

Attachment E

RESOLUTION OF THE COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE) RESOLUTION NO. 10-_____
BOARD OF SUPERVISORS ADOPT ORDINANCES)
THAT AMEND SECTION 35-1 OF CHAPTER 35 OF) Case Nos: 08ORD-00000-00011;
THE COUNTY CODE, THE SANTA BARBARA) 08RZN-00000-00002
COUNTY LAND USE AND DEVELOPMENT CODE,)
AND THE COUNTY ZONING MAP AND TEXT TO)
IMPLEMENT THE LOS ALAMOS COMMUNITY PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code; and
- B. In July 2010, a Final Environmental Impact Report for the Los Alamos Community Plan Update was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing held to solicit public comments pursuant to the California Environmental Quality Act (CEQA), and
- C. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors:
 1. Adopt an ordinance (Case No. 08ORD-00000-00011) amending Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code. Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.
 2. Adopt an ordinance (Case No. 08RZN-00000-00002) amending the County Zoning Map within the Los Alamos Community Plan area. Said Ordinance is attached hereto as Exhibit 2 and is incorporated herein by reference.
- D. The proposed Ordinance is consistent with the Santa Barbara County Comprehensive Plan and the requirements of the State Planning, Zoning, and Development laws.
- E. The proposed Ordinance and Rezone is in the interest of the general community welfare, since the Land Use and Development Code map and text amendments will implement the policies, and standards incorporated in the Los Alamos Community Plan.
- F. Public officials and agencies, civic organizations, and citizens have been consulted and have advised the Planning Commission on the proposed amendments in a duly noticed public hearing pursuant to Sections 65853 of the Government Code.
- G. The Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
- H. The Planning Commission of the County of Santa Barbara, after holding duly noticed public hearings on the above described item, has endorsed and transmitted to the Board of Supervisors said recommended change by resolution pursuant to Government Code Section 65855.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. A copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2010 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CECILIA BROWN, Chair
Santa Barbara County Planning Commission

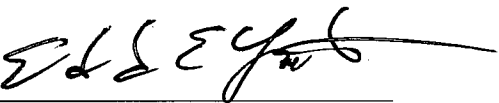
ATTEST:

DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By



Deputy County Counsel

EXHIBITS:

1. Land Use and Development Code Ordinance Amendment 08ORD-00000-00011
2. Zoning Map Amendment (Rezone) Ordinance 08RZN-00000-00002

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING SECTION 35.14.020, ZONING MAP AND ZONES, SECTION 35.20.030, ALLOWABLE DEVELOPMENT AND PLANNING PERMIT REQUIREMENTS, SECTION 35.28.080, DESIGN CONTROL (D) OVERLAY ZONE, SECTION 35.28.210, COMMUNITY PLAN OVERLAYS, SECTION 35.34 LANDSCAPING STANDARDS, SECTION 35.36, PARKING AND LOADING STANDARDS, SECTION 35.42, STANDARDS FOR SPECIFIC USES, SECTION 35.36.080, STANDARDS FOR ALL ZONES AND USES, SECTION 35.36.100, STANDARDS FOR RESIDENTIAL ZONES AND USES, SECTION 35.36.110, STANDARDS FOR NONRESIDENTIAL ZONES AND USES, SECTION 35.82.070, DESIGN REVIEW, SECTION 35.82.190, USE DETERMINATIONS, SECTION 35.110.020, DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, AND MAKE OTHER MINOR REVISIONS AS NECESSARY TO IMPLEMENT THE LOS ALAMOS COMMUNITY PLAN

Case No. 08ORD-00000-00011

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the Commercial Zones portion of Table 1-1 (Zones) of Section 35.14.020 (Zoning Map and Zones), of Chapter 35.12, Interpretation of Code Provisions, to read as follows:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
Commercial Zones		
CN	Neighborhood Commercial	35.24
C-1	Limited Commercial	
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
<u>CM-LA</u>	<u>Community Mixed Use - Los Alamos</u>	
<u>CN</u>	<u>Neighborhood Commercial</u>	
CS	Service Commercial	
C-V	Resort/Visitor-Serving Commercial	
<u>PI</u>	<u>Professional and Institutional</u>	
SC	Shopping Center	
PI	Professional and Institutional	

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.20.030.A.3. (Similar and compatible use may be allowed) of Section 35.23.030 (Allowable Development and Planning Permit Requirements), of Chapter 35.20, Development and Land Use Approval Requirements, to read as follows:

3. **Similar and compatible use may be allowed.** In the following zones the Commission may determine that a proposed use not listed in this Chapter is allowable in compliance with Section 35.82.190 (Use Determinations).

- a. **Applicable zones:**

- (1) C-1 (Limited Commercial);
- (2) C-2 (Retail Commercial);
- (3) C-3 (General Commercial);
- (4) CH (Highway Commercial);
- (5) CM-LA (Community Mixed Use - Los Alamos)
- ~~(56)~~ CN (Neighborhood Commercial);
- ~~(67)~~ CS (Service Commercial);
- ~~(78)~~ M-1 (Light Industry);
- ~~(89)~~ MRP (Industrial Research Park);
- ~~(910)~~ OT-R/GC (Old Town Residential/General Commercial);
- ~~(1011)~~ OT-R/LC (Old Town Residential/Light Commercial);
- ~~(112)~~ PI (Professional and Institutional);
- ~~(1213)~~ PU (Public Utilities);
- ~~(1314)~~ REC (Recreation);
- ~~(1415)~~ SC (Shopping Center); and
- ~~(1516)~~ TC (Transportation Corridor).

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Chapter 35.24, Commercial Zones, to amend Section 35.24.020 (Purposes of Commercial Zones) to reorder the existing Subsections within Section 35.24.020 (Purposes of Commercial Zones) and to add a new Subsection 35.24.020.E, CM-LA (Community Mixed Use - Los Alamos) zone, to read as follows:

35.24.020 - Purposes of Commercial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. ~~CN (Neighborhood Commercial) zone. The CN zone is applied to areas within residential neighborhoods appropriate for local retail or service businesses to meet daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.~~

- BA. C-1 (Limited Commercial) zone.** The C-1 zone is appropriate for both retail and service commercial activities that serve the local community and in the Coastal Zone, the traveling public as well. This zone allows diverse uses, yet restricts allowable uses to those that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values.
- CB. C-2 (Retail Commercial) zone.** The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- DC. C-3 (General Commercial) zone.** The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.
- ~~**E. CS (Service Commercial) zone.** The CS zone is applied to areas within the Inland area only appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.~~
- FD. CH (Highway Commercial) zone.** The CH zone is applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler.
- E. CM-LA (Community Mixed Use - Los Alamos) zone.** The CM-LA zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.
- F. CN (Neighborhood Commercial) zone.** The CN zone is applied to areas within residential neighborhoods appropriate for local retail or service businesses to meet daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.
- G. CS (Service Commercial) zone.** The CS zone is applied to areas within the Inland area only appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.
- GH. C-V (Resort/Visitor Serving Commercial) zone.** The C-V zone is applied to areas of unique scenic and recreational value appropriate for tourist recreational development, while providing for maximum conservation of site resources through comprehensive site planning. The intent is to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This zone is not intended for highway related uses that normally service travelers. Where this zone is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.
- I. PI (Professional and Institutional) zone.** The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.
- HJ. SC (Shopping Center) zone.** The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for

commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use. This zone identifies the following two types of shopping centers:

1. **Convenience Shopping Centers.** Shopping centers that are classified as Convenience Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) serve the everyday, frequent needs of the consumer.
2. **Community Shopping Centers.** Shopping centers that are classified as Community Shopping Centers in compliance with Table 2-18 (Shopping Center Minimum Site Area) provide the opportunity to comparison shop and provide consumer goods and services.

