



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: Set Hearing on 2/4/14 for 2/18/14 and 4/1/14
Placement: Administrative (on 2/4/14) Departmental (on 2/18/14 and 4/1/14)
Estimated Tme: 1 Hour on 2/18/14 and 30 minutes on 4/1/14
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, PhD., Director, Planning and Development,
Director(s) 568-2085
Contact Info: Jeffrey S. Hunt, AICP, Deputy Director, Long Range Planning,
568-2072
SUBJECT: Mission Canyon Community Plan Adoption

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On February 4, 2014, set a hearing for February 18, 2014 to: (1) certify the Mission Canyon Community Plan Final Environmental Impact Report and forward the certified Final Environmental Impact Report to the City of Santa Barbara City Council and (2) set a hearing for April 1, 2014 to consider recommendations of the City of Santa Barbara City Council and County Planning Commission to adopt the Mission Canyon Community Plan Case No. 13GPA-00000-00008 and consider recommendations of the County Planning Commission to: (1) amend text and maps of the Land Use Element of the Santa Barbara County Comprehensive Plan Case No. 11GPA-00000-00005; (2) amend text and maps of the Circulation Element of the Santa Barbara County Comprehensive Plan Case No. 11GPA-00000-00006; (3) amend the Santa Barbara County Land Use and Development Code Case No. 11ORD-00000-00032; (4) amend the Santa Barbara County Area Zoning and Zoning Overlay map of the Santa Barbara County Land Use and Development Code Case No. 11RZN-00000-00004; and (5) adopt a resolution adopting the Mission Canyon Residential Design Guidelines.

A. On February 18, 2014, your Board should consider the following actions:

1. Make the required California Environmental Quality Act (CEQA) findings for the Mission Canyon Community Plan Final Environmental Impact Report (Attachment B of Attachment 1);

2. Certify the Final Environmental Impact Report (09-EIR-02) (Attachment 2) and adopt the Statement of Overriding Considerations (Attachment B of Attachment 1) and Mitigation Monitoring Program (Attachment 3);
3. Forward the certified Final Environmental Impact Report, CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program to the City of Santa Barbara City Council for their consideration and approval of the Mission Canyon Community Plan (Attachment 4);
4. Set a hearing on the departmental agenda of April 1, 2014 to consider recommendations of the County Planning Commission and City Council on the Mission Canyon Community Plan.

B. On April 1, 2014, your Board should consider the following actions:

1. Make the required California Environmental Quality Act (CEQA) findings for the Mission Canyon Community Plan Final Environmental Impact Report (Attachment B of Attachment 1) and adopt the Statement of Overriding Considerations (Attachment B of Attachment 1) and Mitigation Monitoring Program (Attachment 3);
2. Adopt a Resolution (Attachment 5) rescinding the Mission Canyon Area Specific Plan and adopting the Mission Canyon Community Plan, Case No. 13GPA-00000-00008;
3. Adopt a Resolution (Attachment 6) adopting amendments to the Land Use Element and map by adoption of the Mission Canyon Community Plan, Case No. 11GPA-00000-00005;
4. Adopt a Resolution (Attachment 7) adopting amendments to the Circulation Element and map by adoption of the Mission Canyon Community Plan, Case No. 11GPA-00000-00006;
5. Waive full reading into the record of the Ordinance, Case Nos. 11ORD-00000-00032 and 11RZN-00000-00004 amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; and
6. Adopt an Ordinance, Case No. 11ORD-00000-00032 (Attachment 8) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code;
7. Adopt an Ordinance, Case No. 11RZN-00000-00004 (Attachment 9) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code by amending the Santa Barbara County Zoning Map and adopting Mission Canyon Community Plan Zoning, Mission Canyon Community Plan Zoning Overlay, and Mission Canyon Community Plan Environmentally Sensitive Habitat map; and
8. Adopt a Resolution (Attachment 10) adopting the Mission Canyon Residential Design Guidelines (Attachment 11).

