

1 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
2 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
3

4 IN THE MATTER OF ADOPTING THE SECOND)
AMENDMENT IN 1982 TO THE LAND USE)
5 ELEMENT OF THE COMPREHENSIVE) RESOLUTION NO. 82-387
(GENERAL) PLAN FOR THE COUNTY OF)
6 SANTA BARBARA WHICH AMENDS THE TEXT) (81-GP-29)
OF THE PLAN, DESIGNATES THE TEPUSQUET) (81-GP-32)
7 STUDY AREA AS AN EXISTING DEVELOPED) (82-GP-6)
RURAL NEIGHBORHOOD AND ADOPTS PLANNING) (82-GP-7)
8 POLICIES THEREFORE; CHANGES LAND USE) (82-GP-9)
DESIGNATIONS IN THE SANTA YNEZ VALLEY)
9 AREA; AND ADDS THE CATEGORY OF PLANNED)
DEVELOPMENT TO THE LEGEND OF THE LAND)
10 USE ELEMENT MAPS AND ADOPTS DEFINITIONS)
AND POLICIES THEREFORE.)
11

12
13 WITH REFERENCE TO THE FOLLOWING:

14 A. On December 22, 1980, by Resolution No. 80-566,
15 this Board adopted a new Comprehensive (General) Plan for the
16 County of Santa Barbara, consisting of a text entitled "Santa
17 Barbara County Comprehensive Plan, Environmental Resources
18 Management Element, Land Use Element, [and] Circulation
19 Element," 9 COMP maps, 9 CIRC maps, 6 PRT maps, and 5 ERME
20 FACTORS maps.

21 B. It is now deemed in the interest of the orderly
22 development of the County and important to the preservation of
23 the health, safety, and general welfare of the residents of the
24 County to make the following changes to the text and in the maps
25 of the land use element of the Comprehensive (General) Plan:

26 (1) On COMP-1, Santa Barbara County Comprehensive
27 Plan Land Use Element, to extend the "Existing Developed Rural
28 Neighborhood" boundary to encompass the entire area described in

1 75-RZ-30 except those parcels within the area that are currently
2 within agricultural preserves, to designate each parcel within
3 this neighborhood as "A-I(10-40)" for all areas currently zoned
4 10, 20, or 40-U, and "A-II-100" for all areas currently zoned
5 100-AG, and to adopt planning policies for this neighborhood as
6 described in Exhibit A, attached hereto and incorporated herein,
7 (Case No. 82-GP-6);

8 (2) On COMP-8, Santa Barbara County Comprehensive
9 Plan Land Use Element, Los Alamos Area, change the land use
10 designation from Urban Area, General Commercial, and Residential
11 3.3 dwelling units per acre to Urban Area, Light Industry, on
12 Assessor's Parcel No. 101-110-35, located on the west side of
13 St. Joseph Street, approximately 200 feet north of Leslie
14 Street (Case No. 81-GP-29);

15 (3) On COMP-4, Santa Barbara County Comprehensive
16 Plan Land Use Element, Santa Ynez Valley Area, to move the urban
17 boundary line to include the easterly 1.3 acres of APN 135-020-43,
18 as established by a line perpendicular to the north and south
19 boundary lines and change the land use designation of A-I-10 to
20 Residential, one or more acres per dwelling unit with a maximum
21 of two units permitted for this parcel; located on the west side
22 of Foxen Canyon Road, approximately 700 feet south of Highway 154
23 and known as 2911 Foxen Canyon Road. (Case No. 81-GP-32);

24 (4) On COMP-4, Santa Barbara County Comprehensive
25 Land Use Plan, Solvang Area, to change the land use designation
26 from Neighborhood Commercial to Highway Commercial, APN 139-250-14,
27 approximately 75 yards east of the intersection of Alamo Pintado
28 Road and State Highway 246. (Case No. 82-GP-9);

1 (5) Amend the text to read as set out on
2 Exhibit B, attached hereto and incorporated herein, to add the
3 residential designation of Planned Development to the residential
4 designations contained in the land use element and to add said
5 designation to the legend of the land use element maps as
6 described in Exhibit B. (Case No. 82-GP-7);

7 (6) Amend the text to add a definition of Planned
8 Development to the definition section of the land use element
9 text as set out in Exhibit B, (Case No. 82-GP-7); and

10 (7) Amend the text to read as set out on
11 Exhibit C, attached hereto and incorporated herein, to add
12 policies for Planned Development to the text of the land use
13 element (Case No. 82-GP-7).