~~I. **PI (Professional and Institutional) zone.** The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well designed and landscaped, and harmonious with surrounding land uses.~~

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.24.030.C (Development Plan approval required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to reorder the existing Subsections within Subsection C and add a new Subsection 35.24.030.C.4 (CM-LA zone), to read as follows:

- C. **Development Plan approval required.** Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit as follows.
 1. **CN and C-1 zones.** Final Development Plan approval is required for structures that exceed 5,000 square feet in gross floor area.
 2. **C-2 and C-3 zones.** Final Development Plan approval is required for buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.
 - ~~3. **C-S, C-V, SC, and PI zones.** Final Development Plan approval is required for all proposed development, including grading.~~
 43. **CH zone.** Final Development Plan approval is required for all proposed development, including grading; except that in the Coastal Zone, a Final Development Plan is not required for the following, provided that all other requirements of the CH zone are complied with:
 - a. Additions to uses or structures on property developed as of February 1, 1963; and
 - b. A legal lot of less than 20,000 square feet of net land area created on or before February 1, 1963.
 4. **CM-LA zone.** Final Development Plan approval is required for buildings and structures that total 15,000 or more square feet in gross floor area.
 5. **C-S, C-V, PI, and SC zones.** Final Development Plan approval is required for all proposed development, including grading.

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to

amend Subsection 35.24.030.D (Design Review required), of Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to read as follows:

D. Design Review required.

1. Design Review is required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure located within the CN, C-1, C-2, C-3, ~~CH~~ (Inland area), or CM-LA zones, in compliance with Section 35.82.070 (Design Review).
2. Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure located within the CH (Coastal Zone) zone, in compliance with Section 35.82.070 (Design Review).

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to add a new CM-LA zone to existing Table 2-15 (Allowed Land Uses and Permit Requirements for the Commercial Zones) including the listing of the allowed land uses and permit required for each land use as follows:

<p>Table 2-15</p> <p>Allowed Land Uses and Permit Requirements for the Commercial Zones</p>	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	<u>CM-LA</u>					

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	=					
Agricultural processing	=					
Agricultural use as permitted on adjacent lot zoned AG or residential	=					
Animal keeping (except equestrian facilities - see RECREATION below)	<u>S</u>					
Cultivated agriculture, orchard, vineyard	=					
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	=					
Mining - Surface less than 1,000 cubic yards	=					
Mining - Surface 1,000 cubic yards or more	=					
Oil and gas uses	=					

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	=					
Furniture/fixtures manufacturing, cabinet shops	<u>MCUP</u>					
Handcraft industry, small scale manufacturing	<u>MCUP</u>					
Laundry, dry cleaning plant	=					
Media production	=					
Metal products fabrication, machine and welding shops	=					
Printing and publishing	=					

Recycling - Small collection center	==					
Recycling - Small collection center, non-profit	==					
Recycling - Specialized materials collection center	==					
Sign fabrication and painting shop	<u>MCUP</u>					
Sign painting shop	<u>MCUP</u>					
Storage - Contractor equipment storage yard	==					
Storage - Personal storage facility (mini storage)	==					
Storage - Warehouse, not used for wholesaling or distribution	==					
Wholesaling and distribution	==					
Wholesaling and distribution - Essential to agriculture, except	==					

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	==					
Commercial entertainment - Indoor	<u>MCUP</u>					
Commercial entertainment - Outdoor	==					
Community center	<u>P</u>					
Conference center	==					
Country club	==					
Equestrian facility - Public or commercial	==					
Fairgrounds	==					
Fitness/health club or facility	<u>P</u>					
Golf course	==					
Golf driving range	==					
Library	<u>CUP</u>					
Meeting facility, public or private	<u>CUP</u>					
Meeting facility, religious	<u>CUP</u>					
Museum	<u>CUP</u>					
Park, playground - Public	==					
Recreational vehicle (RV) park	==					
School	<u>CUP</u>					
School - Business, Professional, or Trade	<u>P</u>					
Sports and outdoor recreation facility	==					
Sports or entertainment assembly facility	==					
Studio - Art, dance, martial arts, music, etc.	<u>P</u>					
Theater - Indoor	<u>P</u>					
Theater - Outdoor	==					
Trail for hiking or riding	==					

RESIDENTIAL USES

Caretaker/Manager dwelling	==					
Dwelling, one-family	<u>P</u>					
<u>Dwelling, two-family</u>	<u>P</u>					
<u>Dwelling, multiple</u>	<u>P</u>					
Emergency shelter	<u>MCUP</u>					
Mixed use project residential component	<u>P</u>					
Monastery	==					
Residential accessory use or structure	<u>P</u>					
Residential use existing as of July 19, 1982	==					
Single room occupancy facility (SRO)	==					
Special care home, 6 or fewer clients	<u>P(6)</u>					
Special care home, 7 or more clients	<u>MCUP</u>					

RETAIL TRADE

Auto and vehicle sales and rental	==					
Bar, tavern	<u>P</u>					
Building and landscape materials - Indoor	==					

Building and landscape materials - Outdoor	==					
Convenience store, less than 3,000 sf or less net floor area	<u>P</u>					
Convenience store, 3,000 sf or more net floor area	<u>P</u>					
Drive-through facility	==					
Farm supply and feed store	==					
Fuel dealer	==					
General retail	<u>P</u>					
Grocery/food store, 3,000 sf or less	<u>P</u>					
Grocery/food store, 3,000 sf or more	<u>P</u>					
Grocery/food store, 5,000 sf or less	<u>P</u>					
Grocery/food store, 5,000 sf or more	<u>P</u>					
Mobile home, boat, and RV sales and repair	==					
Office supporting retail	<u>P</u>					
Plant nursery	<u>P</u>					
Restaurant, café, coffee shop - Indoor and outdoor	<u>P</u>					
Restaurant, café, coffee shop - Within an office building	==					
Service station	== (7)					
Shopping center - Community	==					
Shopping center - Convenience	==					
Swap meet	<u>CUP</u>					
Truck stop	==					
Truck, trailer, construction, farm, heavy equipment sales/rental	==					
Visitor-serving commercial	==					

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Includes microbreweries that are accessory and secondary to a bar or restaurant.
- (4) Limited to establishments that supply commodities to meet the day-to-day needs of residents in the neighborhood.
- (5) Limited to establishments that supply commodities to the residences in the neighborhood.
- (6) Changed from MCUP to P to comply with change in State law.
- (7) A service station existing at the time of the adoption of the CM-LA zone shall be considered a permitted use rather than a nonconforming use.

