

Mission Canyon Community Plan

County Board of Supervisors

February 18, 2014





Project Components

- Mission Canyon Community Plan
- Land Use and Development Code Amendments
- Residential Design Guidelines
- Comprehensive Plan Amendments
- Zoning Map Amendments

Adoption Process

County & City
Planning Commission
Recommendations

November and
December 2013



Board of Supervisors
Certify EIR & Review Plan

February 18, 2014



City Council
Plan Approval

March 18, 2014



Board of Supervisors
Plan Adoption

April 1, 2014

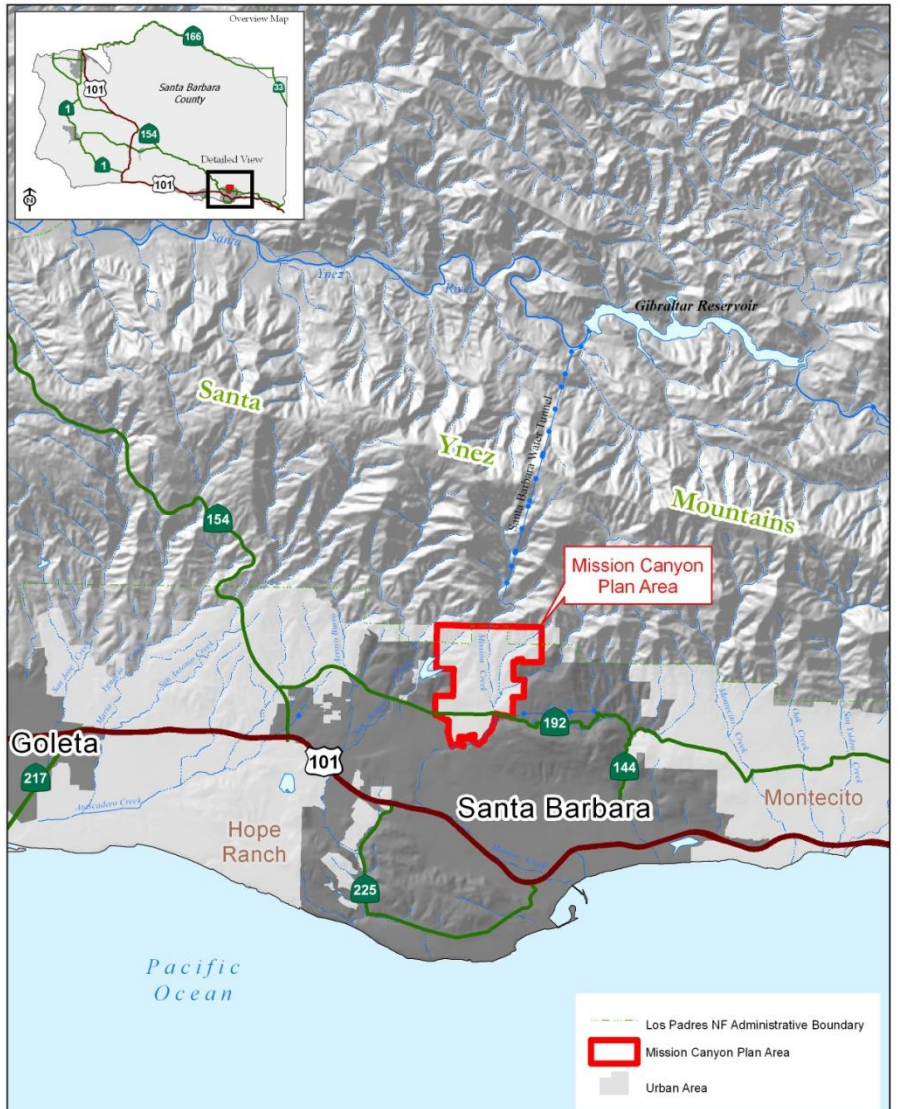
Background and Process

- Specific Plan
- Joint Powers Agreement
- 48 MCPAC Meetings and Workshops
- Planning Commission Review





Plan Area



- 1,120 Acres
- 977 Residences
- County Fire Station
- Rocky Nook Park
- Botanic Garden
- Woman's Club

