

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and  
11RZN-00000-00004

Attachment 13: County Planning Commission Memo, December 5, 2013

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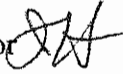




**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
LONG RANGE PLANNING  
MEMORANDUM**

Date: November 27, 2013

To: Santa Barbara County Planning Commission

From: Jeff Hunt, AICP, Deputy Director   
Rosie Dyste, Senior Planner

Subject: Mission Canyon Community Plan  
County Planning Commission Hearing of December 5, 2013

The purpose of this memorandum is to provide the attachments that were not included in the Mission Canyon Community Plan (MCCP) Planning Commission staff report of November 21, 2013, provide changes to the MCCP as requested by the City and County Planning Commissions, provide changes to the Land Use and Development Code (LUDC) amendments requested by the County Planning Commission, and respond to questions and clarifications from the County Planning Commission hearing of November 21, 2013.

**1. Recommendation and Procedures**

The following recommendation and procedures are from the MCCP staff report of November 21, 2013.

**Case Numbers 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004.** On December 5, 2013, follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004, based upon the ability to make the appropriate findings, including CEQA findings, and adopt the Mission Canyon Residential Design Guidelines. Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the findings for approval in Attachment B, including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed general plan amendments, ordinance amendments, rezoning (adoption of new overlay zones), and residential design guidelines.
2. Recommend that the Board of Supervisors certify the Mission Canyon Community Plan Final Environmental Impact Report (FEIR) (County Environmental Document No. 09-EIR-02, State Clearinghouse No. 2009061066) (Attachment C to the November 21, 2013 staff report) and approve the Statement of Overriding Considerations (Attachment B) and Mitigation Monitoring and Reporting Plan (Attachment D) for Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004, and the Mission Canyon

Residential Design Guidelines, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation.

3. Adopt the Resolution in Attachment E recommending that the Board of Supervisors rescind the Mission Canyon Area Specific Plan and adopt Case No. 13GPA-00000-00008, a general plan amendment adopting the proposed Mission Canyon Community Plan.
4. Adopt the Resolution in Attachment F recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00005, a general plan amendment amending the text in the Area/Community Goals (Section V), Land Use Elements Maps, and Community Plans (Appendix) sections of the Land Use Element of the Santa Barbara County Comprehensive Plan to describe and/or reference the Mission Canyon Community Plan, and amending the map titled "Land Use Element, Santa Barbara Area – COMP. 3" to remove land use designations, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Land Use Designations" and amending the map titled "Parks, Recreation & Trails, Goleta – Santa Barbara Area, PRT-3" to remove existing and proposed trails, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Parks & Trails," and the "South Coast Rural Region Land Use Designations" of the Land Use Element of the Santa Barbara County Comprehensive Plan to remove the reference to COMP. 3 Map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.
5. Adopt the Resolution in Attachment G recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00006, a general plan amendment amending the text in the Circulation Element Policies section of the Circulation Element of the Santa Barbara County Comprehensive to reference the Mission Canyon Community Plan, and amending the maps titled "Circulation Element, Santa Barbara Area, CIRC-1" and "Circulation Element, Santa Barbara Area, CIRC-3" of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Circulation."
6. Adopt the Resolution in Attachment H recommending that the Board of Supervisors adopt Case No. 11ORD-00000-00005, an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, as set forth in Attachment I, to adopt new zoning regulations as part of implementing the proposed Mission Canyon Community Plan.
7. Adopt the Resolution in Attachment J recommending that the Board of Supervisors adopt Case No. 11RZN-00000-00004, an ordinance amending the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to remove existing primary zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled "Mission Canyon Community Plan Zoning," "Mission Canyon Community Plan Zoning Overlay" and "Mission Canyon Community Plan Environmentally Sensitive Habitat."

8. Adopt the Resolution in Attachment K recommending that the Board of Supervisors adopt the proposed Mission Canyon Residential Design Guidelines (Attachment L to the November 21, 2013 staff report).

## **2. Planning Commission Requests**

At the County Planning Commission hearing of November 21, 2013, the City and County Planning Commissions requested changes to the proposed M CCP. The County Planning Commission also requested changes to the proposed LUDC amendments.

