

Attachment I

Land Use and Development Code Amendments

## Draft Land Use and Development Code Amendments

### SECTION 1:

*ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 1-1 (Zones) of Section 35.14.020 (Zoning Map and Zones), of Chapter 35.12, Interpretation of Code Provisions, to read as follows:*

**Table 1-1 - Zones**

Zone Symbol	Name of Zone	Applicable Code Chapter
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**Commercial Zones**

CN	Neighborhood Commercial	35.24
C-1	Limited Commercial	
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
CM	Community Mixed Use	
<u>CM-LA</u>	<u>Community Mixed Use - Los Alamos</u>	
CS	Service Commercial	
C-V	Resort/Visitor-Serving Commercial	
SC	Shopping Center	
PI	Professional and Institutional	

### SECTION 2:

*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 amended to amend Subsection 35.20.030.A.3. (Similar and compatible use may be allowed) of Section 35.23.030 (Allowable Development and Planning Permit Requirements), of Chapter 35.20, Development and Land Use Approval Requirements, to read as follows:*

**3. Similar and compatible use may be allowed.** In the following zones the Commission may determine that a proposed use not listed in this Chapter is allowable in compliance with Section 35.82.190 (Use Determinations).

**a. Applicable zones:**

- (1) C-1 (Limited Commercial);
- (2) C-2 (Retail Commercial);
- (3) C-3 (General Commercial);
- (4) CH (Highway Commercial);
- (5) CM (Community Mixed Use)
- (6) CM-LA (Community Mixed Use - Los Alamos)
- (~~6~~) CN (Neighborhood Commercial);

high quality public spaces and comprised of community serving retail on the ground floor street frontage with offices and housing above and behind.

**G.** **CM-LA (Community Mixed Use - Los Alamos) zone.** The CM-LA zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.

**GH.** **CS (Service Commercial) zone.** The CS zone is applied to areas within the Inland area only appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.

**HI.** **C-V (Resort/Visitor Serving Commercial) zone.** The C-V zone is applied to areas of unique scenic and recreational value appropriate for tourist recreational development, while providing for maximum conservation of site resources through comprehensive site planning. The intent is to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This zone is not intended for highway related uses that normally service travelers. Where this zone is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.

**IJ.** **SC (Shopping Center) zone.** The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use. This zone identifies the following two types of shopping centers:

- 1. Convenience Shopping Centers.** Shopping centers that are classified as Convenience Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) serve the everyday, frequent needs of the consumer.
- 2. Community Shopping Centers.** Shopping centers that are classified as Community Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) provide the opportunity to comparison shop and provide consumer goods and services.

**JK.** **PI (Professional and Institutional) zone.** The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.

#### SECTION 4:

*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 amended to amend Subsection 35.24.030.C (Development Plan approval required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to reorder the existing Subsections within Subsection C and add a new Subsection 35.24.030.C.5 (CM-LA zone), to read as follows:*

**C. Development Plan approval required.** Development Plan approval in compliance with Section

<p><b>Table 2-15</b></p> <p><b>Allowed Land Uses and Permit Requirements for the Commercial Zones C-3, C-S, CH, CM, CM-LA</b></p>	<p>E Allowed use, no permit required (Exempt)</p> <p>P Permitted use, Land Use or Coastal Permit required (2)</p> <p>MCUP Minor Conditional Use Permit required</p> <p>CUP Conditional Use Permit required</p> <p>S Permit determined by Specific Use Regulations</p> <p>— Use Not Allowed</p>						
<b>LAND USE (1)</b>	<p><b>PERMIT REQUIRED BY ZONE</b></p> <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>CM-LA</b></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>	<b>CM-LA</b>					<b>Specific Use Regulations</b>
<b>CM-LA</b>							

**AGRICULTURAL, MINING, & ENERGY FACILITIES**

Agricultural accessory structure	==					
Agricultural processing	==					
Agricultural use as permitted on adjacent lot zoned AG or residential	==					
Animal keeping (except equestrian facilities - see RECREATION below)	S					
Cultivated agriculture, orchard, vineyard	==					
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	==					
Mining - Surface less than 1,000 cubic yards	==					
Mining - Surface 1,000 cubic yards or more	==					
Oil and gas uses	==					

**INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING**

Bakery and baked goods production and distribution	==					
Furniture/fixtures manufacturing, cabinet shops	MCUP					
Handcraft industry, small scale manufacturing	MCUP					
Laundry, dry cleaning plant	==					
Media production	==					
Metal products fabrication, machine and welding shops	==					
Printing and publishing	==					
Recycling - Small collection center	==					
Recycling - Small collection center, non-profit	==					
Recycling - Specialized materials collection center	==					
Sign fabrication and painting shop	MCUP					
Sign painting shop	MCUP					
Storage - Contractor equipment storage yard	==					
Storage - Personal storage facility (mini storage)	==					
Storage - Warehouse, not used for wholesaling or distribution	==					
Wholesaling and distribution	==					
Wholesaling and distribution - Essential to agriculture, except	==					

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Campground	==					
Commercial entertainment - Indoor	MCUP					
Commercial entertainment - Outdoor	==					
Community center	P					
Conference center	==					
Country club	==					
Equestrian facility - Public or commercial	==					
Fairgrounds	==					
Fitness/health club or facility	P					
Golf course	==					

Truck, trailer, construction, farm, heavy equipment sales/rental	=					
Visitor-serving commercial	=					

**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

Bank, financial services - Branch facility	P					
Bank, financial services - Complete facility	P					
Business support service	P					
Drive-through facility	=					
Medical services - Animal hospital, small animals	CUP					
Medical services - Clinic	CUP					
Medical services - Doctor office	P					
Medical services - Extended care	CUP					
Medical services - Hospital	=					
Office - Business/service	P					
Office - Professional/administrative	P					

**SERVICES - GENERAL**

Cemetery, mausoleum	=					
Charitable or philanthropic organization	CUP					
Large family day care home	P					
Small family day care home	E					
Child care center, Non-residential	P					
Child care center, Non-residential, accessory	P					
Child care center, Residential	MCUP					
Drive-through facility	=					
Lodging - Bed and breakfast inn	P					
Lodging - Guest ranch	=					
Lodging - Hostel	P					
Lodging - Hotel or motel	P					
Lodging - Resort	P					
Mortuary	=					
Mortuary, accessory to cemetery	=					
Music recording studio	CUP					
Personal services	P					
Repair service - Equipment, appliances, etc. - Indoor	P					
Repair service - Equipment, appliances, etc. - Outdoor	=					
Repair service - Farm implements and equipment	=					
Vehicle services - Carwash, mechanical	=					
Vehicle services - major repair, bodywork	=					
Vehicle services - Minor maintenance/repair	P					
Vehicle services - With outdoor work areas	=					

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Airport, public	=					
Airstrip, private and temporary	=					
Airstrip, temporary	=					
Drainage channel, water course, storm drain less 20,000 sf	P					
Drainage channel, water course, storm drain 20,000 sf or more	MCUP					
Electrical substation - Minor (3)	MCUP					
Electrical transmission line (4)	CUP					
Flood control project less than 20,000 sf total area (6)	P					
Flood control project 20,000 sf or more total area (6)	MCUP					
Heliport	=					
Parking facility, public or private	MCUP					
Pier, dock	=					
Pipeline - Oil and gas	P					
Public utility facility	CUP					

Maximum density	See Section 35.24.070
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>
Front – Primary	See Section 35.24.070
Front – Secondary	See Section 35.24.070
Side	See Section 35.24.070
Rear	See Section 35.24.070
Building separation	None required, however any separation shall be a minimum of five feet
<b>Site coverage</b>	<i>Maximum percentage of net site area covered by structures.</i>
Maximum coverage	None
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>
Maximum height	35 Feet
<b>Landscaping</b>	See Chapter 35.34 (Landscaping Standards)
<b>Parking</b>	See Chapter 35.36 (Parking and Loading Standards)
<b>Signs</b>	See Chapter 35.38 (Sign Standards)

**SECTION 8:**

*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 amended to add a new Section 35.24.070 (CM-LA Zone Additional Standards), to Chapter 35.24, Commercial Zones, to read as follows and renumber Section Section 35.24.070 (SC Zone Additional Standards) as Section 35.24.080:*

**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 building site area for residential use.** Development that includes dwelling units shall be located on a legal lot with a minimum net lot width of 20 feet.