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	<u>P</u>					
Bank, financial services - Complete facility	<u>P</u>					
Business support service	<u>P</u>					
Drive-through facility	==					
Medical services - Animal hospital, small animals	<u>CUP</u>					
Medical services - Clinic	<u>CUP</u>					
Medical services - Doctor office	<u>P</u>					
Medical services - Extended care	<u>CUP</u>					
Medical services - Hospital	==					
Office - Business/service	<u>P</u>					
Office - Professional/administrative	<u>P</u>					

SERVICES - GENERAL

Cemetery, mausoleum	==					
Charitable or philanthropic organization	<u>CUP</u>					
Large family day care home	<u>P</u>					
Small family day care home	<u>E</u>					
Child care center, Non-residential	<u>P</u>					
Child care center, Non-residential, accessory	<u>P</u>					
Child care center, Residential	<u>MCUP</u>					
Drive-through facility	==					
Lodging - Bed and breakfast inn	<u>P</u>					
Lodging - Guest ranch	==					
Lodging - Hostel	<u>P</u>					
Lodging - Hotel or motel	<u>P</u>					

Lodging - Resort	<u>P</u>					
Mortuary	<u>==</u>					
Mortuary, accessory to cemetery	<u>==</u>					
Music recording studio	<u>CUP</u>					
Personal services	<u>P</u>					
Repair service - Equipment, appliances, etc. - Indoor	<u>P</u>					
Repair service - Equipment, appliances, etc. - Outdoor	<u>==</u>					
Repair service - Farm implements and equipment	<u>==</u>					
Repair service - Small appliances	<u>P</u>					
Vehicle services - Carwash, mechanical	<u>==</u>					
Vehicle services - Major repair, bodywork	<u>==</u>					
Vehicle services - Minor maintenance/repair	<u>P</u>					
Vehicle services - With outdoor work areas	<u>==</u>					

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	<u>==</u>					
Airstrip, private and temporary	<u>==</u>					
Airstrip, temporary	<u>==</u>					
Drainage channel, water course, storm drain less 20,000 sf	<u>P</u>					
Drainage channel, water course, storm drain 20,000 sf or more	<u>MCUP</u>					
Electrical substation - Minor (3)	<u>MCUP</u>					
Electrical transmission line (4) (5)	<u>CUP</u>					
Flood control project less than 20,000 sf total area (6)	<u>P</u>					
Flood control project 20,000 sf or more total area (6)	<u>MCUP</u>					
Heliport	<u>==</u>					
Parking facility, public or private	<u>MCUP</u>					
Pier, dock	<u>==</u>					
Pipeline - Oil and gas	<u>P</u>					
Public utility facility	<u>CUP</u>					
Public works or private service facility	<u>MCUP</u>					
Road, street less than 20,000 sf total area (6)	<u>P</u>					
Road, street 20,000 sf or more total area (6)	<u>MCUP</u>					
Sea wall, revetment, groin, or other shoreline structure	<u>==</u>					
Telecommunications facility	<u>S</u>					
Transit station or terminal	<u>==</u>					
Utility service line with less than 5 connections (4)	<u>P</u>					
Utility service line with 5 or more connections (4)	<u>MCUP</u>					
Vehicle dispatch facility	<u>==</u>					
Vehicle storage	<u>==</u>					
Wind turbines and wind energy systems	<u>==</u>					

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	<u>==</u>					
Desalination facility less than 15 connections	<u>==</u>					
Desalination facility 15 to less than 200 connections	<u>==</u>					
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	<u>P</u>					
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	<u>P</u>					
Reservoir less than 20,000 sf of total development	<u>==</u>					
Reservoir, 20,000 sf to less than 50,000 sf total development	<u>==</u>					
Reservoir, 50,000 sf or more of total development	<u>==</u>					
Wastewater treatment system, individual, alternative	<u>==</u>					
Wastewater treatment system, individual, Special Problem Area (4)	<u>==</u>					

Wastewater treatment system, individual, not Special Problem Area	==					
Wastewater treatment facility, less than 200 connections	==					
Water diversion project	==					
Water extraction, commercial	CUP					
Water or sewer system pump or lift station (4)	P					
Water system with 1 connection	==					
Water system with 2 to 4 connections	==					
Water system with 5 or more connections (5)	==					
Water well, agricultural	==					

Key to Zone symbols

CM-LA	Community Mixed Use - Los Alamos
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SECTION 7:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.24.030 (Commercial Zones Allowable Land Uses), of Chapter 35.24, Commercial Zones, to add a new column, CM-LA zone standards, to existing Table 2-17 (Commercial Zones Development Standards) to read as follows:

Table 2-17 - Commercial Zones Development Standards

Development Feature	Requirement by Zone
	CM-LA (Community Mixed Use - Los Alamos)
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>
Area	None.
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>
Maximum density	<u>See Section 35.24.070</u>
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>
Front – Primary	<u>See Section 35.24.070</u>
Front – Secondary	<u>See Section 35.24.070</u>
Side	<u>See Section 35.24.070</u>
Rear	<u>See Section 35.24.070</u>
Building separation	<u>None required, however if provided any separation shall be a minimum of five feet</u>
Site coverage	<i>Maximum percentage of net site area covered by structures.</i>
Maximum coverage	<u>None</u>
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>
Maximum height	<u>35 ft.</u>
Landscaping	<u>See Chapter 35.34 (Landscaping Standards)</u>
Parking	<u>See Chapter 35.36 (Parking and Loading Standards)</u>
Signs	<u>See Chapter 35.38 (Sign Standards)</u>

SECTION 8:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add

a new Section 35.24.070 (CM-LA Zone Additional Standards), to Chapter 35.24, Commercial Zones, to read as follows and renumber existing Section 35.24.070 (SC Zone Additional Standards) as Section 35.24.080:

35.24.070 - CM-LA Zone Additional Standards

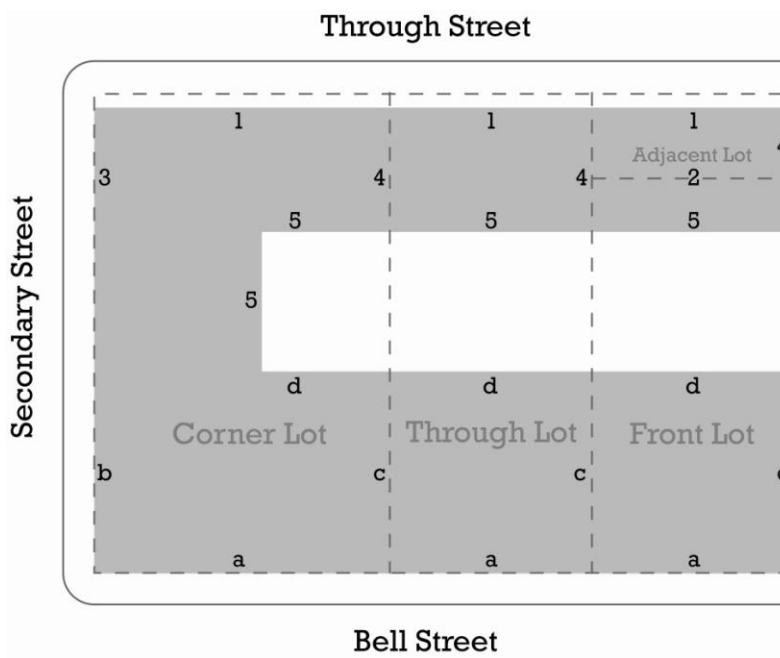
Proposed development and new land uses within the CM-LA zone shall comply with the following standards in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

