



# ISLA VISTA MASTER PLAN UPDATE

Board of Supervisors Hearing

March 15, 2016

# Background – Prior Actions

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- 2007 – Board adoption of Isla Vista Master Plan (IVMP)
  - ▣ Encourages mixed-use development
    - Community Mixed Use (CM)
    - Mixed Residential Design (MRD)
  - ▣ Implements form-based code for design standards
- Local Coastal Program (LCP) amendments
  - ▣ Submitted to Coastal Commission in 2007
  - ▣ Coastal Commission staff concerns
    - On-street parking capacity
    - IVMP impacts to coastal access

# Isla Vista Master Plan Update

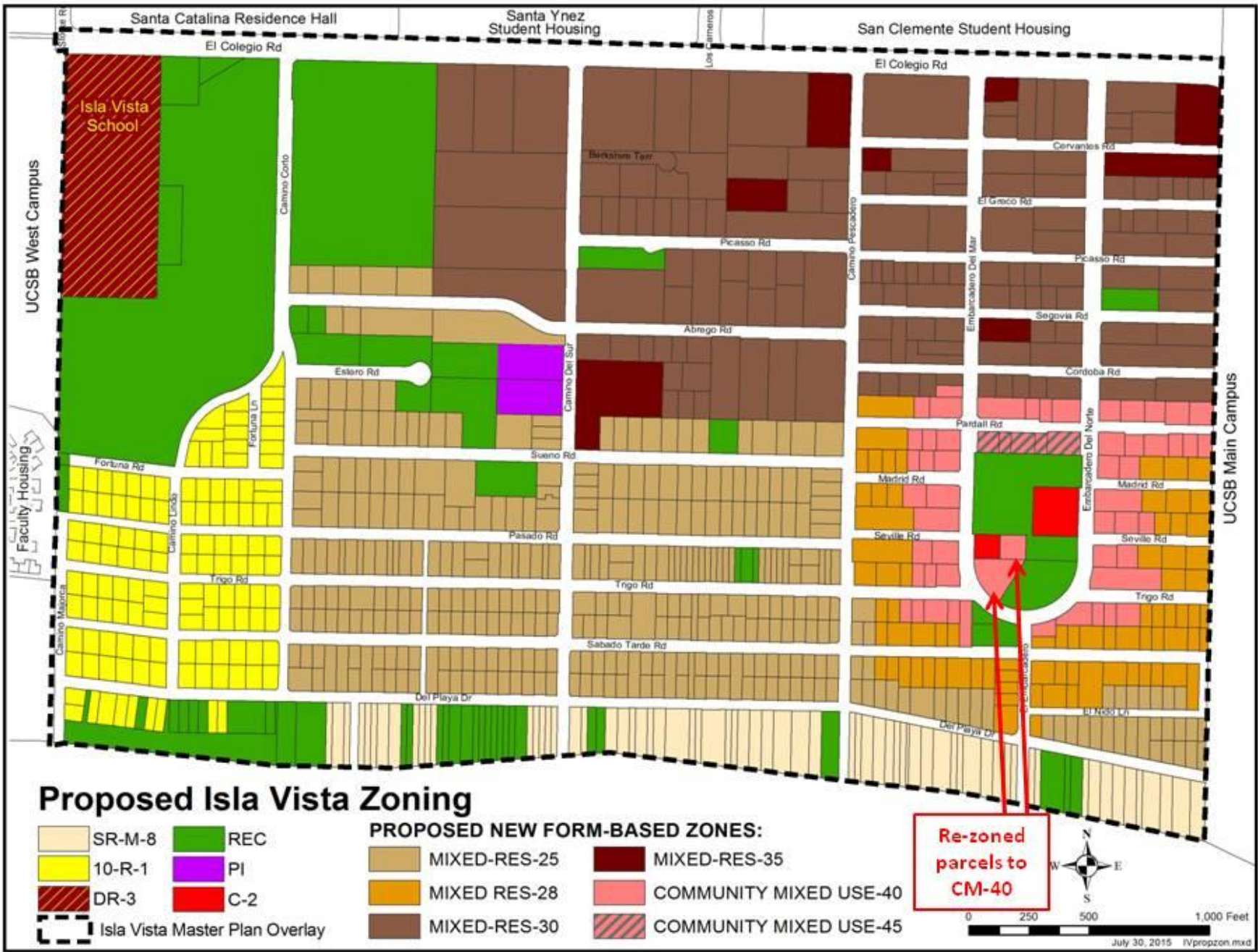
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- Need for the project
  - ▣ Respond to Coastal Commission concerns regarding parking/coastal access
  - ▣ RDA dissolution
- Parking and Transit section amendments
  - ▣ Action 1.1
  - ▣ Action 1.3
- Focused parcel re-zones
- Removes references to RDA

# IVMP Update - Parking Policies

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- Parking Studies and Coastal Access Surveys
  - ▣ Parking permit program not warranted
  - ▣ Pursue parking monitoring
- Parking and Transit Action 1.3
  - ▣ Alternatives to on-site parking requirements
    - Adds flexibility
      - Ex: car sharing, automobile covenant, in-lieu fee
    - Included in Article II amendment



# Ordinance Amendments

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- Rescind Ordinance No. 4649 in its entirety
  - ▣ When adopted, County had begun incorporating Article II into Land Use and Development Code (LUDC)
  - ▣ Ultimately not pursued
  - ▣ Rescind Ordinance No. 4649
- Amend Article II
  - ▣ Re-adopt zoning amendments and new zone districts

# Comprehensive Plan Amendments

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- Goleta Community Plan
  - Incorporate IVMP as appendix
  - Clarify existing land use map
  - Clarify existing PRT-3 map
- Coastal Land Use Plan

# Additional Board Actions

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- Additional ordinances
  - ▣ County Code Chapter 23B-15
    - Isla Vista Permit Parking Program (adopted 2008)
  - ▣ In-Lieu fee ordinance (Ordinance 4650)
    - Adopted 2007



# Supplemental EIR

- Original IVMP EIR certified August 21, 2007
- Supplemental EIR prepared due to minor additions and changes
  - ▣ Topics: Transportation, Greenhouse Gas
  - ▣ No new significant environmental effects
  - ▣ No Class I or Class II impacts
- EIR Revision Document (RV 01)

# Next Steps \ Staff Recommendation

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- Board of Supervisors adoption
- Submit IVMP Update to the Coastal Commission for certification
- Recommended Actions:
  - ▣ That the Board of Supervisors take the recommended actions on pages 1 and 2 of the Board Action Letter