



Santa Ynez Valley Community Plan  
Planning Commission Adoption Hearing # 5

Betteravia Government  
Center  
June 29, 2009



**OFFICE OF LONG RANGE PLANNING**

# Recommendations and Procedures

Staff recommends that the Planning Commission recommend that the Board of Supervisors:

1. Certify the Final Environmental Impact Report (08EIR-00000-00004), previously provided to the Planning Commission, and Revision Letter #1 (Attachments B and C);
2. Adopt the appropriate Findings, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Plan (Attachments D and E) for adoption of the SYVCP with the Downzone Alternative to Heritage Sites;
3. Adopt a Resolution approving specific amendments to the Land Use Element (Attachment F) and Circulation Element of the Santa Barbara County Comprehensive Plan by adoption of the SYVCP; and
4. Adopt a Resolution approving and ordinance amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; and a zoning map amendment amending zoning and zoning overlay maps applicable to the SYVCP area (Attachment H)



## Re-Cap

- A Planning Commission Hearing was held on June 3rd in Santa Barbara for staff to receive direction from the Planning Commission regarding key issues (i.e. Downzone Alternative, Affordable Housing Overlay, etc.).
- The Planning Commission scheduled today's hearing for discussion of SYVCP implementation materials based on the Planning Commission's recommendations at the June 3rd hearing.



## Draft SYVCP

- The Draft SYVCP included as Attachment A supplements the County's Comprehensive Plan to provide land use goals and policies to guide future development in the SYVCP Area.
- The SYVCP will be modified based on changes recommended by the Planning Commission and forwarded to the Board of Supervisors for adoption.



# SYVCP EIR

- The SYVCP EIR included as Attachment B constitutes adequate review as required under CEQA to support the County's consideration and adoption of the SYVCP.
- The EIR will also be used by various responsible agencies to facilitate informed decision-making with respect to their discretionary authority over the project.



# Draft SYVCP EIR Revision Letter #1

- Revision Letter #1 included as Attachment C contains analysis in response to Planning Commission hearings conducted in May and June 2009.
- Incorporates the Downzone Alternative to Heritage Sites and removal of the Affordable Housing Overlay.



# EIR Re-Circulation

The information contained in Revision Letter #1 does not require EIR recirculation pursuant to CEQA Guidelines Section §15088.5 because no “significant new information” has been added.



# Findings

The Draft SYVCP Findings and Statement of Overriding Considerations (SOC) are included as Attachment D to the Staff Report. The findings conclude that the SYVCP and implementing amendments are:

1. Prepared in accordance with good land use planning and zoning practice,
2. Pursuant to Requirements of State planning and zoning law,
3. Consistent with the County of Santa Barbara Comprehensive Plan;  
and
4. Consistent with the County Land Use and Development Code (Santa Barbara County Code Section 35-1)



# Statement of Overriding Considerations

The SOC included as Attachment D has been prepared in compliance with §15092 (b) (2) of the State CEQA guidelines which provides that a public agency may not approve a project that will have a significant effect on the environment unless the agency has:

1. Eliminated or substantially lessened all significant effects on the environment where feasible as shown in findings under Section §15091 of the State CEQA Guidelines; and
2. Determined that any remaining significant effects on the environment found to be unavoidable under CEQA Guidelines Section §15091 are acceptable due to overriding concerns as described in CEQA Guidelines Section §15093.



# SYVCP Mitigation Monitoring and Reporting Plan (MMRP)

- The MMRP (Attachment E) for the SYVCP will ensure the implementation of the adopted mitigation measures to reduce significant effects on the environment.



# Comprehensive Plan Land Use Element Resolution

Attachment F will adopt specific amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan Attachment F, Exhibit A contains a compendium of all SYVCP goals, policies, and development standards which includes:

- Mitigative policies and development standards from the SYVCP EIR which will be implemented in the Final SYVCP.
- Removal of redundant policies and development standards in the Draft SYVCP which are similar to mitigative policies within the County Standard Conditions of Approval and Comprehensive Plan.



# Comprehensive Plan Circulation Element Resolution

- Attachment G will adopt specific amendments to the Circulation Element of the Santa Barbara County Comprehensive Plan by adoption of the SYVCP.
- Attachment G, Exhibit A reflects the new Circulation Element adopted classification for roadways within the SYVCP area.
- Attachment G, Exhibit B is the SYVCP Bikeways Map.



# SYVCP Implementing Ordinances

SYVCP implementing ordinances are included as Attachment H, which amends:

1. Section §35.28.030, Design Control (D) Overlay,
2. Section §35.28.210, Community Plan Overlays,
3. Section §35.30.120, Outdoor Lighting,
4. Section §35.82.070, Design Review,
5. Other minor sections necessary to implement the SYVCP.



# Plan Development Action Item and Development Standard Revisions

Action LUT-SYV-5.4 will be amended to include signage and lighting as follows:

Action LUT-SYV-5.4: The County shall work with the community to develop and adopt township-specific design guidelines, including signage and lighting that may be used by P&D and the BAR in reviewing future development in the townships.