- A. **Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 20 feet.
- B. **Determining the front line of lot for properties in the CM-LA zone.** For the purposes of the CM-LA zone district, all lots (including through lots and corner lots) with a front line abutting Bell Street shall be considered to have a front line on Bell Street unless the review authority finds that reasonable development of the property would be precluded.
- C. **Streets in the CM-LA zone.** Streets that are located parallel to Bell Street (Waite, Leslie, and portions of Main Street) shall be considered through streets. Streets that are located perpendicular to Bell Street (Centennial Street) shall be considered secondary streets.
- D. **Limitations on bedrooms, floor area, and location of dwelling units in the CM-LA zone.**
1. A residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot.
 2. Dwelling units are permitted above the ground floor of buildings located on a lot where the front line abuts Bell Street.
 3. Dwelling units are permitted on all floors of buildings located on a lot where the front line does not abut Bell Street.
 4. Dwelling unit access from Bell Street is prohibited.
- E. **Commercial buildings in CM-LA zone.**
1. Commercial uses are allowed on all floors of buildings
 2. The floor area devoted to commercial uses is limited by the setbacks and build-to-lines shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
 3. Buildings with a Bell Street frontline shall be commercial on the ground floor.
- F. **Setbacks and Build-to-Lines for structures.** The setbacks in Table 2-18 apply as measured from the front line. Buildings shall be located within the shaded area shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures) below.

Table 2-18 Setbacks and Build-to Lines for Structures

Lot front line abutting Bell Street.	
a.	Bell Street setback: Zero ft.
b.	Secondary street setback: Zero ft.
c.	Side setback: Zero ft.
d.	Front building rear build-to-line: 80 ft. maximum from edge of lot frontage .
Lot front line not abutting Bell Street	
1.	Through street setback: Minimum five ft., not to exceed 15 ft.
2.	Rear setback when not adjacent to street: None required, however if provided shall be a maximum of 10 ft.
3.	Secondary street setback: None required, however, if provided shall not exceed 15 ft.
4.	Side setback: None required, however, if provided shall not exceed 10 ft.
5.	Front building rear build-to-line: 60 ft. maximum from the edge of lot front line.

Figure 2-1 – Setbacks and Build-to-Lines for Structures

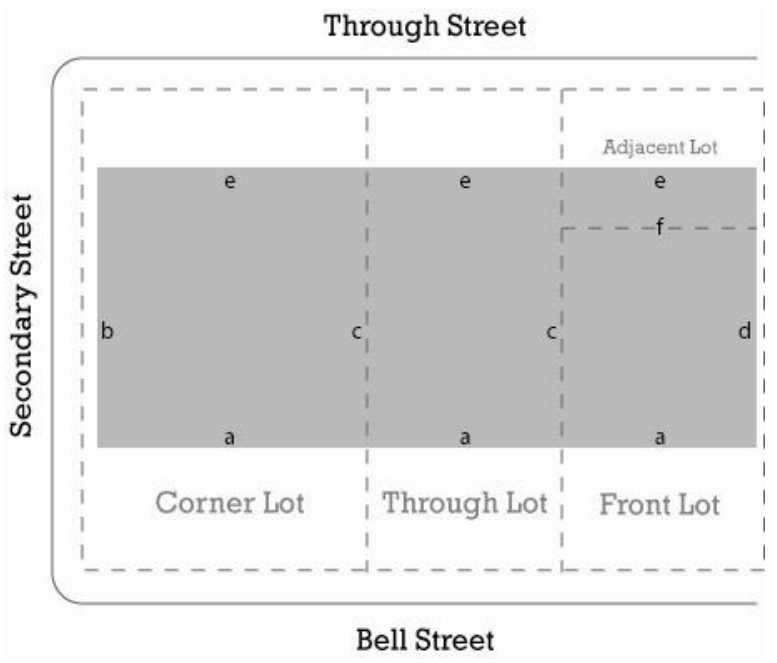


G. Setbacks for parking. The setbacks in Table 2-19 (Setbacks for Parking) apply as measured from the front line of the lot. Parking shall be located within the shaded area shown in Figure 2-2 (Setbacks for Parking) below.

Table 2-19 - Setbacks for Parking

Setbacks for Parking.	
a.	<u>Bell Street setback: 50 ft. minimum.</u>
b.	<u>Secondary street setback: 5 ft. minimum.</u>
c.	<u>Side setback adjacent to existing parking area: None.</u>
d.	<u>Side setback adjacent to non-parking area: 5 ft. minimum.</u>
e.	<u>Rear setback - through lot: 35 ft. minimum from rear lot line opposite of the lot frontage.</u>
f.	<u>Rear setback - not a through lot: Zero to 5 ft. from adjacent lot.</u>

Figure 2-2: Setbacks for Parking



H. Architectural encroachments Architectural features and signs may intrude into road right of ways in compliance with the following provided that an encroachment permit is first obtained from either Caltrans or the County Public Works Department.

1. Balconies, fire escapes, unenclosed porches, and shop front awnings may intrude a maximum of six feet into all right-of-ways and setback areas identified in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
2. Awnings shall be a minimum of eight feet high above the sidewalk. Above the ground floor, bay windows, chimneys, cantilevered rooms, and eaves may intrude a maximum of three feet into right-of-ways and all setback areas identified in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
3. Colonnades when installed as part of a gallery for retail uses shall be no less than 10 feet deep and overlap the whole width of the sidewalk to within two feet of the curb. The colonnade shall be no less than 12 feet clear in height.

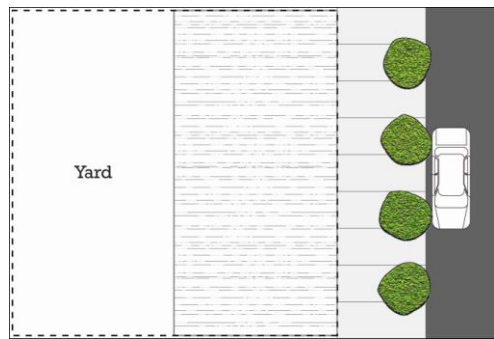
4. Signs (See Section 35.38 Sign Standards and the Bell Street Design Guidelines).
5. The architectural feature or sign is in compliance with the Bell Street Design Guidelines and Chapter 10 (Building Regulations) of the County Code.