14 C. The Planning Commission of the County of Santa
15 Barbara, after holding duly noticed public hearings on all of
16 the above-described items, has considered and transmitted to this
17 Board said recommended changes by its Resolutions Nos. 82-4,
18 82-7, 82-9, 82-11 and Special Report dated 7/14/82.

19 D. This Board has held a duly noticed public hearing
20 on all of the above-described items, as required by Gov't. Code
21 § 65355.

22 NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

23 1. The above recitations are true and correct.

24 2. Pursuant to the provisions of Gov't. Code
25 § 65357 the above-described changes in the land use element of
26 the Comprehensive (General) Plan of the County of Santa Barbara
27 are adopted as an amendment to the above-mentioned Land Use
28 Element Text and Maps.

1 3. Pursuant to the provisions of Gov't. Code
2 § 65359 the Chairman and Clerk of this Board are hereby
3 authorized and directed to endorse said text (Exhibits A, B, and
4 C) and COMP-1 through and including COMP-9 to show that said text
5 and maps have been amended by this Board.

6 4. Pursuant to the provisions of Gov't. Code § 65360
7 the Clerk of this Board is hereby authorized and directed to
8 send endorsed copies of said text (Exhibits A, B, and C) and
9 COMP-1 through and including COMP-9 to the planning agency of
10 each city within this County.

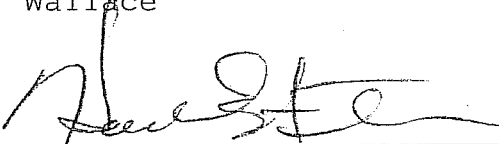
11 Passed and adopted by the Board of Supervisors of the
12 County of Santa Barbara, State of California, this 19th day of
13 July, 1982, by the following vote:

14 AYES: David M. Yager, Robert E. Kallman,
15 DeWayne Holmdahl, and Harrell Fletcher

16 NOES: None

17 ABSENT: William B. Wallace

18
19 ATTEST:



CHAIRMAN, BOARD OF SUPERVISORS

20 HOWARD C. MENZEL
21 County Clerk-Recorder

22 By 
23 Deputy Clerk-Recorder

24 APPROVED AS TO FORM:

25 KENNETH L. NELSON
26 County Counsel

27 By 
28 Deputy County Counsel

EXHIBIT A

TEPUSQUET STUDY
82-GP-6

1. Extend the "Existing Developed Rural Neighborhood" boundary line on the Countywide Land Use Element map (COMP-1) in the Tepusquet Canyon area to encompass the entire area described by 75-RZ-30 except for those parcels within the area that are currently within agricultural preserves;
2. Designate each parcel within this area on the Countywide Land Use Element map (COMP-1) with a Comprehensive Plan land use designation that corresponds to its existing zoning:
 - A-I (10-40) for all 10-U areas
 - A-I (10-40) for all 20-U areas
 - A-I (10-40) for all 40-U areas
 - A-II-100 for all 100-AG areas;
3. Add the following Tepusquet Area Planning Policies to the text of the Land Use Element of the Comprehensive Plan in the "Area/Community Goals" section for the Fifth District with the stipulation that they apply only to the Tepusquet Canyon Area as described above:

Tepusquet Study Area Planning Policies

All applications for Comprehensive Plan amendments, rezones, and land divisions for parcels within the Tepusquet Study Area shall be subject to the following policies.

1. A map, drawn by a registered Civil Engineer or licensed land surveyor, conforming to National Mapping Standards, and having a scale of not less than one inch equals two hundred feet, shall be filed at time of application that shows:
 - a. The proposed parcelization of the site, and
 - b. The topography of the site, with a contour interval of at least forty (40) feet. The use of existing topography (i.e., U.S. Geological Survey 7.5 minute quadrangle topo) would be acceptable in this case. However, a more frequent contour interval (e.g., five, ten or twenty feet) may be requested for various reasons, including a more precise depiction of a parcel's actual topographic variation, for the proper application of the following planning policies. If this is the case, contours shall be based upon either ground or aerial survey; interpolation between existing forty foot contours would not be acceptable.
2. The size of lots shall be determined by the following criteria:
 - a. To qualify for a twenty acre minimum lot size; at least fifty percent of the gross area of each proposed lot shall have a slope of less than thirty percent.¹
 - b. To qualify for a ten acre minimum lot size, the entire area of each proposed lot shall have a slope of less than thirty percent.
 - c. No lots less than forty acres in size shall be created that do not meet the criteria of a, or b, above.
 - d. No lots less than ten acres in size shall be created.