The following Plan development standard will be strengthened to include ground mounted mechanical structures, back flow devices, electrical cable boxes and landscape screening as follows:

DevStd LUT-SYV-3.1: Rooftop and ground mounted mechanical structures (e.g., vents, air conditioning, back flow devices, electrical/cable boxes, etc.) shall be visually minimized to the maximum extent feasible. Where they cannot be avoided altogether, they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, landscape screening, or other appropriate methods”.

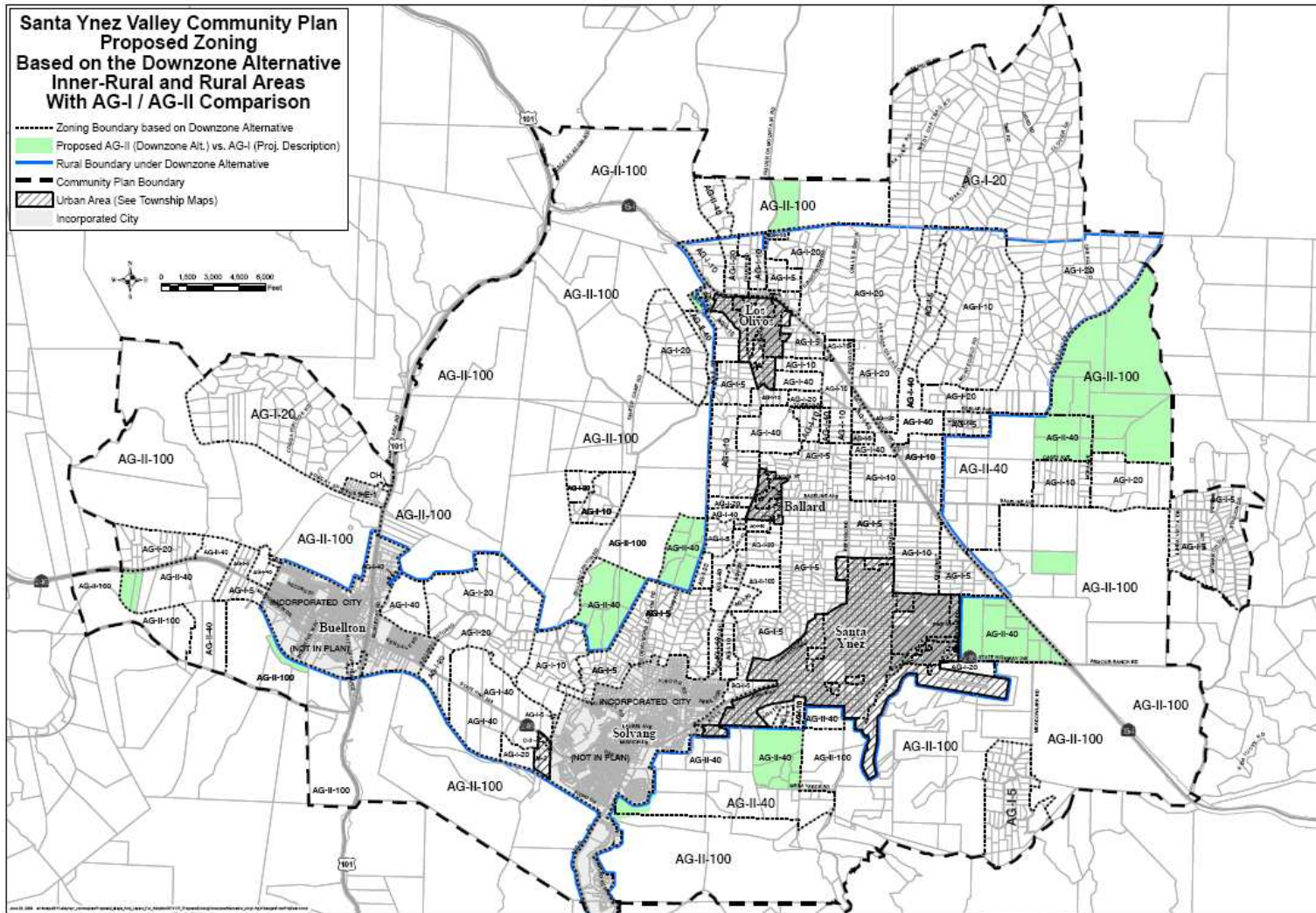


## Attachment D, Findings Revisions

- Board of Architectural Review (BAR) will be spelled out and made consistent for all policies, action items and development standards.
- All findings related to Affordable Housing Overlay Sites will be removed prior to forwarding the findings to the Board of Supervisors.



# AG-I to AG-II Parcels



## AG-I/AG-II Zone Comparison

- Grazing/Cultivation
- Ag. Accessory Bldg.
- Animal Keeping
- Oil & Gas
- Winery
- Equine Facilities
- Guest Ranch
- Animal Hospital
- Employee Housing
- Allowed
- Land Use Permit(LUP)
- 1:20,000 s.f./No limit
- CUP+Oil PP/LUP
- No Distinction
- CUP/LUP
- Not allowed/CUP
- MCUP/LUP
- MCUP



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