**B. Limitation on Bedrooms in CM-LA**

- 1. Maximum residential development for each lot zoned CM-LA.** The number of dwelling units on a lot shall not exceed 2 bedrooms per 700 square feet of commercial development in the same lot. Residential can be the primary use.
- 2. Maximum commercial square footage for each lot zoned CM-LA.** There is no maximum square footage for commercial units. Commercial square footage is limited to the setbacks and build-to-lines. See Figure 1.
- 3. Location.** Residential dwelling units are permitted on upper floors of buildings facing Bell Street and on all floors of buildings not facing Bell Street. Buildings with Bell Street frontage shall be commercial on the first floor. Residential access is allowed on the first floor but in the rear of the building. Commercial is allowed on all floors of buildings within the CM-LA zone.

**D. Setbacks for parking**

PARKING SETBACKS FROM RIGHT-OF-WAY

- a. Bell Street Setback: 50 ft. minimum
- b. Secondary Street Setback: 5 ft. minimum
- c. Side Setback:  
  - Adjacent to existing parking: 0 ft.
  - Adjacent to non-parking: 5 ft. minimum
- d. Rear Setback - Through Lot: 35 ft. minimum from rear lot line opposite of the primary street
- e. Rear Setback - Non-Through Lot: 0-5 ft. from adjacent lot

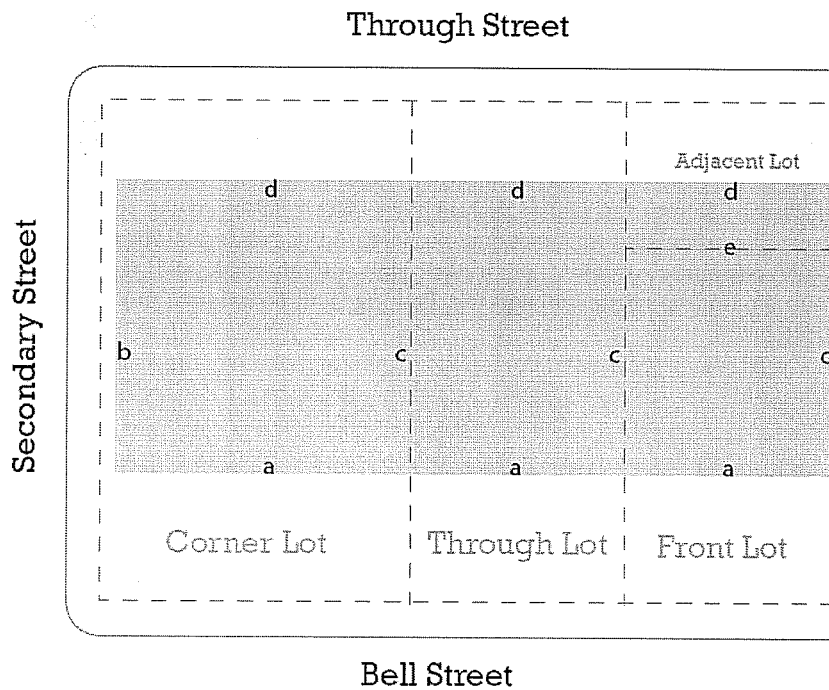
PARKING REQUIREMENTS

Residential

- Minimum one (1) parking space per residential unit.
- Off-street parking spaces are not required for lots with two (2) or fewer units.

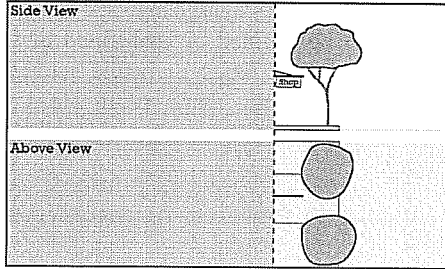
Non-Residential

- Number of parking spaces is required in compliance to Section 35.36.060.
- Off-street parking is allowed, but not required

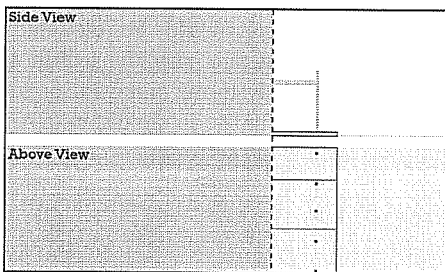


**Figure 2 - Setbacks for Parking**

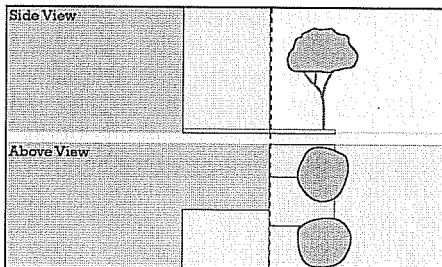
**G. Frontage Types - Buildings Facing Bell Street.** The following frontage types shall be used for buildings fronting Bell Street in the CM-LA zone



**Shopfront:** Shopfronts are facades placed at or close to the right-of-way line with the entrance at the sidewalk grade. This type is conventional for retail frontage and is commonly equipped with awnings. Recessed entryways are required with a shopfront.



