

March 5, 1991

RESOLUTION OF THE BOARD OF SUPERVISORS

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN	)	RESOLUTION NO. 91-122
AMENDMENT TO THE SANTA BARBARA	)	CASE NOS. 90-GP-13
COUNTY COMPREHENSIVE PLAN LAND USE	)	90-GP-15
ELEMENT AND LAND USE ELEMENT	)	
MAP (COMP 2)	)	
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WITH REFERENCE TO THE FOLLOWING

A. On December 22, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted Comprehensive Plan Land Use Element for the County of Santa Barbara.

B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to adopt the following amendments to the Land Use Element of the Comprehensive Plan:

1. Amend the "AREA/COMMUNITY GOALS", "MONTECITO" section by adding the following:

PREAMBLE

Montecito is a semi-rural residential area of approximately 13 square miles. Until the mid 1980's, development had occurred at a leisurely pace and in a manner that reinforced the historical semi-rural nature of the community. In the latter part of the

decade, the community has experienced growth at a faster pace than the one-percent rate prescribed by the 1980 Comprehensive Plan Policies, resulting in a loss of the quality of life that makes Montecito a desirable residential place to live. In addition, serious resource constraints have been identified in the following areas: water, road capacity, school classrooms, potential sewer plant treatment capacity, and regional air quality.

Montecito's semi-rural character and quality of life is reflected by the lack of sidewalks and traffic lights, the narrow winding roads, the aesthetics of road signing, predominantly low density residential development, limited commercial, resort visitor serving and infrastructure development, the unobstructed community and neighborhood view corridors, the extensive greenery, the easy access to walking and riding trails, the uncrowded beaches and recreational facilities, the convenience of shopping, the relatively clean air, the friendliness and courtesy of small town neighbors, the fine elementary schools with low student/teacher ratios, the diversity of housing, architecture, landscaping and property sizes.

To allow development in a manner consistent with available resources and in keeping with the semi-rural residential quality of life, the following Goals and Policies shall guide development within the Montecito Planning Area.

I COMMUNITY CHARACTER

GOAL I. A. Maintain and preserve the residential, low intensity, semi-rural character of Montecito as described in the preamble.

~~Implementation Measure I.A.1. A dwelling unit cap will be developed within the work effort of Phase II.~~

Implementation Measure I.A.1. It is the objective of the County that by the end of 1991, the maximum, long-term, potential build out and residential densities shown on the Comprehensive and Coastal Plan Land Use Maps for the Montecito Planning Area be determined. Specific land use designations and locations will be evaluated as to appropriate densities, acreage requirements, and uses, commensurate with acceptable and available long-term services and infrastructure, the protection of resources per existing language of Land Use Development Policy 2 and quality of life, as well as preservation of the existing character of the community.

Implementation Measure I.A.2. The County shall review and revise current ordinances for County wide changes needed for the regulation of grading, cut and fill, and building heights.

Implementation Measure I.A.3. In furtherance of Goal I.A., the County shall work to add an additional policy statement or other

regulatory mechanism for tear-downs and/or reconstruction of dwelling units.

## II. GROWTH AND SERVICE-RELATED RESOURCES

GOAL II.A. Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Policy II.A.1. In order to pace development within long-term readily available resources and services (i.e., water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

Policy II.A.2. A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.

Policy II.A.3. The land use designation densities and parcel sizes specified on the Land Use Maps for the Montecito Planning Area depict the maximum levels of development that may be considered for a specific property per Land Use Development Policy 2.

Implementation Measure II.A.1. It is a County objective to bring development at buildout into balance with long-term available public services and infrastructure by 2005.

Implementation Measure II.A.2. The County shall adopt and implement a growth management ordinance that regulates the number of additional new primary residential units permitted each year by the Resource Management Department. Such ordinance shall be periodically reviewed, as defined in the ordinance, to measure its effectiveness in achieving the balance sought by the growth objective of the community.