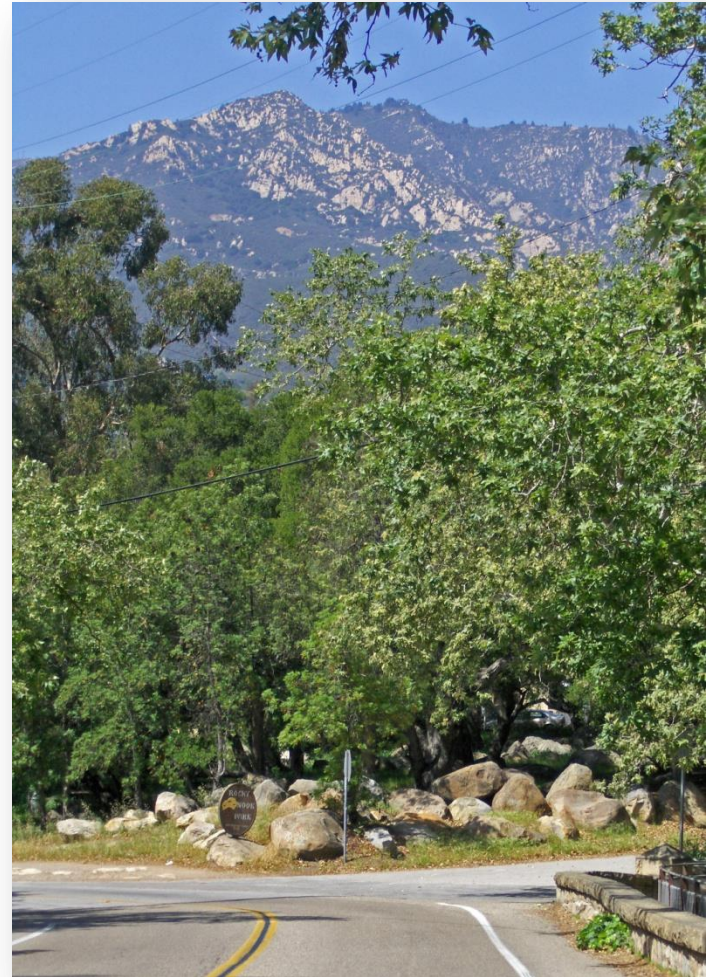
Mission Canyon Community Plan

- Growth management plan
- No land use or zoning changes



Key Issues

- Manage growth
- Improve public health and safety
- Plan for future disasters
- Protect sensitive habitat
- Enhance visual resources

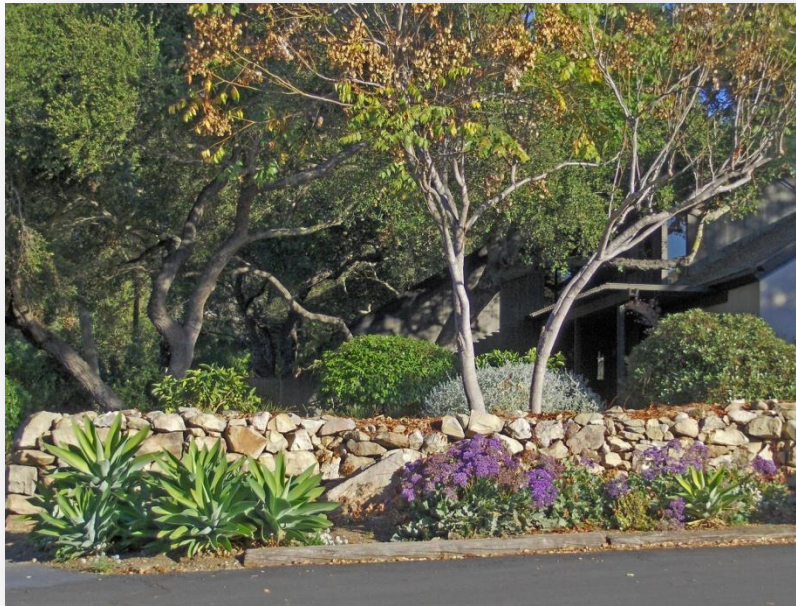


Circulation and Parking

- Action CIRC-MC-9.1



Residential Design Guidelines: Key Goals



- Encourage neighborhood compatibility and sustainable design
- Respect neighbor privacy
- Protect natural setting
- Improve aesthetics

Final EIR

- Class I Impacts:
 - Biological Resources
 - Cultural Resources
 - Fire Protection
 - Traffic and Circulation
- Mitigation Monitoring Program
- Statement of Overriding Considerations
- CEQA Findings





Land Use Element and Zoning Map Amendments Revisions

- Procedural revisions
- No change to Planning Commission actions or intent
- No change to previously approved overlays
- Accurately reflect final Board Action

Recommendation

February 18, 2014

1. Make CEQA Findings
2. Certify Final EIR and adopt CEQA Statement of Overriding Considerations and Mitigation Monitoring Program
3. Forward to Santa Barbara City Council
4. Set a hearing on April 1, 2014 for final Board adoption



Recommendation

April 1, 2014

1. Certify Final EIR and adopt CEQA Statement of Overriding Considerations and Mitigation Monitoring Program
2. Consider City Council and Planning Commission recommendations
3. Adopt MCCP and Design Guidelines
4. Adopt Comprehensive Plan amendments
5. Adopt Zoning Ordinance and Map amendments





Back Up Slides



PC MCCP Changes

- Fire Protection
- Circulation and Parking
- Public Services
- Wastewater
- Flooding and Drainage
- History and Archaeology
- Visual and Aesthetics

PC LUDC Changes

- Scenic Corridor
- Fence and Wall Height
- Residential Parking
- Modifications



Fog Line Striping

Action CIRC-MC-9.1

The County shall seek funding to paint and maintain fog line striping on public roads in Mission Canyon where appropriate to implement Policy CIRC-MC-9.

