

This “Consistency with Plans and Policies” document hereby incorporates by reference any analysis included in the memo and its attachments dated December 6, 2016.

POLICY REQUIREMENT	DISCUSSION
<p><i>Agricultural Element, Goal I:</i> Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts), expansion and intensification shall be supported.</p> <p><i>Gaviota Coast Plan, Protect and Support Agricultural Land Use:</i> Land designated for agriculture shall be preserved and protected for agricultural use; the integrity of agricultural operations shall not be violated by non-compatible uses.</p> <p><i>Gaviota Coast Plan, Policy AG-I.C: Support and Promote Local and Regional Agricultural Operation:</i> The County shall develop and promote programs to preserve agriculture in the Gaviota Coast Plan Area. Policies and programs shall seek to protect and enhance productive agricultural operations, while preserving and protecting valuable natural resources and the rural character of the Gaviota Coast.</p> <p><i>Gaviota Coast Plan, Policy AG-I.F: Agricultural Tourism:</i> Opportunities for agricultural tourism shall be considered where such activities will promote and support the primary use of the land as agriculture without creating conflicts with on-site or adjacent agricultural production or significantly adverse impacts to the environment.</p> <p><i>Gaviota Coast Plan, Policy LU-5: Development of Non-Agricultural Uses:</i> Development of non-agricultural uses on land designated for agriculture, including land divisions and changes to a non-agricultural land use/zoning designation, shall only be permitted subject to all of the following findings:</p> <ol style="list-style-type: none"> 1. Non-agricultural uses shall be compatible with continued existing agricultural use on the premises and on adjacent lands; 2. Non-agricultural uses shall avoid prime agricultural land or locate development contiguous with or in close proximity to existing developed areas able to accommodate the use; 	<p>Consistent: The County Planning Commission determined that STRs on AG-I parcels would create unacceptable nuisance and land use compatibility issues, much like STRs on residentially zoned lots, and would be an inappropriate use in the AG-I zone district. The size of AG-I lots, unlike AG-II lots, are not large enough to accommodate the use and mitigate the nuisance issues. Larger agricultural parcels have a greater ability to reduce nuisance and neighborhood compatibility issues through increased buffers between neighbors and STRs. STRs in AG-II zone districts will require the approval of a LUP or CDP, compliance with specific development standards, and a yearly permit renewal. This process will allow staff to monitor the use and allow neighbors potential recourse through the permit renewal consideration process. Therefore, allowing STRs in AG-II zoning will continue to support the viability of agriculture and the adoption of the ordinances would be consistent with these policies and goals.</p>

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<p>3. Non-agricultural uses shall not have a significant adverse impact on biological resources, visual resources, and coastal resources (including public access, recreation and coastal dependent uses); and</p> <p>4. For properties located in the Coastal Zone, the proposed non-agricultural use and proposed land divisions shall be consistent with Coastal Land Use Plan Policies 8-2, 8-3 and 8-4 and Coastal Act Sections 30241-30242.</p> <p><i>Santa Ynez Valley Community Plan Policy LUA-SYV-2:</i> Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.</p> <p><i>Santa Ynez Valley Community Plan Policy LUA-SYV-3:</i> New development shall be compatible with adjacent agricultural lands.</p> <p><i>Santa Ynez Valley Community Plan Policy LUA-SYV-4:</i> Opportunities for agricultural tourism shall be supported where such activities will promote and support the primary use of the land as agriculture without creating conflicts with on-site or adjacent agricultural production or impacts to the environment.</p> <p><i>Orcutt Community Plan, Policy LUA-O-2:</i> Development in Orcutt shall be compatible with adjacent or nearby agricultural lands.</p> <p><i>Orcutt Community Plan, Policy LUA-O-1:</i> The County shall develop and promote programs to preserve agriculture in the Santa Maria Valley.</p> <p><i>Toro Canyon Community Plan, GOAL LUA-TC:</i> Protect and support agricultural land use and encourage appropriate agricultural expansion, while maintaining a balance with protection of coastal and natural resources and protection of public health and safety.</p> <p><i>Toro Canyon Community Plan, Policy LUA-TC-1:</i> The County shall develop and promote programs to preserve agriculture in the Toro Canyon Plan Area.