**Gallery:** Galleries are shopfronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The colonnade shall be no less than 10 feet deep and overlap the whole width of the sidewalk to within 2 feet of the curb. The colonnade shall be no less than 12 feet clear in height.



**Forecourt:** The main facade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence could be placed along the undefined edge. The depth of the forecourt shall be no more than 20 feet and be no wider than 50% of the building width.



Planning Commission as to whether the requested modifications should be approved, conditionally approved, or denied.

- b. After receipt of the recommendation from the Board of Architectural Review, the Planning Commission may modify the development standards requested for modification as part of the Commission's action on the project.

#### SECTION 9:

*ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.34.070.D (Community Mixed Use - Los Alamos zone) to Section 35.34.070 (Commercial Zones Landscaping Requirements), of Chapter 35.34, Landscaping Standards, to read as follows and renumber Subsection 35.34.070.D (Neighborhood Commercial (CN) zone), Subsection 35.34.070.E (Resort/Visitor Serving Commercial (C-V) zone), Subsection 35.34.070.F (Shopping Center (SC) zone), and Additional Standards) and Subsection 35.34.070.G (Professional and Institutional (PI) zone) as Subsection 35.34.070.E, Subsection 35.34.070.F, Subsection 35.34.070.G, and Subsection 35.34.070.H, respectively:*

- D. Community Mixed Use - Los Alamos (CM-LA) zone.** Surface parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas). Landscaping is required in forecourts that are greater than 500 S.F.

#### SECTION 10:

*ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.36.050 (Required Number of Spaces: Residential Uses) of Chapter 35.36, Parking and Loading Standards, to read as follows:*

##### **35.36.050 - Required Number of Spaces: Residential Uses**

Residential parking requirements shall be in compliance with the provisions in this Section, and in Section 35.36.080 (Standards for All Zones and Uses) and in Section 35.36.100 (Standards for Residential Zones and Uses).

- B. Not applicable to CM-LA zone.** Table 3-4 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone), as applicable.

#### SECTION 11:

*ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.36.060 (Required Number of Spaces: Nonresidential Uses) of Chapter 35.36, Parking and Loading Standards, to read as follows:*

##### **35.36.060 - Required Number of Spaces: Nonresidential Uses**

Nonresidential parking requirements shall be in compliance with the provisions in this Section, and in Section 35.36.080 (Standards for All Zones and Uses) and in Section 35.36.110 (Standards for

Business and professional offices such as banks, lawyers' offices, etc.	1 space for each 300 square feet of gross floor area (3)
Hotels/motels	1 space per guest room and; 1 space per 5 employees
Medical Services - Extended care	1 space per 3 beds and; 1 space per 3 employees
Medical Services - Hospitals	1 space per 2 beds and; 1 space per 3 employees
Medical Services - Medical Clinics, medical and dental offices	1 space per 200 square feet of gross floor area

**Notes**

- (1) See Subsection 35.36.110.E [Retail Commercial (C-2) zone, Coastal Zone].
- (2) See Subsection 35.36.110.I [Shopping Center (SC) zone].
- (3) See Subsection 35.36.110.J [Professional and Institutional (PI) zone].

**SECTION 12:**

*ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.36.100.A (Location) of Section 35.36.100 (Standards for Residential Zones and Uses), of Chapter 35.30, Standards for All Development and Uses, to read as follows:*

- A. Location.** Required residential parking spaces shall be provided on the same site that the dwelling is located, except:
  - 3. Onsite parking is not required for lots containing two or fewer units in the CM-LA zone. Available off-street parking shall be demonstrated on the street immediately facing the lot.