Public outreach shall be conducted prior to new fog line striping to seek public input on road striping placement.

The County shall coordinate timing and implementation of new road striping with the California Highway Patrol to ensure public awareness of California Vehicle Code Enforcement.



Fog Line Striping Planning Commission Recommendation

The Planning Commission recommends that the Board of Supervisors direct Public Works Department to immediately implement fog line striping pursuant to Action CIRC-MC-9.1.

Residential Second Units

Only allowed if:

- All development standards are met
- Special Problems Committee review
- Director findings:
 - Two contiguous legal lots under one ownership, one of which is vacant
 - An easement is dedicated on the vacant lot and the RSU is maintained on the developed lot



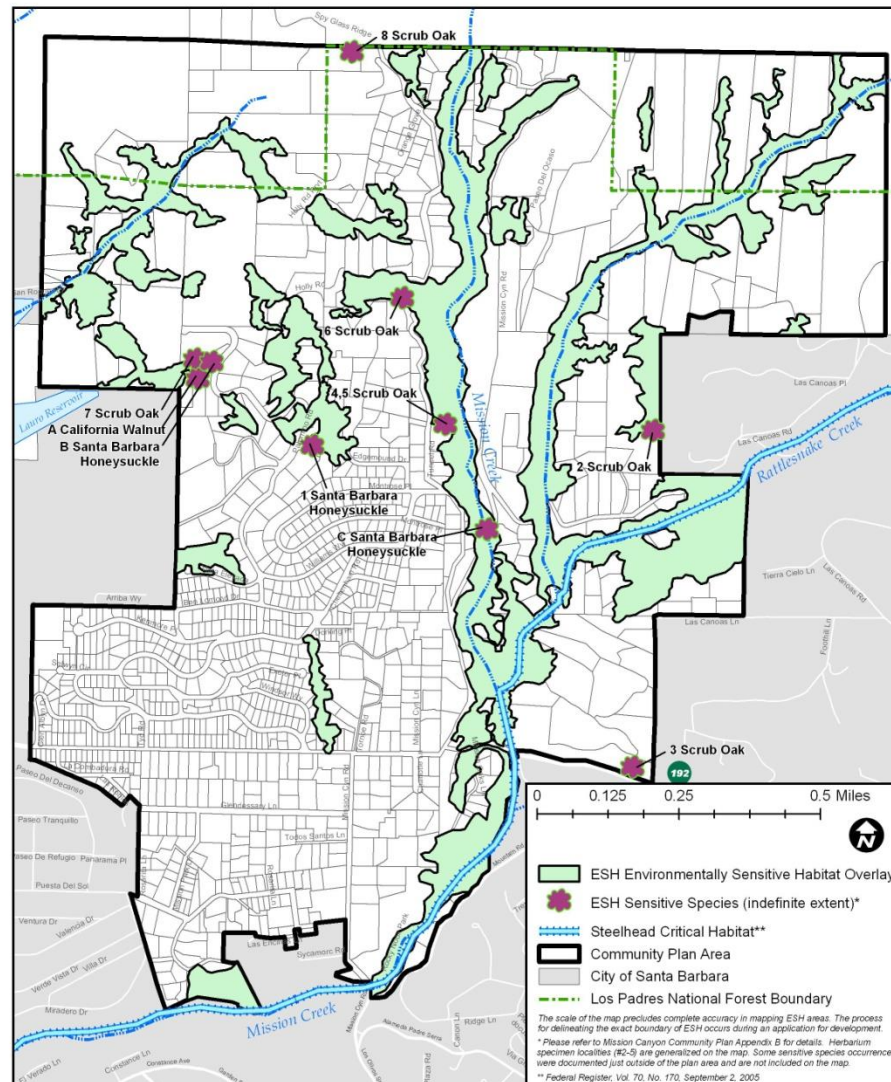


Residential Parking

- 3 spaces for:
 - New homes
 - Additions greater than 500 s.f. and/or increase number of bedrooms
- Adjustments
 - Tandom parking on lots 7,000 s.f. or less
 - One space in front setback with BAR approval
 - Two spaces if:
 - Preserves integrity of historic structure
 - No space due to topography or other constraints



ESH Overlay



Scenic Corridor Overlay

Long Range Planning Division PLANNING AND DEVELOPMENT