</p> <p><i>Toro Canyon Community Plan, Policy LUA-TC-2:</i> Land designated for</p>	<p>Consistent: The County Planning Commission determined that STRs on AG-I parcels would create unacceptable nuisance and land use compatibility issues, much like STRs on residentially zoned lots, and would be an inappropriate use in the AG-I zone district. The size of AG-I lots, unlike AG-II lots, are not large enough to accommodate the use and mitigate the nuisance issues. Larger agricultural parcels have a greater ability to reduce nuisance and neighborhood compatibility issues through increased buffers between neighbors and STRs. STRs in AG-II zone districts will require the approval of a LUP or CDP, compliance with specific development standards, and a yearly permit renewal. This process will allow staff to monitor the use and allow neighbors potential recourse through the permit renewal consideration process. Therefore, allowing STRs in AG-II zoning will continue to support the viability of agriculture and the adoption of the ordinances would be consistent with these policies and goals.</p>

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<p>agriculture within Toro Canyon shall be preserved and protected for agricultural use.</p>	
<p><i>Gaviota Coast Plan, Policy LU-6: Development of Agricultural Employee Housing Units:</i> Support development of agricultural employee housing units in agricultural zones.</p>	<p>Consistent: The ordinance would prohibit the use of Short-Term Rentals in agricultural employee housing units. Therefore, adoption of the ordinances would be consistent with this policy.</p>
<p><i>Housing Element, Goal 3:</i> Provide Fair and Safe Access to Housing. <i>Housing Element, Policy 3.1:</i> Promote equal housing opportunities for all persons in all housing types (ownership and rental, market rate, and assisted). <i>Housing Element, Goal 4:</i> Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County.</p> <p><i>Eastern Goleta Valley Community Plan, Land Use and Development Policies and Implementation Strategies, GOAL #1:</i> The community is balanced and sustainable to provide safe, high quality neighborhoods, a mix of housing types sufficient to meet local needs, a thriving local economy, and sustainable agricultural ventures, while preserving the natural environment, local watershed resources, and ecologic systems.</p> <p><i>Eastern Goleta Valley Community Plan, Policy LUR-EGV-1.3:</i> Residential second units, duplexes, and residential units in mixed-use commercial development shall be encouraged as affordable housing types (see also, Section II.D: Commercial Land Uses).</p>	<p>Consistent: The ordinance would prohibit the use of Short-Term Rentals on residentially zoned land. The 2015 UCSB Economic Forecast Project shows the South Coast rental housing market having a vacancy rate of less than 1% (See Planning Commission hearing of 8/3/2016 public comment letter). The Housing Authority Commission of Santa Barbara has concluded that the proliferation of short term vacation rentals exacerbates the existing tight rental housing market in Santa Barbara. The prohibition of STRs in residential zone districts will facilitate maintaining additional housing stock for rental, affordable, market rate, and assisted housing as shown in the incorporated board letter. Therefore, adoption of the ordinances would be consistent with these goals and policies.</p>

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<p><i>Los Alamos Community Plan, GOAL LUR-LA-3:</i> Strive To Ensure That The Community of Los Alamos Provides Housing Opportunities For All Economic Segments Of Its Population.</p> <p><i>Montecito Community Plan, GOAL LUC-M-2:</i> Encourage residential mixed use at affordable levels in neighborhood commercial and visitor-serving commercial areas, in order to meet local housing needs as well as to minimize impacts on traffic and air quality.</p> <p><i>Montecito Community Plan, Policy H-M-1.1:</i> In addition to the application of the policies and programs embodied in the County's Housing Element, the County shall continue to seek feasible methods for the provision of affordable housing within the Montecito Planning Area.</p> <p><i>Montecito Community Plan, Policy H-M-1.2:</i> Affordable housing in Montecito should be provided through a variety of means and distributed geographically throughout the community to the extent that environmental and public service constraints allow. The County shall encourage the production of affordable housing in areas identified by an affordable housing overlay or where allowed by applicable zone districts. Such development must be consistent with the architectural and development standards mandated by this community plan and consistent with other applicable goals and policies of this community plan.</p> <p><i>Summerland Community Plan, Policy H-S-1:</i> Remove and/or legalize "illegal" residential units to reduce attendant water, safety, traffic and parking impacts.