring and Reporting Program (Attachment 19);
2. Adopt the CEQA Findings of Fact and Statement of Overriding Considerations (Attachment 17).
3. Adopt a resolution approving the Isla Vista Master Plan dated April 2007 (Attachment 9) including a new IVMP Housing Policy (Isla Vista Built-Right Housing Incentive Program) as set forth in Attachment 8.
4. Adopt a resolution approving amendments to the Local Coastal Program 07GPA-00000-00002 including changes to the text and maps of the Coastal Land Use Plan for Isla Vista (Attachment 18).
5. Adopt an ordinance 07ORD-00000-00005, 07RZN-00000-00005 (Attachment 14) that:
 - a. Amends the text of the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, by adding a new Mixed Residential Design (MRD) Zone and a new Commercial Mixed Use (CM) Zone, and by making other minor revisions, and

- b. Amends the County Zoning Map to rezone certain properties located within the Isla Vista Area to the MRD and CM zones at the densities specified in Exhibit 1 of the ordinance, to implement the Isla Vista Master Plan.
6. Adopt a resolution amending the County Circulation Element 07GPA-00000-00005 and the Goleta Community Plan 07GPA-00000-00006 (Attachment 10)
7. Adopt a resolution approving the Downtown Isla Vista Design Guidelines (Attachment 11).
8. Introduce (first reading) an ordinance establishing an In-Lieu Parking Fee Program (Attachment 13). Set a second reading to adopt ordinance on August 28, 2007.
9. Adopt a resolution amending the County Comprehensive Plan Parks, Recreation and Trails Map, PRT-3, of the Land Use Element 07GPA-00000-00007 (Attachment 12).
10. Adopt a resolution (Attachment 15) submitting amendments to Santa Barbara County's Local Coastal Program related to the Isla Vista Master Plan adoption to the California Coastal Commission.

Summary Text:

This item is on the agenda to adopt the Isla Vista Master Plan (IVMP). The Plan Area, comprised of about 320 acres, is an unincorporated area adjacent to the University of California, Santa Barbara and near the City of Goleta. The IVMP updates the land use and zoning designations, policies, and development standards within the Plan Area. The Plan is intended to:

- Address public infrastructure problems
- Reduce automobile dependency
- Revitalize the Isla Vista downtown
- Develop and up-grade the housing stock for all income levels

The IVMP proposes changes to the Local Coastal Land Use Plan, Zoning Ordinance and Redevelopment Plan, while identifying individual projects to support revitalization of Isla Vista. Those changes include:

- Updating the zoning ordinance to allow mixed use development in downtown Isla Vista and higher density multi-residential development in northern and central areas of the community
- Establishing urban design standards to improve the quality of new development, and
- Revising County transportation policies for Isla Vista to encourage infill projects.

Specific infrastructure projects identified in the IVMP and evaluated in the draft EIR include: streetscape enhancements in downtown Isla Vista, improvements to Anisq'Oyo' Park, a downtown parking structure, and the Isla Vista Community Center.

The Plan does not propose major land use changes in Isla Vista, nor does it give the Redevelopment Agency the power to force large scale redevelopment. Instead, the Plan utilizes an incentive-based approach to encourage redevelopment to occur. Those proposed incentive-based programs include:

- New zoning districts and land use densities.
- A variable density program that encourages the construction of smaller units, designed around fewer residents per unit.
- An incentive program that allows the County to work cooperatively with developers who choose to assemble parcels, build using green building techniques, and construct public infrastructure.

- A Redevelopment Plan amendment that will allow the Redevelopment Agency to buy land from property owners who want to sell for redevelopment projects. This amendment will be considered as a separate agenda item.
- A comprehensive list of infrastructure projects which have been, and will continue to be, implemented by various public entities including the Redevelopment Agency, Public Works, and the local park district.

All of these efforts are intended to improve Isla Vista, and help make it a more vibrant and attractive place to live, work, shop and recreate.