Summary Text:

The Mission Canyon Community Plan (MCCP) provides detailed policies for the Mission Canyon Plan Area (Plan Area), consistent with the Comprehensive Plan. The MCCP addresses a range of issues including fire protection, circulation and parking, visual and aesthetic resources, and environmental resources and constraints.

Background:

Plan Area

The Plan Area is located in the South Coast of Santa Barbara County within the First Supervisorial District, north of and adjacent to the City of Santa Barbara. The Plan Area totals 1,120 acres and supports low to medium density residential development, recreational areas, and undeveloped open space. It includes 1,140 parcels and the following land uses: 977 residences, one institution/government facility (County Fire Station 15), Santa Barbara Woman's Club (Rockwood), Rocky Nook County Park, and Santa Barbara Botanic Garden.

Background

In 1984, the County and City of Santa Barbara (City) approved a Joint Powers Agreement for Wastewater Collection, Treatment, and Disposal in the Mission Canyon Area and adopted the Mission Canyon Area Specific Plan (Specific Plan) as a growth management tool related to providing new sewer service to portions of the Plan Area.

In 2006, the County Board of Supervisors (Board) directed Planning and Development Long Range Planning Division to update the Specific Plan and prepare residential design guidelines. The update culminated in the proposed MCCP (Attachment 4), Residential Design Guidelines (Design Guidelines, Attachment 11), Land Use and Development Code (LUDC) amendments (Attachment 8), and associated Comprehensive Plan and Ordinance amendments.

Similar to the Specific Plan, the MCCP is a planning and growth management plan that addresses future development in the Plan Area. There are no proposed land use or primary zone changes and, therefore, the MCCP does not increase density or add new land uses. However, it does propose new goals, policies, development standards, and actions that enhance fire safe practices, address on-street parking issues, improve multimodal circulation, protect biological resources and water quality, and preserve neighborhood character. The Planning Commission staff report and memo contains additional information regarding the MCCP (Attachments 12 and 13).

MCCP Adoption Process

The procedure to update the Specific Plan and adopt the MCCP is contained in the Specific Plan Section 6.3, *Amendment Process*. The Specific Plan specifies that “[t]he Plan and any amendment thereto must be adopted by both the County and City...No amendment to the Mission Canyon Area Specific Plan shall be enacted by the Board of Supervisors unless it has also been adopted by the Santa Barbara City Council.” Detailed below is the process the County has followed:

1. Hold a joint County/City Planning Commission hearing to consider specific MCCP topics of common interest between the City and County. Enact separate County/City Planning Commission recommendations on the topics of common interest at the joint session. The County Planning Commission conceptually approves a recommendation to the Board on the topics of common interest. The City Planning Commission approves a recommendation to the City Council to consider the FEIR, make the necessary findings, and approve the MCCP.
2. Hold a subsequent County Planning Commission hearing to consider recommendations to the Board on the remaining topics of the MCCP, LUDC amendments, Design Guidelines, Final Environmental Impact Report (FEIR), and Comprehensive Plan amendments.
3. Hold a Board hearing to certify the FEIR and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program and forward the certified FEIR to the City of Santa Barbara City Council (City Council).
4. Hold a City Council hearing to consider the certified FEIR, CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program and consider approval of the MCCP.
5. Hold a Board hearing to consider the City Council's action on the MCCP, adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program and consider adoption of the MCCP, Design Guidelines, LUDC amendments, and Comprehensive Plan amendments.

Step 1 was completed on November 21, 2013 when a joint County/City Planning Commission hearing was held focusing on the following topics of common interest of the MCCP: Public Services (water), Wastewater, Fire Protection/Hazards, and Flooding and Drainage. The City Planning Commission also provided several comments on the Circulation and Parking section of the MCCP. After the joint hearing was adjourned, the County Planning Commission considered recommendations on the remaining MCCP topics. The City Planning Commission recommended that the City Council consider the Final EIR and make the necessary findings pursuant to CEQA, rescind Resolution 84-159 (adopting specific Plan No. 3 for the unincorporated Mission Canyon Area), and adopt a resolution approving the MCCP.