</p> <p><i>Summerland Community Plan, Policy H-S-2:</i> Consistent with Housing Element policies, the County shall actively encourage the provision of affordable housing in the community of Summerland, particularly secondary residential uses in the C-1 zone, a mix of affordable units on certain residential parcels and where individual applicants seek approval of such projects.</p>	<p>Consistent: The ordinance would prohibit the use of Short-Term Rentals on residentially zoned land. The 2015 UCSB Economic Forecast Project shows the South Coast rental housing market having a vacancy rate of less than 1% (See Planning Commission hearing of 8/3/2016 public comment letter). The Housing Authority Commission of Santa Barbara has concluded that the proliferation of short term vacation rentals exacerbates the existing tight rental housing market in Santa Barbara. The prohibition of STRs in residential zone districts will facilitate maintaining additional housing stock for rental, affordable, market rate, and assisted housing as shown in the incorporated board letter. Therefore, adoption of the ordinances would be consistent with these goals and policies.</p>

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<p><i>Local Coastal Plan, 3.7.1 Coastal Act Policies</i> 30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. Neither the commission nor any regional commission shall either: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low and moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.</p>	<p>Consistent: STRs in Residential zoning districts in the coastal areas do not provide low cost accommodations for visitors to the County of Santa Barbara. Costs of STRs in the Coastal area of the County range from \$300 a night for a one bedroom to over \$1,000 per night for a three bedroom, and the majority of advertisements for STRs reviewed on hosting platforms required a three-night minimum stay. Furthermore, the ordinance does allow STR’s in certain commercial and certain agricultural zones which are in the coastal zone. If visitors to the coast want to stay in a STR in the coastal area these options will still be available. Therefore, adoption of the ordinances would be consistent with this policy.</p>
<p><i>Circulation Element:</i> The Circulation Element identifies key roadway links throughout the unincorporated portion of Santa Barbara County and provides clear traffic capacity guidelines that are intended to maintain acceptable levels of service on roadways and intersections, while allowing for reasonable growth and development.</p> <p><i>Land Use Element, Hillside and Watershed Protection Policy 1:</i> Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p><i>Land Use Element, Historical and Archaeological Sites Policy 1:</i> All available measures, including purchase, tax relief, purchase of development rights, etc.,</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive,</p>

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<p>shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p><i>Land Use Element, Visual Resource Policy 2:</i> In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p> <p><i>Land Use Element, Visual Resource Policy 4:</i> Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.</p> <p><i>Land Use Element, Hillside and Watershed Protection Policy 2:</i> All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p> <p><i>Land Use Element, Flood Hazard Area Policy 1:</i> All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.</p>	<p>Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p> <p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p><i>Scenic Highway Element, Goals:</i> The County seeks to attain the following goals through the adoption and implementation of this Scenic Highway Element:</p> <ul style="list-style-type: none"> a) To enhance and preserve the valuable scenic resources located along roadways within the County, b) To consider every proposed new highway or major realignment as an opportunity to maintain the scenic quality of the County by evaluating them for scenic highway eligibility, c) To help maintain the economic contribution of tourism to the County, d) To accommodate State planning law. <p><i>Seismic Safety and Safety Element, Geologic and Seismic Goal 1:</i> Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards.</p> <p><i>Seismic Safety and Safety Element, Goal 1:</i> Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards pursuant to Government Code §65302(g)(1), Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body</p> <p><i>Seismic Safety & Safety Element, Flood Protection Goal 1:</i> Protect the community from unreasonable risks of flooding pursuant to government code §65302(g) et. Seq.</p> <p><i>Seismic Safety & Safety Element, Flood Protection Objective 1:</i> Pursuant to County Code Chapter 15A-Flood Plain Management, promote the public, health,</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p>and general welfare, and minimize public and private losses due to flood conditions.