Process Summary

The IVMP was developed with significant input from the Isla Vista Project Area Committee/General Plan Advisory Committee (PAC/GPAC). The PAC/GPAC was formed in October 2001 to advise in the planning process; since that time the PAC/GPAC has met more than 60 times. The Committee includes residents, property owners, business owners, and community organization representatives from Isla Vista. The Plan that is before the Commission for consideration was endorsed by the GPAC twice without dissent. In 2003 the GPAC recommended the initiation of the Plan’s EIR process, and on January 31, 2007 the GPAC reaffirmed their support for the Plan by resolution.

The County Planning Commission began their review of the IVMP in March, 2007. After five hearings the Commission recommended adoption of the Isla Vista Master Plan, and associated zoning and Comprehensive Plan amendments. In addition, the Commission recommended the development of a Housing Incentive Program for the Board to consider with the IVMP. The Plan being considered by your Board has been revised to include the proposed Housing Incentive Program.

Throughout the five hearings, the Planning Commission’s questions and comments focused on several components of the project, including:

- Density changes associated with the new zoning, and how those changes impact the incentives to redevelop existing private development
- Form based zoning districts and ‘variable density’ program
- How existing parking issues impact the IVMP
- Potential traffic impacts from widening only portions of El Colegio Road

Representatives from the public also participated in all five of the Planning Commission hearings. At each hearing there was public comment both supporting and opposing adoption of the Isla Vista Master Plan. A summary of those comments can be found in Attachment 7.

The following table summarizes the individual components of the IVMP. Additional component details can be found in Attachment 8.

IVMP Summary

Plan Component	Summary
New IVMP Policies	New Comprehensive Plan policies that guide private development and public projects in Isla Vista. Policies are divided into: Transit and Circulation, Open Space and Parks, Downtown, Estero Neighborhood, Housing, and IV/UCSB Interface. These policies were extensively reviewed by the PAC/GPAC. The policies aim to revitalize Isla Vista while adding the opportunity for new housing.

Plan Component	Summary
Catalyst Projects	Infrastructure projects to spur revitalization and improve overall quality of life in Isla Vista. Projects include: roadway improvements, bike lanes, parking structures/lots and programs, streetscape (plants/trees, sidewalks, street furniture), redesign and reconfiguration of local parks, transit improvements, community center and loan programs.
Built-Right Incentive Program	<p>The proposed program will offer developers a density bonus if they meet one or more of the following program goals:</p> <ul style="list-style-type: none"> • Assemble parcels • Utilize green building techniques • Build public infrastructure <p>Planning Commission program comments can be found in Attachment 8.</p>
New Zoning Districts ¹	<p>New zoning districts for Isla Vista are intended to improve community design, simplify entitlement process, and help spur revitalization. New zoning includes:</p> <ul style="list-style-type: none"> • Variable Density Program • Development standards that describe specific new housing types • New unit size standards
CLUP Changes	<p>Coastal Land Use Plan serves as the Land Use Element in the Coastal Zone. Changes are proposed to encourage community revitalization.</p> <ul style="list-style-type: none"> • Revisions to the land use densities to trigger private sector reinvestment and allow for efficient land use. • Allow redevelopment in the 100' Anisq'Oyo' Park man-made pond wetland buffer zone. • No change to CLUP 5-10, Isla Vista-specific inclusionary housing policy, is proposed in the IVMP • Add new CLUP policy requiring development in Isla Vista to comply with the IVMP. IVMP would then be attached as an appendix to the Local Coastal Plan.
Circulation Policy Amendment	Revise County Circulation Element and Goleta Community Plan policies to revise level of service (LOS) targets and modified policy consistency determination standards. Policy amendments pertain only to Isla Vista and not other County areas.
Open Space Policy Amendment	Revise County Parks, Recreation and Trails Map to designate existing recreational trails and to identify potential new trails that link trail segments and facilitate beach access.
Redevelopment Plan Amendments	Amend the Isla Vista Redevelopment Plan allowing the Redevelopment Agency to actively participate in redevelopment. The RDA Plan amendment will be considered by the BOS in a separate Board agenda item.
Downtown Design Guidelines	Guidelines are intended to encourage and guide improvements in Downtown Isla Vista. The guidelines are meant to unify the design of new development.
Downtown In-Lieu Parking Fee Program	An In-Lieu Parking Fee Program allows developers to pay a fee instead of providing parking on-site. The fee can then be used for parking and mobility improvements, including the construction of a centralized parking structure.