Step 2 was completed on December 5, 2013 when the County Planning Commission made a series of recommendations regarding Comprehensive Plan amendments, LUDC amendments, Design Guidelines, FEIR and adoption of the proposed MCCP. The Planning Commission Action Letter contains the Planning Commission's full recommendations (Attachment 1).

Step 3 is anticipated to occur at the Board hearing of February 18, 2014. Step 4 is scheduled for March 11, 2014. Step 5 is scheduled for April 1, 2014.

MCPAC Process

The Board appointed a Mission Canyon Planning Advisory Committee (MCPAC) to set goals and develop recommendations for the Design Guidelines and Specific Plan update (Resolutions 06-365, 09-221, and 11-120). A total of 33 MCPAC meetings, 4 public workshops, and 31 subcommittee meetings were held to develop the draft Design Guidelines, MCCP, and LUDC amendments.

Project Summary

The project includes the following related components:

Mission Canyon Community Plan (Case 13GPA-00000-00008). The MCCP would replace the 1984 Specific Plan. The draft final MCCP (December 2013) includes new or amended policies, development standards, and actions proposed as mitigation for potentially significant impacts to the environment and incorporates changes recommended by the County and City Planning Commissions.

Residential Design Guidelines. The Design Guidelines are intended to provide reasonable and objective guidance for homeowners, developers, and designers to define and maintain the character of a neighborhood. The County Planning Commission did not recommend any changes to the Design Guidelines.

Mission Canyon Community Plan Final Environmental Impact Report (09EIR-00000-00002). The FEIR addresses potentially significant environmental impacts associated with the project. The County Planning Commission did not recommend any changes to the FEIR.

Land Use and Development Code Amendments (Case 11ORD-00000-00032). The LUDC amendments would implement policies, development standards, and action items from the MCCP. At the hearings of November 21, 2013 and December 5, 2013, the County Planning Commission recommended several changes to the LUDC amendments, described under Planning Commission Recommendation below and in Attachment 13.

Land Use Element Amendments (Case 11GPA-00000-00005). Minor amendments are proposed to the Land Use Element text and maps to include appropriate references to the MCCP and adopt the MCCP Land Use Designations and Parks and Trails maps. The County Planning Commission did not recommend any changes to the amendments.

Circulation Element Amendments (Case 11GPA-00000-00006). Minor amendments are proposed to the Circulation Element text and maps to include appropriate references to the MCCP and adopt the MCCP Circulation Element map. The County Planning Commission did not recommend any changes to the amendments.

County Zoning Map Rezone (Case 11RZN-00000-00004). An amendment is proposed to the Santa Barbara Area Zoning and Zoning Overlay map to remove zoning designations and references to the Specific Plan depicted on the map and replace them with the MCCP Zoning, MCCP Zoning Overlay, and MCCP Environmentally Sensitive Habitat maps. The primary zoning designations are not changing but the project proposes two new overlay zones: Environmentally Sensitive Habitat-Mission Canyon (ESH-MC) and Scenic Corridor-Mission Canyon (SC-MC). The County Planning Commission did not recommend any changes to the amendments.

MCCP Highlights

The Specific Plan was a growth management tool designed to guide future development within resource and infrastructure constraints. The proposed MCCP builds upon this original policy framework and narrative by focusing on new goals, policies, and development standards to reflect the community's desire to preserve neighborhood character; enhance fire safe practices; plan for post-disaster recovery; balance fuel management and sensitive biological resources; improve parking, pedestrian, and bicyclist circulation; and guide the siting, design, and other characteristics of new or remodeled structures within

Mission Canyon. Given the significant constraints in this area, most notably the high fire hazards, no land use designations or zoning changes are proposed in the MCCP.