GOAL II.B. Development shall occur only within the parameters of resources existing at the time such development permits are applied for, or based on the most recent publicly reviewed resource status report, and in addition, shall take into consideration the ultimate cumulative effects on the community.

Policy II.B.1. Any approval for the division of land shall at a minimum be required to meet the largest acreage requirement shown

in the parcel size range for that property's land use designation unless review of the status of services and infrastructure, demonstrates that area-wide resources are adequate to meet long-term planning needs and quality of life. In addition, development at densities shown for each land use designation shall be limited to that which the County determines may be accommodated by existing and available resources.

Policy II.B.2. Any project subject to Planning Commission and/or Board of Supervisors approval shall require a specific finding that existing services and resources within the Planning Area are adequate to serve the project, and that the incremental effect on the Planning Area of any additional demand will not likely cause future overcommitment of resources.

Policy II.B.3. The County shall give priority to the allocation of existing services and resources for development on existing legal and merged parcels over the allocation of resources for future parcels created subsequent to the enactment of this policy.

Policy II.B.4. To monitor the effects of growth on resources, the County shall prepare no less often than every two years and cause to be made public, a report describing the status of the various service districts and availability of resources within the Montecito Planning Area.

### III - WATER RESOURCES

GOAL III. A. The County shall pursue sound water management practices that seek a balance between supply and demand in a manner that is consistent with the long-term land use goals of the County and the Montecito Planning Area.

Policy III. A.1. In planning for future water supply, the County shall encourage reasonable, practical, reliable, efficient, and environmentally sound water policies.

Policy III. A.2. The County shall implement the Water Resources section of the Conservation Element. The County should coordinate with the Montecito Water District in order to encourage conservation and coordinate supplies with demand.

Implementation Measure III. A.1. The County shall expand its efforts to monitor and record water levels and pumpage from both public and private wells in the Montecito Planning Area.

Implementation Measure III. A.2. The County shall work with the Montecito Water purveyors to aid them in obtaining augmented water supplies from alternative water sources, commensurate with the net demands projected within the Montecito Planning Area.

Implementation Measure III. A.3. The County shall work

cooperatively with the Montecito Water District, other local, state, and federal agencies, and private groups and individuals with particular interest and expertise related to water, in their pursuit of water allocation or conservation techniques and investigation of alternative water sources.



#### IV CIRCULATION

GOAL IV. A. Preserve the historic and semi-rural character of Montecito by retaining the narrow, winding roadways and extensive landscaping of the area.

GOAL IV.B. Maintain Montecito roadways as community links for the movement of goods and people by means of public and private motorized and non-motorized transportation, as well as links for pedestrian, equestrian, and bicycle use.

Policy IV. B.1. The County should examine the feasibility of a Transportation Management System for the Montecito Planning Area including, but not limited to, a Transportation Demand Management program for commuter and student related traffic.

## V. AFFORDABLE HOUSING

GOAL V. A. Ensure that Montecito meets its fair share of affordable housing within the Planning Area.

Policy V. A.1. In addition to the application of current policies and programs as embodied in the County's Housing Element, the County shall explore feasible alternative methods for the provision of affordable housing within the Montecito Planning Area. Alternatives to be pursued include, but are not limited to: provisions for mixed use in non-residential zone districts, specifying mechanisms for the conversion of existing structures to affordable housing, community assessment districts, and conserving existing affordable units through rehabilitation, avoiding demolition of such units, and discouraging the displacement of current occupants.

2. Delete the following existing community goals from the "AREA/COMMUNITY GOALS", "MONTECITO"

- a. ~~"The population growth rate is recommended not to exceed an average of one percent per annum."~~
- b. ~~"The eventual population of Montecito should not exceed 12,000."~~

3. Add the following new text to the "Land Use Definitions",  
"RESIDENTIAL LAND USES" Section,:

"Semi-Rural Residential: The purpose of this designation is to provide for low-density residential development that will preserve the semi-rural character of an area. The intent is to allow only development which will minimize additional depletion of already constrained resources, services, and infrastructure.