I. Processing and site development standards. Proposed development within the CM-LA zone shall comply with the following processing and site development standards.

1. **General.** The following standards shall apply to all development within the CM-LA zone.
 - a. **Vacant lots:** Development of vacant lots shall comply with the development standards as described in Section 35.24.030 for the CM-LA zone. A vacant lot may be developed with only commercial uses. Residential density shall comply with Section 35.24.070.D, above.
 - b. **Additions to structures on existing lots:** Development on lots with existing structures shall conform to the development standards as described in Section 35.24.030 for the CM-LA zone. Additions to existing structures containing commercial uses shall be limited by the setbacks as described in Figure 2-1(Setbacks and Build-to-Lines for Structures).
 - c. **Design review required:** Prior to the approval of any permits for structures, the project shall be approved or conditionally approved by the Board of Architectural Review in compliance with the Bell Street Design Guidelines and Section 35.82.070 (Design Review).

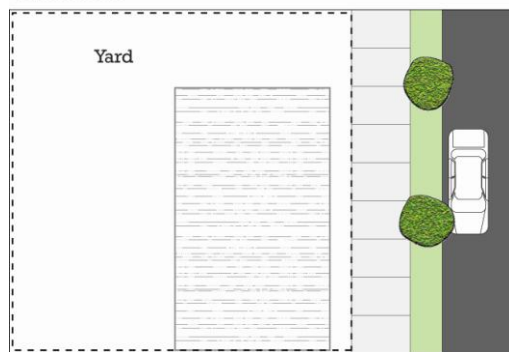
J. Building Types. Setbacks create yard spaces that characterize building types. The following building types shall apply in the CM-LA zone.

Drawings not to scale.



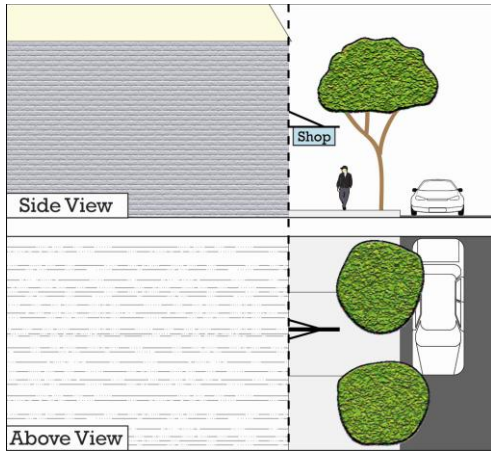
Above View

Rear Yard Building Type – This type of building occupies the entire width of a property, leaving the rear of the lot as the sole yard. This is an urban building type as the continuous facade steadily defines its interface with the public thoroughfare. The location of the rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse, duplex, or triplex. For commercial or mixed-uses, the rear yard can accommodate substantial parking. Parking shall be required to be located in the rear of the lot.



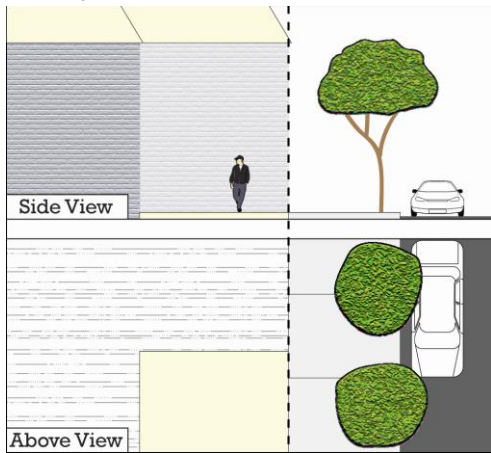
Side Yard Building Type - This type of building is located adjacent to one side of the lot and provides a setback (side yard) from the other side. A front setback is permitted on secondary streets to accommodate residential development; however a setback shall not be provided for the portion of the building facing Bell Street. The side yard shall be designed as to allow access to the interior of the lots for pedestrians and parking.

K. Facade Types – Buildings with a front line on Bell Street. The following building facade types shall be used for buildings with a front line on Bell Street in the CM-LA zone.

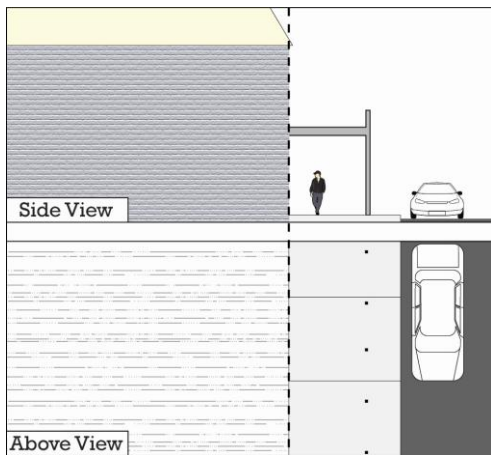


Shopfront: Shopfronts are facades placed at or close to the right-of-way line with the entrance at the sidewalk grade. This type is conventional for retail frontage and is commonly equipped with awnings. Recessed entryways are required with a shop front.

Drawings not to scale.

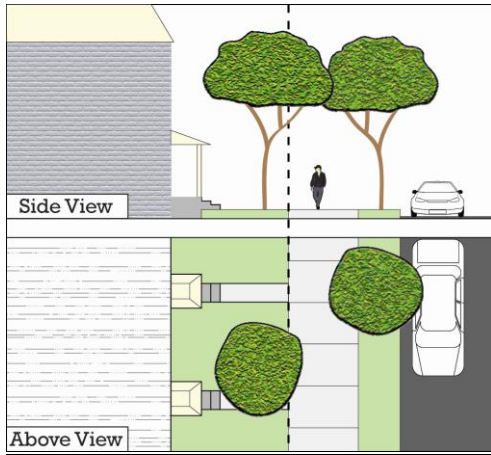


Forecourt: The main facade of the building is at or near the street frontage line and a small percentage of it is set back, creating a small courtyard area. The area could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence 32” to 42” in height could be used to define the forecourt area. The depth of the forecourt shall be no more than 20 feet and be no wider than 50 percent of the building width.



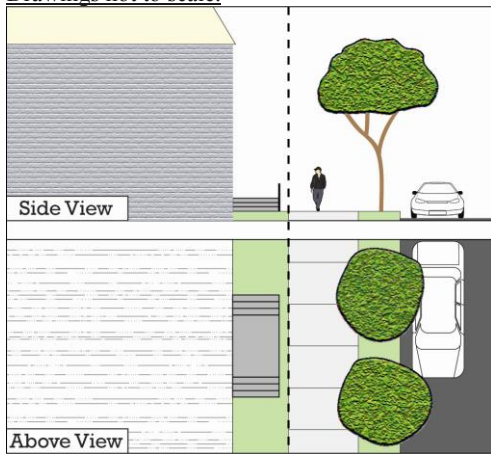
Gallery: Galleries are shopfronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The colonnade shall be no less than 10 feet deep and overlap the whole width of the sidewalk to within two feet of the curb. The colonnade shall be no less than 12 feet clear in height.