</p> <p><i>Eastern Goleta Valley Community Plan, Land Use and Development Policies and Implementation Strategies, GOAL #2:</i> Community development and land use planning is comprehensive, purposeful, and paced to strengthen community identity, sustainability, and quality of life.</p> <p><i>Eastern Goleta Valley Community Plan, Policy EGV-2.1:</i> The County shall consider the relationship of land use and development decisions to the health and function of watersheds and sub-basins, consistent with the intent and policies of Section IV: Environmental Resources and Constraints.</p> <p><i>Gaviota Coast Plan, Policy VIS-1: Visual Compatibility:</i> The height, scale, and design of structures shall be compatible with the character of the surrounding natural and agricultural environment.</p> <p><i>Gaviota Coast Plan, Policy VIS-2: Visually Subordinate Development.</i> Development shall be visually subordinate to the natural and agricultural environment as seen from public viewing places. Visual subordination shall be achieved through adherence to the Site Design Hierarchy and Design Guidelines. “Visually subordinate” is defined as development that is partially visible but not dominant or disruptive in relation to the surrounding landscape as viewed from a public viewing place.</p> <p><i>Gaviota Coast Plan, Policy VIS-3: Skyline Intrusion:</i> Where feasible, development shall be sited so as not to intrude into the skyline as seen from public viewing places.</p> <p><i>Gaviota Coast Plan, Policy VIS-6: Design Review:</i> All permit applications for structures, additions to structures, or signage within the Gaviota Coast Plan Area shall be reviewed and considered for approval by the County Board of Architectural Review unless exempt pursuant to the County Zoning Ordinances.</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p><i>Goleta Valley Community Plan, Policy WAT-GV-1:</i> For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project. This policy shall be implemented consistent with the direction of policy WAT-GV-2.</p> <p><i>Goleta Valley Community Plan, Policy WAT-GV-13:</i> The County shall grant discretionary permits only if long-term supplies, excluding a drought buffer, are available to support new development. Proposed projects shall be reviewed based upon the supply/demand balance recognized, and the drought-buffer program in effect, at the time of application for a discretionary permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2. In the case of the 50% affordable housing overlay projects, they shall be reviewed based upon the supply/demand balance recognized and the drought buffer program in effect at the time of final discretionary permit approval.</p> <p><i>Los Alamos Community Plan, GOAL VR-LA-2:</i> Protect the visual character of the community.</p> <p><i>Mission Canyon Community Plan, GOAL LU-MC-1:</i> Ensure that development does not exceed the availability of adequate services and infrastructure to provide for public health and safety within an area with limited ingress and egress.</p> <p><i>Mission Canyon Community Plan, Policy LU-MC-2:</i> The County shall recognize that the Mission Canyon Plan Area is a constrained community with respect to fire hazard, parking and circulation, flooding and drainage, wastewater and geology, and hillsides and topography and shall require that future development is adequately served by existing services and infrastructure.</p> <p><i>Mission Canyon Community Plan, GOAL LU-MC-2:</i> Protect the semi-rural quality of life by encouraging excellence in architectural and landscape design.</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p>Promote area-wide and neighborhood compatibility and protect residential privacy and public views.</p> <p><i>Mission Canyon Community Plan, GOAL CIRC-MC-3:</i> Adequate parking shall be provided for occupants, guests, and Plan Area visitors, without increasing surface storm water runoff, to reduce onstreet parking to the maximum extent feasible.</p> <p><i>Montecito Community Plan, GOAL G-M-1:</i> Maintain and preserve the residential, low intensity, semirural character of Montecito.</p> <p><i>Montecito Community Plan, GOAL LU-M-1:</i> In order to protect the semi-rural quality of life, encourage excellence in architectural and landscape design promote area-wide and neighborhood compatibility; protect residential privacy, public views, and to the maximum extent feasible, private views of the mountains and ocean.</p> <p><i>Montecito Community Plan, GOAL LUR-M-1:</i> Encourage and protect diversity of housing types, while maintaining the predominately large lot, single family, and identity of the community.