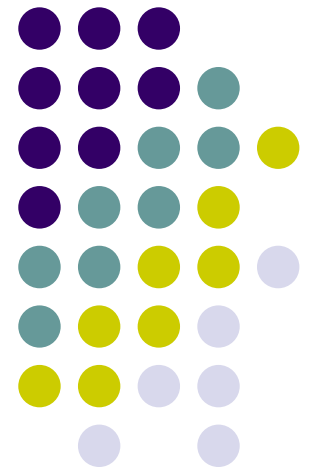
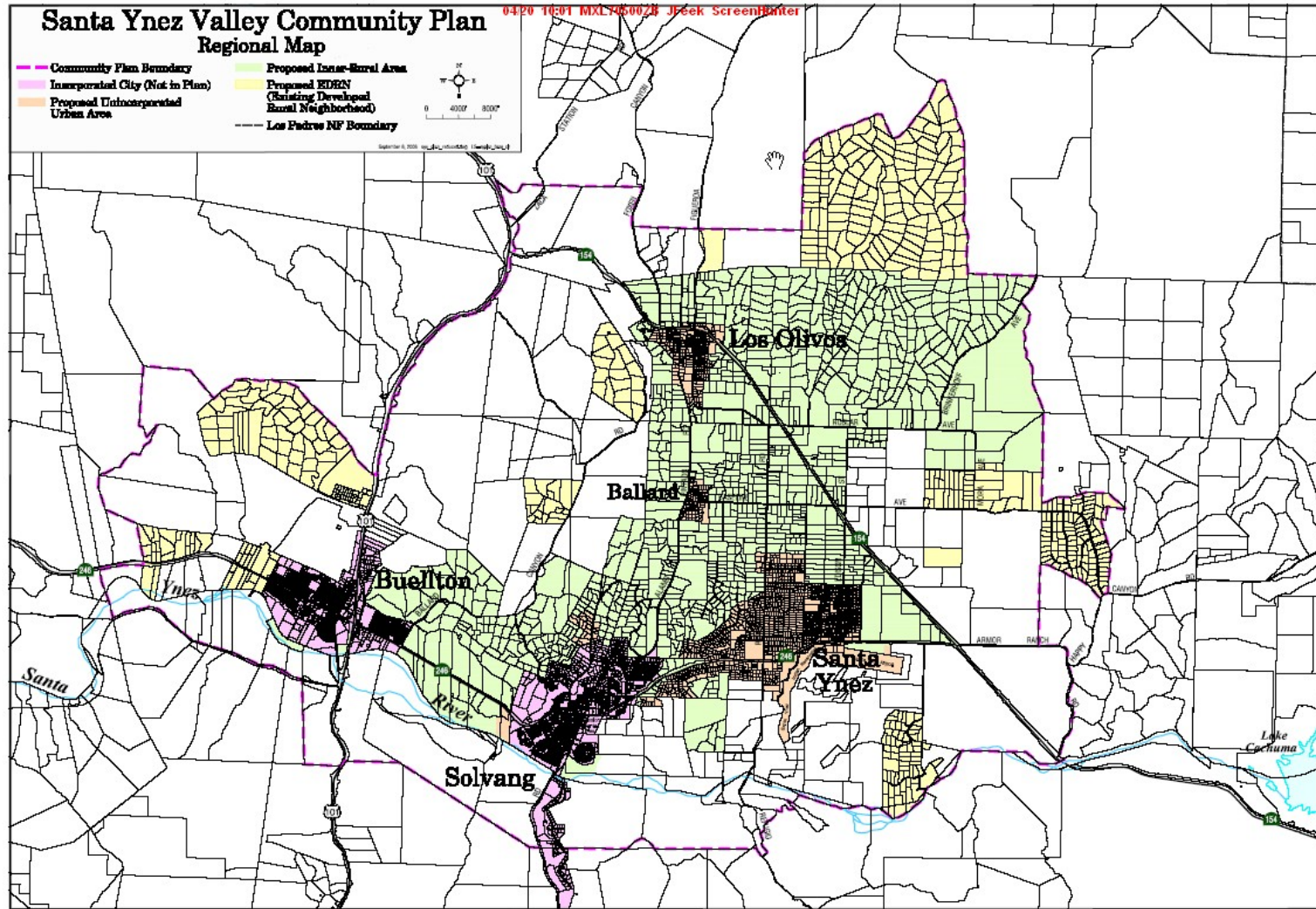