L. Building Façade Types – Buildings Not Facing Bell Street. The following façade types shall be used for buildings with a front line on a through or secondary street in the CM-LA zone.

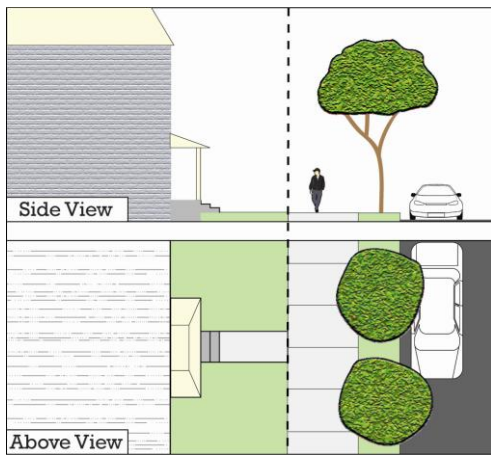


Common Yard: The main façade of the building has a setback from the front line. The resulting front yard can be defined or undefined at the front line. This edge is typically defined by a fence or hedge within a traditional neighborhood or left undefined within more rural areas or subdivisions. Common yards are typical for larger homes within historic neighborhoods. A front porch is optional.

Drawings not to scale.



Stoop: The building façade is near the front line and the elevated stoop engages the sidewalk. The stoop should be elevated a minimum of 24 inches above the sidewalk to ensure privacy within the building. The stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be five feet. This type is appropriate for residential uses with small setbacks.



Porch: The building façade has a small setback from the front line. The resulting front yard is typically very small and can be defined by a fence or hedge. The porch can encroach into the setback to the point that the porch extends to the front line. A minimum depth of six feet clear is required within the development standards to ensure usability.

M. Entry Doors. Entry doors for commercial establishments shall be located at intervals no greater than 50 feet along Bell Street.

N. Storage. Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view to the maximum extent feasible. Solid waste and recycling

storage facilities shall also be in compliance with Section 35.30.170 (Solid Waste and Recycling Storage Facilities).

- O. Utilities.** Utilities shall be located so as to not be visible from the public right-of-way if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.
- P. Modification of development standards.** As part of the Design Review process required in compliance with Subsection I.1.c., above, the Board of Architectural Review shall review the proposed development to determine if the development complies with the Development Standards in Subsections H. through M. above. The applicant may request modifications of the Development Standards in Subsections H. through M., above, and the Board of Architectural may grant such modifications in compliance with the following:
- 1. Request for modification of two or fewer development standards:** At the request of the applicant, the Board of Architectural Review may modify a maximum of two development standards only if it first finds that the configuration of the lot and application of said development standard(s) would limit reasonable development of the project that would otherwise comply with the Development Standards in Subsections H. through M. above.
 - 2. Request for modification of three or more development standards:** If the applicant requests modification of three or more development standards, the project shall be processed as a Development Plan in compliance with Section 35.82.080 (Development Plans), and the Planning Commission shall be the review authority for said Development Plan.
 - a.** The Board of Architectural Review shall review the intent of each Site Development Standard that is requested to be modified, and shall make a recommendation to the Planning Commission as to whether the requested modifications should be approved, conditionally approved, or denied.
 - b.** After receipt of the recommendation from the Board of Architectural Review, the Planning Commission may modify the development standards requested for modification as part of the Commission's action on the project.

SECTION 9:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C, Permit and Processing Requirements, of Section 35.28.080, Design Control (D) Overlay Zone of Chapter 35.28, Overlay Zones, by adding a new Subsection C.2 to read as follows:

- 2. Los Alamos Community Plan area.** The plans for each new or altered structure subject to the Los Alamos Bell Street Design Guidelines shall be submitted for Design Review in compliance with Section 35.82.070 (Design Review) if required in compliance with Section 35.28.080.F.2.

SECTION 10:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, Section 35.28.080, Design Control (D) Overlay Zone of Chapter 35.28, Overlay Zones, is amended to add Subsection F as follows:

F. Los Alamos Community Plan area

- 1. Purpose and Intent.** This section establishes procedures and findings for the approval of land use and proposed development in the Los Alamos Community Plan area to ensure that such land use and proposed development is consistent with the Los Alamos Bell Street Design Guidelines.

2. Applicability. The following shall be submitted for Design Review in compliance with Section 35.82.070 (Design Review).

- a. The construction of new buildings;
- b. Demolished and reconstructed buildings when 50 percent or more of the existing gross floor area is demolished;
- c. Second and third floor additions to buildings not including the addition of lofts or mezzanines within an existing structure where there is no change to the outward appearance of the structure.
- d. Any structural alterations that substantially alters the façade and are substantially visible from the street frontage within the Bell Street Commercial Core and Design Control Overlay area.

SECTION 11:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection D, Los Alamos Community Plan area, of Section 35.28.210 Community Plan Overlays, of Chapter 35.28, Overlay Zones, to read as follows:

D. Los Alamos Community Plan Area,

~~**Bell Street frontage setbacks.** For lots within the Design Control (D) overlay zone that have Bell Street frontage and a commercial use, setback from the Bell Street right-of-way shall not be required. All other setback requirements of the applicable zone shall apply.~~

1. All lots located within the Bell Street Commercial Core and Design Control Overlay shall be subject to Design Review in compliance with Section 35.82.070.

SECTION 12:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.34.070.D (Community Mixed Use - Los Alamos zone) to Section 35.34.070 (Commercial Zones Landscaping Requirements), of Chapter 35.34, Landscaping Standards, to read as follows and renumber Subsection 35.34.070.D (Neighborhood Commercial (CN) zone), Subsection 35.34.070.E (Resort/Visitor Serving Commercial (C-V) zone), Subsection 35.34.070.F (Shopping Center (SC) zone), and Additional Standards) and Subsection 35.34.070.G (Professional and Institutional (PI) zone) as Subsection 35.34.070.E, Subsection 35.34.070.F, Subsection 35.34.070.G, and Subsection 35.34.070.H, respectively:

D. Community Mixed Use - Los Alamos (CM-LA) zone.

1. **Parking Lots.** Parking lots shall be landscaped in compliance with [Section 35.34.100 \(Landscaping Requirements for Parking Areas\)](#).
2. **Forecourt Building Front Type.** Landscaping shall be provided for buildings with a forecourt (Section 35.24.070.I) that exceeds a gross floor area of 500 square feet.