</p> <p><i>Montecito Community Plan, GOAL CIRC-M-IA:</i> Permit reasonable development of parcels within the community of Montecito based upon the policies and land use designations adopted in this community plan, while maintaining safe roadways and intersections that operate at acceptable levels.</p> <p><i>Montecito Community Plan, Policy Bio-M-1.3:</i> Environmentally Sensitive Habitat (ESH) areas within the Montecito Planning Area shall be protected, and where appropriate, enhanced.</p> <p><i>Montecito Community Plan, Policy FD-M-2.2:</i> New development shall be located in a manner that minimizes the need for flood control measures.</p> <p><i>Montecito Community Plan, Policy Geo-M-1.5:</i> Development standards shall be required to decrease the potential for soils or slope hazards.</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p><i>Orcutt Community Plan, Policy LUR-O-7:</i> County planning and maintenance efforts shall support development of safe, clean residential areas.</p> <p><i>Orcutt Community Plan, Policy BIO-O-5:</i> New facilities in Orcutt, including roads, bikepaths/trails, sewer lines and retention basins, shall to the maximum extent feasible be sited and designed to avoid disruption of significant natural resources within designated natural undeveloped open space areas, minimize removal of significant native vegetation and trees and provide for reasonable levels of habitat restoration for significant habitats disrupted by construction.</p> <p><i>Orcutt Community Plan, Policy FLD-O-3:</i> Short-term and long-term erosion associated with development shall be minimized.</p> <p><i>Orcutt Community Plan, Policy VIS-O-3:</i> Parcels along primary entryways into Orcutt are designated as "Gateway" parcels. These gateway parcels shall be developed in a manner that preserves the semi- rural character and provides an inviting and visually pleasing entrance to the community.</p> <p><i>Santa Ynez Valley Community Plan, Policy CIRC-SYV-1:</i> The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service.</p> <p><i>Santa Ynez Valley Community Plan, Policy CIRC-SVY-2:</i> The County shall maintain a minimum Level of Service (LOS) B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area.</p> <p><i>Santa Ynez Valley Community Plan Policy BIO-SYV-1:</i> Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.</p> <p><i>Santa Ynez Valley Community Plan, Policy FLD-SYV-1:</i> Flood risks shall be</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p>minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</p> <p><i>Santa Ynez Valley Community Plan, Policy GEO-SYV-1:</i> Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to seismic, soil, or slope hazards.</p> <p><i>Santa Ynez Valley Community Plan Policy HA-SYV-1.1:</i> Archaeological resources shall be protected and preserved to the maximum extent feasible.</p> <p><i>Santa Ynez Valley Community Plan, Policy HA-SYV-2:</i> Land use and development upstream from surface reservoirs should be regulated and monitored by the County Department of Public Works and the County Planning Department in order to minimize the production of water polluting wastes.</p> <p><i>Santa Ynez Valley Community Plan Policy VIS-SYV-1:</i> Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.</p> <p><i>Santa Ynez Valley Community Plan Policy VIS-SYV-3:</i> The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.</p> <p><i>Summerland Community Plan, Policy VIS-S-7:</i> In the rural areas all development shall be designed to minimize visual and aesthetic impacts.</p> <p><i>Summerland Community Plan, Policy GEO-S-2:</i> Development restrictions shall be required to decrease the potential for soils or slope hazards.</p> <p><i>Toro Canyon Community Plan, Policy LUR-TC-2:</i> Residential development, including but not limited to the size of structures and development envelopes,</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>

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<p>shall be scaled to protect resources such as environmentally sensitive habitat and visual resources and to respect site constraints such as steep slopes.</p>	<p>Consistent: In staff’s research and during public comment on the use of STRs it has been determined that they mainly occur in portions of, or the entirety of existing dwellings. The existing dwellings would have complied with development criteria and be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans during the permit process. If a new dwelling is proposed to be permitted as a STRs, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, objectives and recommendations.</p>