Rezoning and General Plan Amendments Within The Santa Ynez Valley Community Plan Area



February 19, 2008

Santa Ynez Valley Community Plan Procedure Change Boundary

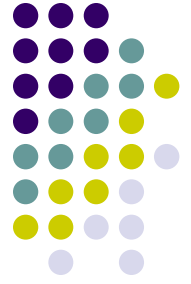


Santa Ynez Valley Community Plan Background



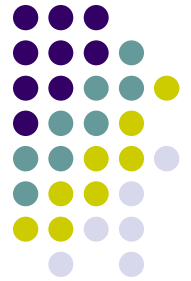
- 1980 General Plan
- 1999 Valley “Blueprint”
- 2006 Santa Ynez Valley Community Plan initiated for environmental review
- Winter 2008 Santa Ynez Valley Community Plan adoption and EIR certification

Current Procedure



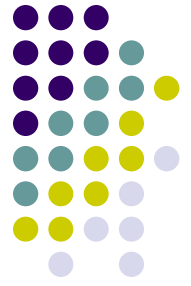
- **On May 24, 2005 the Board of Supervisors directed that the processing of general plan amendments and associated rezones be suspended in the respective planning area until the Draft SYVCP is adopted, unless the proposed project is determined by the Planning Commission under rare circumstances to be a significant community benefit.**
- **Current procedure suspends the processing of general plan amendments and associated rezones in the SYVCP area until the Draft SYVCP is adopted unless the Planning Commission determines a project to be a significant community benefit.**

Current Procedure Challenges



- Several proposed projects that require a general plan amendment and/or rezone in the Draft Plan have been unable to proceed due to the current County procedure.
- The Planning Commission evaluated the proposed revisions at hearings held on September 12, November 7, and November 28, 2007.
- The Planning Commission considered both options described hereinafter and voted 3-2 to recommend that the Board of Supervisors retain the existing procedure.

Recommended Procedure Summary



Recommendation

- Allow projects to be considered that are consistent with the Draft SYVCP and/or offer a significant public benefit as determined by the Planning Commission.

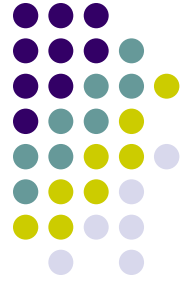
Applicant Risk

- A project applicant could obtain permits by submitting an application for a rezone and/or general plan amendment and conduct project specific environmental review at their sole expense and risk while the Draft SYVCP EIR is being completed and the Draft SYVCP is being considered for adoption.

Total Parcels with a Proposed Land Use Change and Potential for Additional Units



Total Parcels in SYVCP Plan Area	Parcels with Potential for Additional Units	Total Additional Units	Parcels with Potential for a Reduction in Units	Total Reduction in Units	Net Additional Units
3,901	56	100	24	-69	31



Procedure Option # 2

Alternative Recommendation

- A second option reviewed by the Planning Commission, but not recommended would allow projects that are consistent with the Community Plan to be initiated and receive partial processing.
- Final approval of such projects would not be considered until the Draft SYVCP is adopted.