**SECTION 13:**

*ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone, Coastal Zone), to Section 35.36.110 (Standards for Nonresidential Zones and Uses), of Chapter 35.30, Standards for All Development and Uses, to read as follows, and to renumber existing Subsection 35.36.110.H (Resort/Visitor Serving Commercial (C-V) zone, Inland area), Subsection 35.26.100.I (Shopping Center (SC) zone), Subsection 35.36.110.J (Professional and Institutional (PI) zone), and Subsection 35.36.110.K (Public Works and Utilities and Private Service Facilities (PU) zone), as Subsection 35.36.100.I, Subsection 35.36.100.J, Subsection 35.36.100.K, and Subsection 35.36.100.L, respectively.*

**35.36.110 Standards for Non-Residential Zones and Uses**

**H. Community Mixed Use - Los Alamos (CM-LA) zone.**

- 1. Design. Adjacent parking areas should be designed to allow the shared use of and through traffic to parking areas.

- 3. Location.

Required parking for residential uses shall be located behind buildings and visually screened from views on the street. Parking shall be located within the areas identified in

Reception and similar gathering facilities (commercial)	MCUP					35.42.250.F.9
Rodeos and other equestrian events	=					
Seasonal sales lots	P					35.42.250.F.11
Spectator entertainment facilities	MCUP					35.42.250.F.12
Subdivision sales office	=					
Swap meet	CUP					

**TEMPORARY DWELLINGS**

During construction of new dwelling	P					35.4.250.F.15
Trailer (4 or less agricultural employees)	=					
Trailer(watchman during construction)	P					35.42.250.G.15
Trailer(dwelling after destruction of dwelling)	P					35.42.250.G.10
Trailer(dwelling during construction of new dwelling)	P					35.42.250.G.9
Trailer (railroad work camp)	=					
Trailer (watchman)	MCUP					35.42.250.G.14

**TEMPORARY OFFICE/STORAGE**

Trailer (accessory to permanent building)	MCUP					35.42.250.G.3
Trailer (air quality monitoring station)	MCUP					35.42.250.G.7
Trailer (construction office, shop, storage, etc.)	S					35.42.250.G.8
Trailer (storage as accessory to dwelling)	=					
Trailer (subdivision sales office)	=					

**Key to Zone Symbols**

<b>CM-LA</b>	Community Mixed Use - Los Alamos
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**SECTION 15:**

*ARTICLE 35.4, Standards for Specific 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 amended to amend Subsection 35.42.250.F.5 (Permit requirements and development standards for specific temporary uses, Mobile vendors) of Section 35.42.250 (Temporary Uses and Trailers), of Chapter 35.42, Standards for Specific Land Uses, to read as follows:*

- 5. Mobile vendors.** Mobile vendors may be allowed in compliance with the following permit requirements and development standards.

Permit Requirement	Development Standards
Minor Conditional Use Permit	Located on a lot with a CN zone designation  Limited to the sale of produce from a temporary stand.
Minor Conditional Use Permit	Located on a lot with a C-1, C-1, <u>CM-LA CZ</u> , C-2, or C-2 CZ zone designation  Limited to the sale of fresh fruit, vegetables and flowers from a motor vehicle or stand not affixed to the ground.

**SECTION 16:**

*ARTICLE 35.8, Planning Permit Processing, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.82.190.E (Findings required for approval of Use Determinations) of Section 35.82.190 (Use Determinations), of Chapter 35.82, Permit Review and Decisions, to read as follows:*

- (3) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property values, danger to life, property or other similar causes.

**b. Community Shopping Center.**

- (1) The proposed use is similar in character to those listed as permitted uses in the SC zone.
- (2) The proposed use is essential to shopping needs of the area it serves.
- (3) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property or other similar causes.

**67. Public Utilities (PU) zone.** The proposed use is similar in character to those listed as permitted uses in the PU zone.

**78. Recreation (REC) zone.**

- a. Coastal Zone.** The proposed use is similar in character to those listed as permitted uses in the coastal REC zone.
- b. Inland area.** The proposed use is similar in character to those listed as permitted uses in the inland area REC zone, not including fairgrounds, amusement parks or large indoor recreational complexes.

**89. Transportation Corridor (TC) zone.** The proposed use is determined to be required for the purpose of operating a railroad or highway.

**SECTION 17:**

*All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35. Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.*

**SECTION 18:**

*Except as amended by this Ordinance, Article 35.1, Article 35.2, Article 35.3, Article 35.4 and Article 35.8 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 19:**

*The County Zoning Map shall be amended by designating certain properties located within the unincorporated portion of Santa Barbara County as Community Mixed Use - Los Alamos (CM-LA).*