SECTION 13:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection A. to Section 35.36.050 (Required Number of Spaces: Residential Uses) of Chapter 35.36, Parking and Loading Standards, to read as follows:

A. Not applicable to CM-LA zone. Table 3-4 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone), as applicable.

SECTION 14:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection A. to Section 35.36.060 (Required Number of Spaces: Nonresidential Uses) of Chapter 35.36, Parking and Loading Standards, to read as follows:

A. CM-LA zone. Table 3-5 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone) as applicable.

SECTION 15:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection 35.36.020.H (Community Mixed Use - Los Alamos (CM-LA) zone, Coastal Zone), to Section 35.36.110 (Standards for Nonresidential Zones and Uses), of Chapter 35.30, Standards for All Development and Uses, to read as follows, and to renumber existing Subsection 35.36.110.H (Resort/Visitor Serving Commercial (C-V) zone, Inland area), Subsection 35.26.100.I (Shopping Center (SC) zone), Subsection 35.36.110.J (Professional and Institutional (PI) zone), and Subsection 35.36.110.K (Public Works and Utilities and Private Service Facilities (PU) zone), as Subsection 35.36.100.I.; Subsection 35.36.100.J, Subsection 35.36.100.K, and Subsection 35.36.100.L, respectively.

H. Community Mixed Use - Los Alamos (CM-LA) zone.

1. Design. Parking areas on adjacent lots should be designed to allow shared use of parking and through traffic to adjacent lots.
2. Location. Required onsite parking for residential uses shall be located behind buildings and be visually screened as viewed from the street. Parking in garages shall be designed so vehicle storage area entrances are not visible from the public right-of-way.
3. Required number of spaces - residential.
 - a. Projects with three or more dwelling units. Minimum of one space per dwelling unit.
 - b. Projects with two or fewer dwelling units. Onsite parking is not required for projects containing two or fewer residential units. However, on-street parking shall be demonstrated to be available within 200 feet of the lot as measured along the streets not alleys, from the property line, subject to approval of the Director.
4. Required number of spaces - nonresidential. The provision of onsite parking for commercial use is not required, however, it may be provided.
5. Parking Space Size. Onsite parking shall be in compliance with Section 35.36.080.

6. Driveways. All driveways shall comply with the following:

- a. Driveways shall be a minimum width as required by the Fire Department.
- b. Driveways shall not access Bell Street. An exception shall only be granted to key lots in existence as of [effective date of ordinance] with no other access to the street.
- c. If feasible, driveways shall not be located within 40 feet of a street intersection.

SECTION 16:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-13 (Allowed Temporary Uses and Permit Requirements for Commercial Zones) of Section 35.42.260 (Temporary Uses and Trailers), of Chapter 35.42, Standards for Specific Land Uses, to add a new CM-LA zone including the listing of the allowed temporary land uses and permit required for each temporary land use as follows:

Table 4-13	E Allowed use, no permit required (Exempt)				
Allowed Temporary Uses and Permit Requirements for Commercial Zones	P Permitted use, Land Use or Coastal Permit required (2)				
	MCUP Minor Conditional Use Permit required				
	CUP Conditional Use Permit required				
	S Permit determined by Specific Use Regulations				
	— Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	CM-LA				

TEMPORARY EVENTS

Carnivals, circuses, and similar activities	=				
Car washes	S				35.42.250.F.2
Certified farmers market	MCUP				
Certified farmers market (incidental)	CUP				35.42.250.F.3
Charitable functions	S				35.42.250.F.4
Mobile vendors	MCUP				35.42.250.F.5
Parking lot sale	=				
Public assembly events in facilities; event consistent	E				35.42.250.F.7
Public property	E				35.42.250.F.8
Reception and similar gathering facilities (commercial)	MCUP				35.42.250.F.9
Rodeos and other equestrian events	=				
Seasonal sales lots	P				35.42.250.F.11
Spectator entertainment facilities	MCUP				35.42.250.F.12
Subdivision sales office	=				
Swap meet	CUP				

TEMPORARY DWELLINGS

During construction of new dwelling	P				35.4.250.F.15
Trailer (4 or less agricultural employees)	=				
Trailer(watchman during construction)	P				35.42.250.G.15
Trailer(dwelling after destruction of dwelling)	P				35.42.250.G.10
Trailer(dwelling during construction of new dwelling)	P				35.42.250.G.9
Trailer (railroad work camp)	=				
Trailer (watchman)	MCUP				35.42.250.G.14

TEMPORARY OFFICE/STORAGE

Trailer (accessory to permanent building)	<u>MCUP</u>					35.42.250.G.3
Trailer (air quality monitoring station)	<u>MCUP</u>					35.42.250.G.7
Trailer (construction office, shop, storage, etc.)	<u>S</u>					35.42.250.G.8
Trailer (storage as accessory to dwelling)	<u>=</u>					
Trailer (subdivision sales office)	<u>=</u>					

Key to Zone Symbols

CM-LA	Community Mixed Use - Los Alamos
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SECTION 17:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.42.260.F.5 (Permit requirements and development standards for specific temporary uses, Mobile vendors) of Section 35.42.260 (Temporary Uses and Trailers), of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

5. **Mobile vendors.** Mobile vendors may be allowed in compliance with the following permit requirements and development standards.

Permit Requirement	Development Standards
Minor Conditional Use Permit	Located on a lot with a CN zone designation Limited to the sale of produce from a temporary stand.
Minor Conditional Use Permit	Located on a lot with a C-1, C-1 CZ, C-2, C-2 CZ, or <u>CM-LA</u> zone designation Limited to the sale of fresh fruit, vegetables and flowers from a motor vehicle or stand not affixed to the ground.

SECTION 18:

ARTICLE 35.8, Planning Permit Processing, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.82.070.F (Findings required for approval.) of Section 35.82.070 (Design Review), of Chapter 35.82, Permit Review and Decisions, to add Subsection 6 as follows:

6. **Additional findings required for Design Review applications within the Los Alamos Community Plan area.** Where Design Review is required in compliance with Subsection 35.28.080.F (Los Alamos Community Plan), plans for new or altered structures will be in compliance with the Los Alamos Bell Street Design Guidelines, as applicable. The Los Alamos Bell Street Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of 35.82.070.F.1.(i).

SECTION 19:

ARTICLE 35.8, Planning Permit Processing, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 35.82.190.E (Findings required for approval of Use Determinations) of Section 35.82.190

(Use Determinations), of Chapter 35.82, Permit Review and Decisions, to read as follows:

- E. Findings required for approval of Use Determinations.** A Use Determination application shall be approved or conditionally approved only if the Commission first makes all of the following findings as applicable:
- 1. Limited Commercial (C-1), Retail Commercial (C-2), General Commercial (C-3), Service Commercial (C-S), Professional and Institutional (P-I), Industrial Research Park (MR-P) and Light Industry (M-1) zones.**
 - a. The proposed use is similar in character to those listed as permitted uses in the applicable zone.
 - b. The proposed use is not more injurious to the health, safety, or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, danger to life, property or other similar causes.
 - 2. Highway Commercial (CH) zone.** The proposed use is operated primarily for the purpose of serving the essential needs of travelers on highways.
 - 3. Community Mixed Use - Los Alamos (CM-LA) zone.** The proposed use is important to the daily (frequent) needs of residents in the surrounding area and is important to the shopping needs of the community.
 - 34. Neighborhood Commercial (CN) zone.**
 - a. The proposed use is similar in character to those listed as permitted uses in the applicable zone.
 - b. The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, danger to life, property or other similar causes.
 - 45. Old Town Residential/Light Commercial (OT-R/LC) and Old Town Residential/General Commercial (OT-R/GC) zones.**
 - a. Similar permitted uses.**
 - (1) The proposed use is similar in character to those listed as permitted uses in the applicable zone.
 - (2) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, danger to life, property or other similar causes.
 - b. Similar uses allowed with a Conditional Use Permit.**
 - (1) The proposed use is found to be of the same nature as those permitted with a Conditional Use Permit and would be consistent with the character of the “Old Town” area.
 - 56. Shopping Center (SC) zones.**
 - a. Convenience Shopping Centers.**
 - (1) The proposed use is similar in character to those listed as permitted uses in the SC zone.
 - (2) The proposed use is essential to the daily (frequent) needs of the residents of the surrounding area.
 - (3) The proposed use is not more injurious to the health, safety or welfare of the

neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property values, danger to life, property or other similar causes.

b. Community Shopping Center.