<p><i>Noise Element, Recommended Policy 1:</i> In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise sensitive uses unless noise mitigation features are included in project designs.</p> <p><i>Noise Element, Recommended Policy 2:</i> Noise-sensitive land uses should be considered to include:</p> <ul style="list-style-type: none"> a) Residential, including single and multifamily dwellings, mobile home parks, dormitories, and similar uses. b) Transient lodging, including hotels, motels, and similar uses. <p><i>Los Alamos Community Plan, GOAL N-LA-1:</i> Strive to ensure that residents of the planning area are not exposed to harmful noise levels.</p>	<p>Consistent: The ordinance sets limit the sound levels for the use of STRs. The volume of sound generated by the Short-Term Rental shall not exceed 65 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary and quiet hours are set between the hours of 10 p.m. to 8 a.m., where the volume of sound generated by the use shall not exceed 45 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary. Therefore, adoption of the ordinances would be consistent with these policies, goals, and recommendations.</p>

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<p><i>Orcutt Community Plan, Policy NSE-O-1:</i> Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.</p> <p><i>Montecito Community Plan, GOAL N-M-1:</i> Maintain The Existing Low Ambient Noise Level As Part Of The Semi-Rural Character Of The Montecito Community.</p> <p><i>Mission Canyon Community Plan, GOAL LU-MC-3:</i> Maintain an environment where the relative quiet of the community is a recognized value.</p> <p><i>Summerland Community Plan, Policy N-S-1:</i> Interior noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.</p>	<p>Consistent: During the public hearing processes noise concerns were frequently voiced. The ordinance sets a limit to the sound levels for the use of STRs. The volume of sound generated by the Short-Term Rental shall not exceed 65 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary and quiet hours are set between the hours of 10 p.m. to 8 a.m., where the volume of sound generated by the use shall not exceed 45 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary. Therefore, adoption of the ordinances would be consistent with these policies, goals, and recommendations.</p>
<p><i>Los Alamos Community Plan, GOAL LUC-LA-1:</i> Encourage new commercial development which is oriented towards serving the needs of local residents. Visitor-serving commercial uses shall also be supported to the extent that they also provide services to residents that would not otherwise be available in the community.</p> <p><i>Goleta Valley Community Plan, Policy LUC-GV-2:</i> Mixed-use development on land designated for commercial use shall be encouraged where appropriate.</p>	<p>Consistent: The ordinance will allow the use of STRs in Commercial and Mixed Use zone districts. This will provide for visitors to visit the Santa Barbara County area and have a variety of short-term rentals products to choose from (e.g. hotels, motels, STRs). Therefore, adoption of the ordinances would be consistent with these policies, goals, and recommendations.</p>

POLICY REQUIREMENT	DISCUSSION
<p><i>Orcutt Community Plan, Policy LU-O-4:</i> The County shall provide a range of commercial and industrial uses which promote orderly economic development, and improve the balance between jobs and housing.</p> <p><i>Orcutt Community Plan, Policy LUC-O-5:</i> Commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.</p> <p><i>Eastern Goleta Valley Community Plan, Policy LUC-EGV-1.2:</i> When adding residential units to a commercial property, it shall be demonstrated that materials present in the business would not create a hazard or nuisance to occupants of the residences.</p> <p><i>Eastern Goleta Valley Community Plan, Policy LUC-EGV-2.1:</i> Commercial designations shall provide flexible spaces to accommodate local businesses, live-work accommodations, small-scale fabrication and compatible industry, and local commercial destination clusters within walking and biking distance to residential neighborhoods.</p> <p><i>Eastern Goleta Valley Community Plan, Policy LUC-EGV-2.3:</i> Commercial and economic development shall operate at a scale complementary to the residential neighborhood characteristics of Eastern Goleta Valley.</p> <p><i>Gaviota Plan, Policy LU-11: Rural Commercial Uses:</i> Visitor-serving and other commercial uses as allowed by the Comprehensive Plan and Local Coastal Plan shall be of a low-intensity nature and compatible with and subordinate to the rural setting.</p>	<p>Consistent: The ordinance will allow the use of STRs in Commercial and Mixed Use zone districts. This will provide for visitors to visit the Santa Barbara County area and have a variety of short-term rentals products to choose from (e.g. hotels, motels, STRs). If a new structure is proposed to be permitted for a STR use, it would also be reviewed for consistency with applicable policies of the Comprehensive, Community, and Coastal Land Use Plans. Therefore, adoption of the ordinances would be consistent with these policies, goals, and recommendations.</p>