The County Planning Commission staff report (Attachment 12) highlights the subject areas that were jointly reviewed by the County/City Planning Commissions (i.e., Public Services (water), Wastewater, Fire Protection/Hazards, Flooding and Drainage, and Circulation and Parking) and the remaining significant issues addressed by the proposed goals, policies, actions, and development standards contained in the MCCP. The development standards have been crafted to address recurrent problems and issues which, up to now, have been handled case-by-case with mixed outcomes. These development standards also are intended to provide better guidance and predictability within the development review process to the overall benefit of project applicants, community members, and decision-makers.

Residential Design Guidelines

Mission Canyon is a unique residential community in a setting that is not patterned after a typical urban or suburban subdivision. The Design Guidelines are intended to preserve the characteristics that residents value, while also allowing flexibility in design of new and remodeled homes that reflects an eclectic tradition. The Design Guidelines guide, educate, and motivate homeowners, developers, and designers to create projects that contribute to community design objectives and provide tools to help the Board of Architectural Review (BAR) fully evaluate development proposals.

Summary of Environmental Analysis

In 2008, the Board adopted Resolution 08-346 initiating the MCCP, Design Guidelines, and LUDC amendments for environmental review. The Draft Environmental Impact Report (DEIR) was circulated for public review from March to April 2011 and the County and City held public comment hearings in April 2011. A Revised DEIR was prepared based on comments relating to the number of residential units that should be counted in baseline and buildout projections after the 2009 Jesusita Fire. The Revised DEIR included an updated Project Description as well as updated Air Quality, Fire Protection, and Traffic and Circulation sections to reflect new information. The Revised DEIR was circulated for public review from February to April 2013 and a public hearing was held in March 2013. Responses to the comments on the DEIR and Revised DEIR are included in Section 9.0 of the FEIR. Feasible mitigation measures identified in the DEIR and Revised DEIR were incorporated into the MCCP as revised or additional policies and development standards designed to lessen or avoid environmental impacts. Significant and unavoidable (Class I) impacts were identified in Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation.

Planning Commission Recommendations

During the joint County/City Planning Commission hearing on November 21, 2013, the Planning Commissions requested changes that clarified the text and standards in the Public Services (water), Wastewater, Fire Protection/Hazards, Flooding and Drainage, and Circulation and Parking sections of the MCCP. For example, the Planning Commissions recommended to add Action CIRC-MC-3.1 to highlight the community's desire for a collaborative effort to improve multimodal connections along East Los Olivos Street (in the City of Santa Barbara) and Mission Canyon Road (in the County). Because Mission Canyon is a largely built-out community, the County Planning Commission also requested several new actions to encourage retrofits of existing homes, for example three new actions

encourage homeowners to retrofit homes for fire resistant materials, energy efficiency, and efficient water use.

The County Planning Commission also requested changes to the LUDC amendments. For example, fence, wall, and gate height restrictions were proposed in the front setback area of the Scenic Corridor – Mission Canyon Overlay Zone (SC-MC) to preserve the aesthetic character and views of stately homes. The Planning Commission recommended changes to the SC-MC language to clarify that the permit requirements apply to the area within 80 feet from road centerline and 55 feet from right-of-way. The Planning Commission also recommended changes to the fence, wall, and gate height limitations and Land Use Permit (LUP) requirements in the front setback areas of the entire Plan Area to encourage open neighborhoods and improve sight distance safety on narrow, winding roads. Therefore, the Planning Commission recommended that in Mission Canyon, fences, gates, or walls 3.5 feet or less in height in the front setback areas would be exempt from requiring a LUP (in the rest of the County, fences, gates, and walls 6 feet or less in height in the front setback area are exempt from requiring a LUP).

Due to the extreme fire hazard and concern about excessive on-street parking on narrow, winding roads, the MCCP includes an action to amend the LUDC to increase the residential parking requirement per dwelling unit from two to three spaces. The LUDC amendments did not originally allow for a reduction in the required number of spaces unless such as reduction would preserve the integrity of a historic structure. Due to public concern about the ability to provide the third parking space when an existing dwelling on a small, steep lot is enlarged or remodeled, the Planning Commission recommended several changes to the proposed residential parking requirement, including the ability reduce the required number of spaces if there is no space for the third parking space due to topography, lots configuration, or other physical constraints.