3. Prior to approving any application for increased density, the County shall make the following findings:
 - a. That there is adequate water for each proposed or potential lot;
 - b. That there is adequate sewage disposal capability for each proposed or potential lot;
 - c. That each proposed or potential lot has a suitable building site and adequate road access without necessitating extensive alteration of natural land forms; and
 - d. That development of residential and accessory structures on each lot will not result in increased fire hazard.

1. The area of the slope shall be determined using adjacent contours.

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EXHIBIT B

PLANNED DEVELOPMENT POLICIES
82-GP-7

1. Add the Planned Development land use designation to the list of residential designations contained in the Land Use Element and the legend of the Land Use Element Maps as follows:

<u>Land Use Designation</u>	<u>Density</u>
Planned Development	As specified for individual areas (e.g., "30 dwelling units", or "Maximum Density 3.3 Units per Acre").

2. Add a definition of Planned Development to the definition section of the Land Use Element text as follows:

Planned Development

The Planned Development designation is intended for large areas within urban boundaries which are appropriate for residential development but need to be planned as a unit because of site constraints such as topographic, geologic or flood hazards or because of significant resource values including archaeological sites or environmentally sensitive habitats. The purpose of the PD designation is to avoid piecemeal development of such areas by requiring coordinated, long-range planning. The PD designation also allows for the flexibility needed in the siting, design, and mix of housing types to provide for safe and attractive development that meets the needs of the community, while protecting resources and providing other public benefits (e.g., avoidance of development in hazardous areas, adequate provision of public services, preservation of open space).

EXHIBIT C

PLANNED DEVELOPMENT POLICIES
82-GP-7

Add the following policies for Planned Development to the text of the Land Use Element which will replace the existing policies, as follows:

Planned Development Policies

All areas designated in the Comprehensive Plan for Planned Development shall be subject to the following policies:

1. The purpose of the Planned Development designation shall be to ensure coordinated, well-planned development of large areas designated for residential use within urban areas defined in the Land Use Element of the Comprehensive Plan. Areas designated for Planned Development may include parcels which are subject to topographic, geologic, or other constraints such as steep slopes, unstable soils and flood hazards, or parcels with significant scenic or resource values. The intent is to provide for flexibility and innovative design of residential development in order to avoid development in hazardous areas, protect environmentally sensitive habitats and archaeological sites, preserve the maximum amount of open space, and provide other public benefits.
2. The entire area designated for Planned Development shall be planned as a unit. Preparation of a specific plan (Government Code Section 65450) may be required when parcels comprising a site designated as PD are in separate ownerships.
3. Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish as much as possible all of the the following goals:
 - a. protection of the scenic qualities of the site;
 - b. protection of resources, i.e., habitat areas, archaeological sites, etc.
 - c. avoidance of siting of structures on hazardous areas;
 - d. provision of public open space and recreation;
 - e. preservation of existing healthy trees; and
 - f. provision of adequate urban services (e.g., water, sewer, streets).
4. Permitted uses shall include:
 - a. residential units, either attached or detached;
 - b. recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents and/or public; and
 - c. open space;

and in developments of 200 residential units or greater, conditionally permitted uses may include:

- d. commercial recreational facilities (private and public) that are compatible with the proposed residential units;
 - e. convenience establishments of a commercial and service nature such as a neighborhood store, provided:
 - (1) such convenience establishments are an integral part of the general plan of development for the Planned Development and provide services related to the needs of the prospective residents;
 - (2) such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units;
 - (3) such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Development and not persons residing elsewhere;
 - (4) such convenience establishments will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.
5. The County shall specify the maximum density of development permitted under the Planned Development designation at the time this designation is adopted for a particular parcel(s) unless already specified in the Land Use Element of the Comprehensive Plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 3 and shall be compatible with the density and character of surrounding land uses.
6. The amount of public and common open space in a Planned Development shall be specified in the specific plan and/or development plan. The County shall determine the amount of public and common open space required, but in no case shall the amount of public and/or common open space be less than forty (40) percent of the gross area of the entire site.

Open space shall be defined as follows:

- a. Public open space shall include but not be limited to public parks and parking lots, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, e.g., private or public streets, and private parking lots. Environmentally sensitive habitat areas and archaeological sites may be included in public open space.
- b. Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, other developed areas, or hard surfaced walkways.