



Attachment E: MMC Storefront Staff Recommendation and Other Options Considered

Recommendation:

- Zone Districts: C-1, C-2, C-3
- Buffers:
 1. 1500-foot minimum buffer between MMC Storefronts
 2. 1000-foot minimum schools and parks buffer
 3. 300-foot minimum residential zone setback
 4. 100-foot minimum buffer from legal dwellings

Unincorporated Region	Approximate Total Sites (C-1, C-2, C-3 with buffers 2 through 4)	Approximate Potential Sites with all MMC Buffers Applied	Supervisorial District ¹
Montecito, Summerland, Carpinteria, Isla Vista	0	0	1,3
Eastern Goleta Valley	19	1	2
Santa Barbara	1	1	2
Lompoc	1	1	3
Orcutt	8	3	3,4
Cuyama	5	1	1
Total	34	7	

All site calculations are approximate and estimated.

All potential sites would be subject to the Conditional Use Permit application process.

Assumptions:

- Residential buffer measured parcel to building, only lots with at least 600 square feet of eligible area included in list.
- Parcels without a 100 ft buffer from legal conforming dwellings removed from the list.
- All schools, Parks, and other MMC Storefront buffers are measured parcel line to parcel line.
- 100-foot buffer from legal dwellings measured building to building.

¹ Supervisorial District boundaries adopted by the Board on August 9, 2011

Option #2

- Zone Districts: C-1 and C-2
- Buffers:
 1. 2000-foot minimum buffer between MMC Storefronts
 2. 600-foot minimum schools and parks buffer
 3. 100-foot minimum residential zone setback
 4. 100-foot minimum buffer from legal dwellings

Unincorporated Region	Approximate Total Sites (C-1, C-2 with buffers 2 through 4)	Approximate Potential Sites with all MMC Buffers Applied	Supervisory District ²
Montecito, Carpinteria, Isla Vista	0	0	1,3
Summerland	8	1	1
Eastern Goleta Valley	12	3	2
Santa Ynez	7	2	3
Lompoc	7	1	3
Los Alamos	1	1	3
Casmalia	6	1	3
Orcutt	14	3	3,4
Cuyama	24	3	1
Total	86	15	

All site calculations are approximate and estimated.

All potential sites would be subject to the Conditional Use Permit application process.

Assumptions:

- 100-foot minimum residential buffer measured parcel line to building
- Only lots with at least 600 square feet of eligible area included in list.
- Parcels without adequate setbacks from legal conforming dwellings removed from the list.
- All schools, Parks, and other MMC Storefront Buffers are measured parcel line to parcel line.
- 100-foot minimum buffer from legal dwellings measured building to building.

² Supervisory District boundaries adopted by the Board on August 9, 2011

Option #3

- Zone Districts: C-1, C-2, C-3
- Buffers:
 1. 1500-foot minimum buffer between MMC Storefronts
 2. 1000-foot minimum schools and parks buffer
 3. 300-foot minimum residential zone buffer
 4. 100-foot minimum buffer from legal dwellings

Unincorporated Region	Approximate Total Sites (C-1, C-2, C-3 with buffers 2 through 4)	Approximate Potential Sites with all MMC Buffers Applied	Supervisory District ³
Montecito, Summerland, Carpinteria, Isla Vista	0	0	1
Eastern Goleta Valley	4	1	2
Lompoc	1	1	3
Orcutt	1	1	3,4
Cuyama	1	1	1
Total	7	4	

All site calculations are approximate and estimated.

All potential sites would be subject to the Conditional Use Permit application process.

Assumptions:

- 300-foot minimum residential buffer measured parcel line to parcel line.
- Parcels without adequate buffers from legal conforming dwellings removed from the list.
- All schools, Parks, and other MMC Storefront minimum buffers are measured parcel line to parcel line.
- 100-foot minimum buffer from legal dwellings measured building to building.

³ Supervisory District boundaries adopted by the Board on August 9, 2011