¹ The attached ordinance (Attachment 14) is updated as compared to the ordinance reviewed by the Planning Commission. A section in the new ordinance was deleted regarding a 30-day delay for non-Coastal Zone amendments to take effect. This section was deleted because the ordinance only substantially affects the Coastal Zone.

Project History

- 2000 – Board of Supervisors entered into a Memorandum of Understanding with the University of California, Santa Barbara and the Isla Vista Recreation and Park District to jointly fund the Isla Vista Master Plan.
- 2001 - Opticos Design, an urban design consultant, won the design competition to assist in the development of the Master Plan.
- October 2001 - Project Area Committee/General Plan Advisory Committee (PAC/GPAC) formed.
- June 5, 2003 – PAC/GPAC recommended Draft Isla Vista Master Plan to the BOS.
- July 22, 2003 – BOS initiated the Draft Isla Vista Master Plan for environmental review.
- May 10 – July 14, 2006 – Draft Environmental Impact Report was released for public comment
- January 31, 2007 - GPAC reaffirms support by resolution for the Draft Isla Vista Master Plan.
- March 7, 2007 Planning Commission IVMP adoption hearings begin
- May 23, 2007 – Planning Commission recommends adoption of the Isla Vista Master Plan and EIR.

Next Steps

Pending Board approval, the IVMP will be submitted to the state Coastal Commission for certification as an amendment to the County’s Local Coastal Program.

The Isla Vista Master Plan has been prepared by the County and the PAC/GPAC, in close collaboration with UCSB and the Isla Vista Recreation and Park District. The Plan is the product of extensive community participation; it represents over five years of effort by committed residents, business owners, and land owners working with County staff and a consultant team.

This staff report is a summary of the Isla Vista Master Plan. Additional information regarding the project can be found in documents attached to this report. Specifically, a more in depth summary of the Plan components can be found in Attachment 8.

Fiscal Analysis:

Adoption of the Isla Vista Master Plan, and associated Comprehensive Plan amendments, has no direct fiscal impact on the General Fund.

Public projects called out in the Isla Vista Master Plan may be funded in the future by the Redevelopment Agency, and other public and private entities. Projects utilizing County or Agency funds will be subject to Board review at future public hearings.

Staffing Impacts:

Legal Positions: **FTEs:**

NA

Special Instructions:

Please forward a copy of the minute order to Jamie Goldstein, CEO Office

Attachments:

For Distribution in August 14 Board Packet

1. Isla Vista Master Plan
2. Design Guidelines
3. Existing Zoning Map
4. Proposed Zoning Map
5. Existing Land Use Map
6. Proposed Land Use Map
7. Summary of Public Comment from Isla Vista Master Plan Planning Commission Adoption Hearing
8. Isla Vista Master Plan Component Summary

For Distribution in August 21 Board Packet

9. Resolution Approving the Isla Vista Master Plan
Exhibit A. GPAC Resolution of Support for Isla Vista Master Plan
10. Resolution Approving the Circulation Element and Goleta Community Plan
Exhibit A. Proposed Changes to County Circulation Element and Goleta Community Plan
11. Resolution Approving Design Guidelines
12. Resolution Amending to the Parks and Recreation Trails Map
Exhibit A. Parks and Recreation Trails Map
13. Ordinance Establishing In-Lieu Parking Fee Program
14. Land Use Development Code Ordinance Amendment
15. Resolution Submitting Local Coastal Plan Changes Related to Isla Vista Master Plan Adoption To the California Coastal Commission
16. Final EIR Including Revision Memorandum
17. CEQA Findings and Statement of Overriding Considerations
18. Resolution Approving Amendment to Text and Maps of Both Land Use Development Code & Coastal Land Use Plan
19. Mitigation Monitoring and Reporting Program
20. Isla Vista Master Plan Program CEQA Response to Comments
21. Isla Vista Master Plan Initiation Resolution
22. California Coastal Commission Comment Letter

Authored by:

Jamie Goldstein

cc:

Terri Maus Nisich, Assistant CEO
Bob Geis, Auditor Controller
Mark Paul, Auditor Controller
Mary McMaster, County Counsel