Staff revised the M CCP and the LUDC amendments based on the City and County Planning Commissions' requested changes. Attached to this memorandum (Attachment O) are the pages where changes occurred, shown in underline (add new text) and strikethrough (delete existing text). Minor edits to correct typographical errors are not included in the list in Attachment O.

Changes occurred to the following sections and pages of the M CCP:

- Fire Protection: pages 30, 38-41
- Circulation and Parking: pages 64, 66-67
- Public Services: pages 68, 70-71
- Wastewater: page 77
- Flooding and Drainage: pages 101-102
- History and Archaeology: page 118
- Visual and Aesthetics: pages 124-125

Changes occurred to the following sections and pages of the LUDC amendments:

- Section 7: page 13, part 2.b. (page 12 provided for context)
- Section 8: page 15, notes to Table 3-1 (page 14 provided for context)
- Section 10: page 22, notes to Table 3-4 (page 21 provided for context)
- Section 20: page 30, part (6) (page 29 provided for context)

## **3. Questions and Clarifications**

At the hearing of November 21, 2013, the County Planning Commission also raised some questions and points of clarification. The following additional information addresses those points.

Underground Utilities: The program for undergrounding existing overhead utilities is funded by Pacific Gas and Electric or Southern California Edison ratepayers and can only be used to underground utilities along major arterial roads or state designated scenic routes. None of the roads in Mission Canyon are eligible for this program because they are not major arterial roads or state designated scenic routes. Currently, an assessment district would be the likely option for undergrounding existing overhead utilities in Mission Canyon. Text on page 38 of the M CCP, Action FIRE-MC-2.6 on page 40 of the M CCP, and Action VIS-MC-3.3 on page 125 of the M CCP were edited to reflect this information.

Ordinance Requirements for Residential Second Units in Special Problems Areas: Section 35.42.230 of the LUDC establishes procedures and standards for residential second units. Subsection E describes “Exclusion Areas” whereby residential second units are not allowed in Special Problems Areas except as provided in Subsections E.1 and E.2. Subsections E.1. and E.2 have identical requirements (i.e., all development standards in Subsection G can be met and the project has been reviewed by the Special Problems Committee) except that E.1. also requires the Director to make findings that include “The project application involves two contiguous legal lots under one-ownership, at least one of which is vacant” and “The owner has submitted an offer to dedicate a Covenant of Easement...over the vacant lot so long as a residential second unit is maintained on the developed lot.” The vacant lot also has to be residentially developable in compliance with a set of criteria. The MCCP and LUDC amendments are proposing no change to Subsection E.1. However, the LUDC amendments prohibit application of Subsection E.2 in the Mission Canyon Plan Area. Therefore, residential second units would only be allowed if (1) all development standards in Subsection G can be met, (2) the project has been reviewed by the Special Problems Committee, and (3) the Director can make all the findings under E.1, summarized above.

Trail Siting Guidelines: The Trail Siting Guidelines (Appendix A of the MCCP) were prepared for and included in the Toro Canyon Area Plan. They have not been formally adopted by the County Community Services Department, Parks Division. Staff recommends keeping these guidelines in Appendix A of the MCCP. They would provide guidance for new trails in the Plan Area.

LUDC Amendments for Third Parking Space: Staff revised the LUDC amendments for a third parking space as requested by the Planning Commission (pages 21 and 30). The proposed revisions were reviewed by the Chair of the Mission Canyon Planning Advisory Committee and the President of the Mission Canyon Association. In addition, staff sent an email notice to all Mission Canyon interested parties to inform them that parking requirements will be discussed at the hearing of December 5, 2013.

#### **4. Attachments**

Attachments A, C, I, L, M, and N were provided with the MCCP staff report of November 21, 2013.

- B. Findings for Approval and Statement of Overriding Considerations
- D. Mitigation Monitoring and Reporting Plan
- E. Resolution – General Plan Amendment Adopting the Proposed Mission Canyon Community Plan
- F. Resolution – Land Use Element and Map Amendments
- G. Resolution – Circulation Element and Map Amendments
- H. Resolution – Land Use and Development Code Ordinance Amendment
- J. Resolution – Zoning Map Amendments
- K. Resolution – Mission Canyon Residential Design Guidelines
- O. Planning Commissions Requested Changes to the MCCP and LUDC Amendments