Parcels with this designation are generally suitable for large lot, condominium, and duplex uses. In addition, other uses such as child day care and special care homes, may be allowed.

Semi-Rural Residential Categories:

Category I

<u>Density:</u>	<u>0.33 unit/acre</u>
<u>Minimum gross parcel size:</u>	<u>3-25 or more acres</u>

Category II

<u>Density:</u>	<u>1.0 unit/acre</u>
<u>Minimum gross parcel size:</u>	<u>1-5 or more acres</u>

Category III

Density: 1.0 unit/acre  
Minimum gross parcel size: 1-40 or more acres

Category IV

Density: 1.8 units/acre  
Minimum net parcel size: 20,000 sq.ft. to 5 or  
more acres

Category V

Density: 4.6 units/acre  
Minimum net parcel size: 7,000 sq.ft. to 10 or  
more acres

Category VI

Density: 12.3 units/acre  
Minimum net parcel size: 7,000 sq.ft. to 1 or more  
acres"

Minimum parcel sizes are expressed as ranges. The minimum  
parcel size may be no less than the highest acreage in each  
range until such time as resources, services, and  
infrastructure are determined by the County to no longer be  
constrained.

The density factor shown describes the maximum number of primary dwelling units that may be permitted if the County determines that resources, services, and infrastructure are adequate to support ultimate buildout.

2. Amend the "Montecito/Summerland Coastal Plan Land Use Map" by adding new "Semi-Rural Residential" designations for parcels in the Montecito Planning Area and deleting old designations, as follows:

1. All parcels currently designated as Res 3 or more acres/dwelling unit, shall receive the Semi-Rural Residential, Category I Designation.
2. All parcels currently designated as Res 1.0, that are less than ten acres in size shall receive the Semi-Rural Residential, Category II Designation.
3. All parcels currently designated as Res 1.0, that are ten acres or greater in size shall receive the Semi-Rural Residential, Category III Designation.
4. All parcels currently designated as Res 1.8 shall receive the Semi-Rural Residential, Category IV Designation.
5. All parcels currently designated as Res 4.6 shall receive

the Semi-Rural Residential, Category V Designation.

6. All parcels currently designated as Res 12.3 shall receive the Semi-Rural Residential, Category VI Designation.
7. All parcels currently designated as A-I-5 shall receive an A-I 5 to 10 Designation.
8. All parcels currently designated as A-II shall receive an A-II 40-320 Designation
9. All parcels currently designated as Mountainous Area (MA) 40 shall receive a MA 40-320 Designation
10. All parcels currently designated as Mountainous Area 100 shall receive a MA 100-640 Designation

C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendment(s) in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.

D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed

amendment(s), at which hearing the amendment(s) was/were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

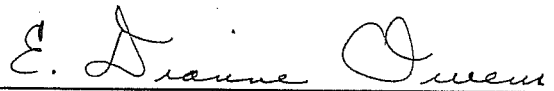
1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code, the above-described change in the Comprehensive Plan are adopted as an amendment to the above mentioned Plan Text and Map.
3. Pursuant to the provision of Government Code Section 65357, the chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to show the above-mentioned action by the Board.
4. Pursuant to the provision of Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to send endorsed copies of said COMP-2 map to the planning agency of each city within this County.

PASSED, APPROVED, AND ADOPTED this 5th day of March,  
1991, by the following vote:

AYES: OCHOA, ROGERS, OWENS, STOKER

NOES: NONE

ABSENT: WILLIAM B. WALLACE

  
Chair, Board of Supervisors

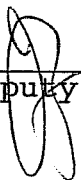
ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

By Robert Cohen  
Deputy

APPROVED AS TO FORM:

David Nawi  
County Counsel

By   
Deputy County Counsel