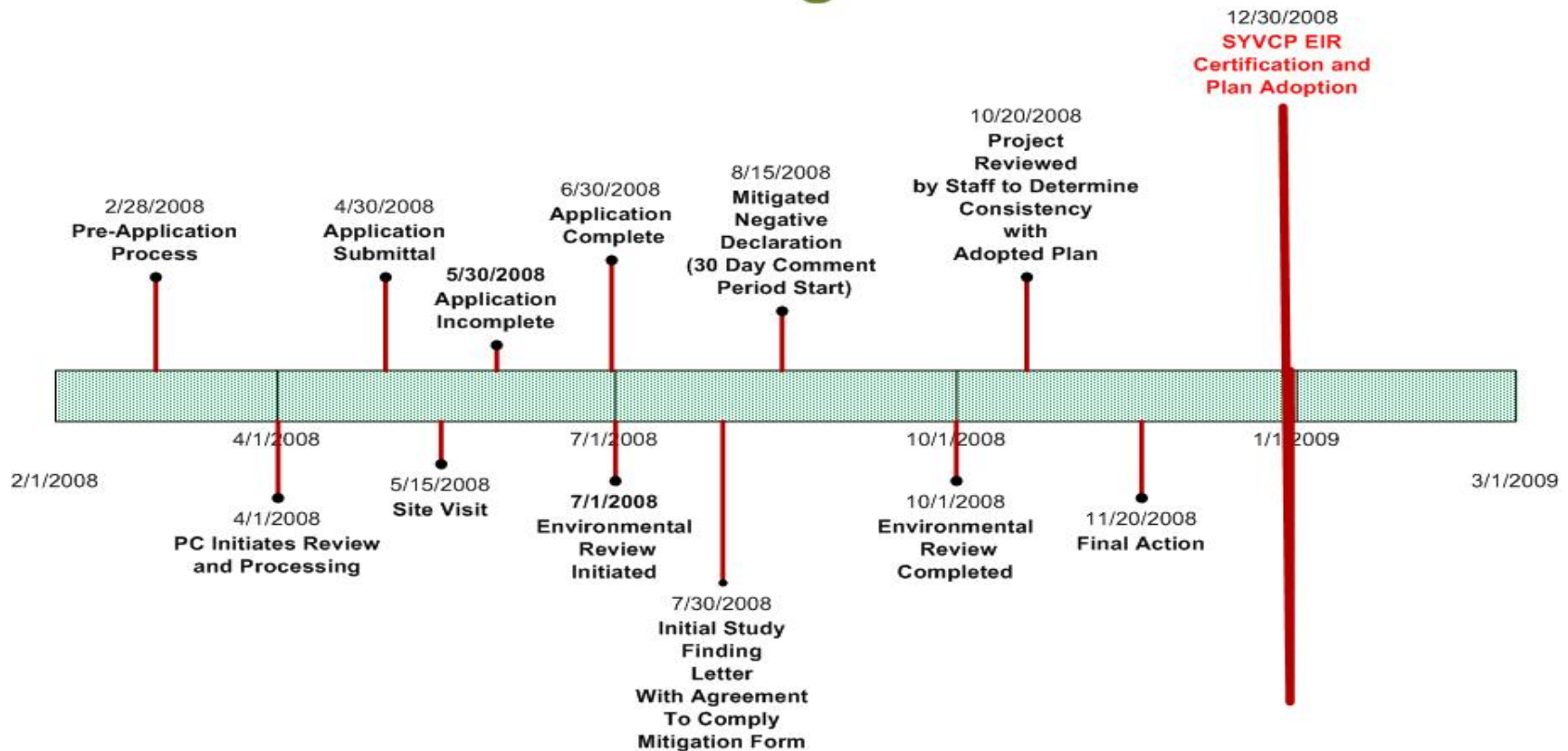
Applicant Risk

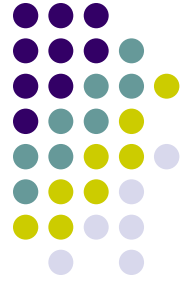
- If the Draft SYVCP process is delayed, permit approvals for applications consistent with the SYVCP would not be considered until the Draft SYVCP is adopted and the Draft SYVCP EIR has been certified.