- (1) The proposed use is similar in character to those listed as permitted uses in the SC zone.
- (2) The proposed use is essential to shopping needs of the area it serves.
- (3) The proposed use is not more injurious to the health, safety or welfare of the neighborhood than those listed as permitted uses in the applicable zone because of noise, odor, dust, smoke, vibration, traffic congestion, depreciation of property or other similar causes.

67. Public Utilities (PU) zone. The proposed use is similar in character to those listed as permitted uses in the PU zone.

78. Recreation (REC) zone.

- a. Coastal Zone.** The proposed use is similar in character to those listed as permitted uses in the coastal REC zone.
- b. Inland area.** The proposed use is similar in character to those listed as permitted uses in the inland area REC zone, not including fairgrounds, amusement parks or large indoor recreational complexes.

89. Transportation Corridor (TC) zone. The proposed use is determined to be required for the purpose of operating a railroad or highway.

SECTION 20:

Article 35.11, Glossary of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection B, Definitions, "B," of Section 35.110.020, Definitions of Specialized Terms and Phrases B. Definitions, to add a definition of "Build-to-Line" to read as follows:

Build-to Line. The Build-to Line establishes a specific distance from the front line where a building shall be located on a lot.

SECTION 21:

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35. Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 22:

Except as amended by this Ordinance, Article 35.1, Article 35.2, Article 35.3, Article 35.4 and Article 35.8 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 23:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the

expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2010, by the following vote:

- AYES:
- NOES:
- ABSTAINED:
- ABSENT:

JANET WOLF
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By _____
Deputy Clerk

By _____
Deputy County Counsel

EXHIBIT 2

ZONING MAP AMENDMENT (REZONE) ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY CHANGING THE ZONING OF CERTAIN ASSESSOR’S PARCEL NUMBERS LOCATED WITHIN THE LOS ALAMOS COMMUNITY PLAN AREA.

Case No. 08RZN-00000-00002

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, “Adoption of New Zoning Maps,” of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby amended as they relate to the Assessor’s Parcel Numbers listed below.

SECTION 2:

Pursuant to the provisions of Section 35.14.020, “Adopting New Zoning Ordinances and Maps,” of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, which redesignates following Assessor’ Parcel Numbers from Limited Commercial (C-1), and Retail Commercial (C-2) to Community Mixed Use - Los Alamos (CM-LA):

APN		APN		APN	
101-100-040	portion	101-144-007		101-154-003	
101-142-003		101-144-008		101-154-004	portion
101-142-005		101-144-009		101-154-005	portion
101-142-006		101-152-003		101-160-011	
101-144-001		101-152-004		101-160-014	
101-144-002		101-152-005		101-160-016	
101-144-003		101-152-010		101-160-017	
101-144-004		101-152-011		101-171-001	
101-144-005		101-154-001		101-173-001	
101-144-006		101-154-002		101-173-002	

APN		APN		APN	
101-173-003		101-183-001		101-191-001	
101-173-007		101-183-002		101-191-002	
101-173-008		101-183-003		101-191-003	
101-173-009		101-183-004		101-191-005	
101-173-011		101-183-005		101-191-006	
101-173-012		101-183-006		101-193-002	
101-181-001		101-183-007		101-193-003	
101-181-002		101-183-009		101-260-001	
101-181-003		101-183-010		101-260-006	
101-181-006		101-183-011		101-260-007	
101-181-007		101-183-012		101-260-061	
101-181-010		101-183-013		101-260-062	

SECTION 3:

Pursuant to the provisions of Section 35.14.020, “Adopting New Zoning Ordinances and Maps,” of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit B, dated May 25, 2010, which redesignates the portion of Assessor’s Parcel Number 101-120-022 south of San Antonio Creek from Highway Commercial (CH) to Retail Commercial (C-2).

SECTION 4:

Pursuant to the provisions of Section 35.14.020, “Adopting New Zoning Ordinances and Maps,” of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit C, dated May 25, 2010, which redesignates Assessor’s Parcel Number 101-260-059 from Design Residential, 8 units per acre (DR-8) to General Commercial (C-3).

SECTION 5:

Pursuant to the provisions of Section 35.14.020, “Adopting New Zoning Ordinances and Maps,” of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit D, dated May 25, 2010, which adds the Design Control (D) Overlay Zone to the following Assessor’s Parcel Numbers.

APN		APN		APN	
101-100-040	portion	101-154-005		101-183-003	
101-142-003		101-160-011		101-183-004	
101-142-005		101-160-014		101-183-005	
101-142-006		101-160-016	portion	101-183-006	
101-144-001		101-160-017	portion	101-183-007	
101-144-002		101-171-001		101-183-009	
101-144-003		101-173-001		101-183-010	
101-144-004		101-173-002		101-183-011	
101-144-005		101-173-003		101-183-012	
101-144-006		101-173-007		101-183-013	
101-144-007		101-173-008		101-191-001	
101-144-008		101-173-009		101-191-002	
101-144-009		101-173-011		101-191-003	
101-152-003		101-173-012		101-191-005	
101-152-004		101-181-001		101-191-006	
101-152-005		101-181-002		101-193-002	
101-152-010		101-181-003		101-193-003	
101-152-011		101-181-006		101-260-001	
101-154-001		101-181-007		101-260-006	
101-154-002		101-181-010		101-260-007	
101-154-003		101-183-001		101-260-061	
101-154-004		101-183-002		101-260-062	

SECTION 6:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said maps has been adopted by this Board.

SECTION 7:

Except as amended by this Ordinance, Section 35.14.020 of the Land Use Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 8:

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

JANET WOLF
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

DENNIS A. MARSHALL
County Counsel

By _____
Deputy County Counsel

Attachments

- Exhibit A: Area to be Rezoned from Limited Commercial (C-1) & Retail Commercial (C-2) to Community Mixed-Use Los Alamos (CM-LA)
- Exhibit B: Area to be Rezoned from Highway Commercial (CH) to Retail Commercial (C-2)
- Exhibit C: Area to be Rezoned from Design Residential 8 Units per acre (DR-8) to General Commercial (C-3)
- Exhibit D: Areas to be Added to the Design Control (D) Overlay Zone