On December 5, 2013, the Planning Commission requested a few additional changes to the MCCP, including a new Policy FIRE-MC-1 to develop and implement fire emergency early warning systems, and a couple of clarifications to the LUDC amendments and recommended that the Board of Supervisors adopt the proposed MCCP and LUDC amendments as revised at the hearing of December 5, 2013. The Planning Commission also recommended that the Board of Supervisors direct Public Works to immediately implement Action CIRC-MC-9.1 from the MCCP, which directs the County to seek funding to paint and maintain fog line (road edge) striping on public roads to improve emergency ingress and egress. This recommendation was included in Resolution 13-22 recommending that the Board adopt the MCCP and rescind the Mission Canyon Area Specific Plan (Attachment E of Attachment 1).

Funding for Action CIRC-MC-9.1 is not currently available. If Public Works is directed by the Board to immediately perform this work without an identified funding source, the Public Works Director has indicated that analysis, outreach, and implementation of this project would be funded using First District road maintenance funds. This would reduce the annual funding available for other road maintenance work in the First District by the amount required to implement this action. In addition, road striping location and other considerations would require coordination with the Office of Emergency Management, County Fire, California Highway Patrol, and Mission Canyon residents to ensure implementation is consistent with the MCCP Policy CIRC-MC-9 (i.e., prohibit parking on roads where it could encroach into a 10-foot travel lane or interfere with emergency ingress or egress, Fire Department access to fire fighting facilities, or safe pedestrian passage).

Following the December 5, 2013 Planning Commission hearing, staff reviewed the LUDC amendments to ensure the proposed language is accurate and consistent with standard ordinance format. Based on this review, staff made a few minor amendments to the LUDC amendments. These amendments clarify the language or intent and do not result in any change to the substance of the ordinance standards.

Tribal Consultation

State planning law (SB 18) requires cities and counties to consult with California Native American tribes before amending or adopting any general or specific plan. As noted in the Planning Commission staff report, the County sent letters to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation with an invitation to consult regarding the MCCP. Neither band responded to the invitation to consult.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The MCCP, Design Guidelines and other components were prepared as part of a Board of Supervisors-approved project. Staff salaries and other costs were included in the County's budget under Planning and Development Department, Long Range Planning Division's Operating Expenditures (General Fund Contribution). Most recently, Long Range Planning Division's budget, including the Mission Canyon project, is on page D-168 of the County of Santa Barbara's Operating Plan for 2013-2015.

In total, staff spent approximately 11,500 hours totaling approximately \$742,251 to prepare the MCCP, Design Guidelines and other components and present them to the Board of Architectural Review, Historic Landmarks Advisory Commission, City and County Planning Commissions, City Council, and Board of Supervisors and \$120,855 on consultant fees for special studies associated with the FEIR (e.g., traffic, fire evacuation, biological resources, hydrologic evaluation). There are no facilities impacts. Implementation of the MCCP occurs through the development review process and there will be no cost to the County. Future MCCP action items would require Board approval and funding prior to implementation.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on February 18, 2014. The notice shall appear in the Santa Barbara Independent.

Attachments:

1. County Planning Commission Action Letter with Attachments December 5, 2013
2. Mission Canyon Community Plan FEIR
3. Mitigation Monitoring Program
4. Mission Canyon Community Plan
5. Resolution – General Plan Amendment Adopting the Mission Canyon Community Plan
6. Resolution – Land Use Element and Map Amendments
7. Resolution – Circulation Element and Map Amendments
8. Ordinance – Land Use and Development Code Amendments

9. Ordinance – Zoning Map Amendments
10. Resolution – Mission Canyon Residential Design Guidelines Adoption
11. Mission Canyon Residential Design Guidelines
12. County Planning Commission Staff Report, November 21, 2013
13. County Planning Commission Memo, December 5, 2013

Authored by:

Rosie Dyste, Planner, Long Range Planning Division