Project Timeline “Example”

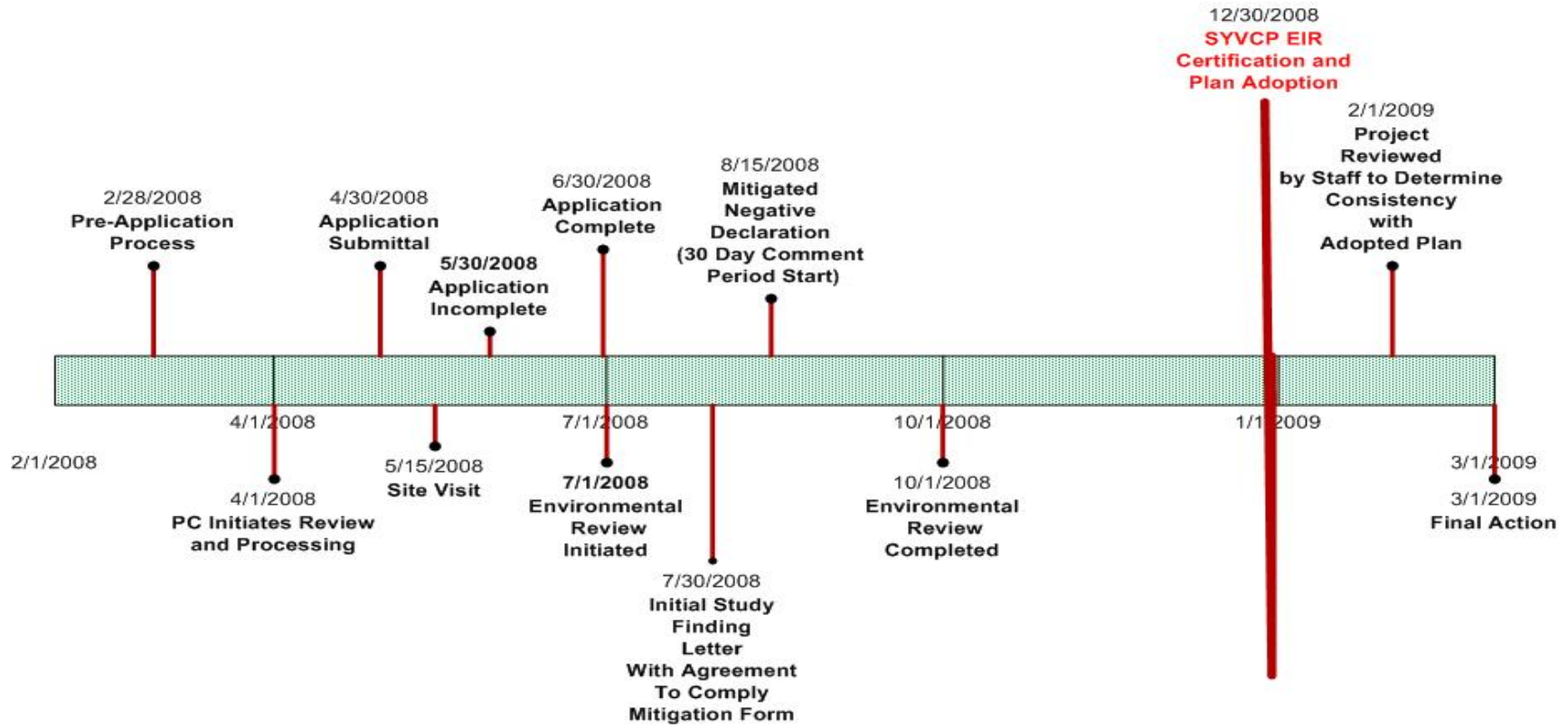
Recommendation SYVCP Project Processing Timeline





Project Timeline “Example”

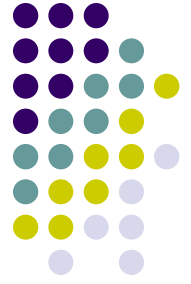
SYVCP Project Processing Timeline Alternative Recommendation



C2/MU Zone



- Projects considered under both options could not be rezoned to the proposed C-2/MU Zone which offers infill incentives as it will not be incorporated into the County's Land Use and Development Code until SYVCP adoption.



Recommendation

That the Board of Supervisors:

- Adopt the:
 - Findings in Attachment A
- Approve the:
 - Notice of Exemption for Option #1,
Attachment C
- Adopt the:
 - Proposed Board of Supervisors Resolution,
Attachment E