

RESOLUTION NO. 06-058

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE GENERAL PLAN TO EXTEND THE CITY'S SPHERE OF INFLUENCE TO INCLUDE THE UNINCORPORATED AREAS OF THE EASTERN GOLETA VALLEY AND PRE-ZONE THE AREA TO REFLECT EXISTING COUNTY ZONING AND LAND USE DESIGNATIONS

WHEREAS, on April 2, 2002, the City Council heard a presentation from the Committee for One on a proposal to extend the City's Sphere of Influence to the unincorporated areas of the eastern Goleta Valley. Council expressed support the extension if there was broad community support of the residents of this area;

WHEREAS, in December 2002, the Committee for One submitted an application to the Local Agency Formation Commission requesting that the City of Santa Barbara's Sphere of Influence be expanded to include the unincorporated areas of the eastern Goleta Valley;

WHEREAS, in May 2005, the City Council received a presentation from the Committee for One, accepted over 4,000 signatures in support of extending the City's Sphere to the eastern Goleta Valley, and gave their general support to the Committee for One's efforts pending the receipt of the Municipal Service Review (MSR) which was being prepared by LAFCO;

WHEREAS, on August 23, 2005, the City Council authorized the Mayor of the City of Santa Barbara to send a letter to the Local Agency Formation Commission expressing the City's support of the Committee for One's pending application;

WHEREAS, on September 1, 2005, the Local Agency Formation Commission adopted the Municipal Service Review for the City of Santa Barbara;

WHEREAS, on November 25, 2005, the City of Santa Barbara received a letter from the Local Agency Formation Commission asking if the proposed Sphere of Influence had been adopted in the City's General Plan;

WHEREAS, on April 11, 2006, the City Council initiated a General Plan Amendment (GPA 1-06) to include the eastern Goleta Valley within the City's Sphere of Influence; and,

WHEREAS, on May 18, 2006, the Planning Commission held a public hearing on the proposed General Plan Amendment and recommended the City Council approve the Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

1. The Land Use Element of the General Plan is amended to include the unincorporated areas in the eastern Goleta Valley in the City's Sphere of Influence and to pre-zone the area to reflect or parallel existing County zoning and land use designations.
2. The text of the Land Use Element of the General Plan is amended as shown on the attached Exhibit.

DRAFT LAND USE ELEMENT TEXT AMENDMENT

(Underlined text is proposed new text,
strikethrough text is existing text proposed to be deleted from General Plan)

Text is to be inserted in Section III and replaces existing discussion under the "Annexation" heading.

Sphere of Influence

Under State Law, a Sphere of Influence (Sphere) is defined as a plan for the probable physical boundaries and service area of a local agency. The Sphere's purpose is to demarcate the area which should eventually be within a city's jurisdiction. The Santa Barbara Local Agency Formation Commission (LAFCO) is responsible for establishing the City's Sphere.

The City's Sphere once included all land between Gaviota and Rincon. In 1987, LAFCO removed most of the Goleta Valley (excluding Hope Ranch) from the City's Sphere to allow for the consideration of a Goleta incorporation effort. After that cityhood effort failed, the Sphere was not returned to its original boundaries. In 1991, LAFCO reduced the City's Sphere on the east to allow for a proposed Montecito incorporation effort. There have been only minor modifications to the City's Sphere since that time. The City's current Sphere includes the unincorporated areas of Las Positas Valley, Mission Canyon, Hope Ranch and the pockets of unincorporated land in the Northside area.

In 2002, the Committee for One submitted an application to LAFCO requesting that the City of Santa Barbara's Sphere be expanded to the unincorporated areas of the eastern Goleta Valley. As part of the Committee for One's application, it is proposed that the eastern Goleta Valley be pre-zoned to reflect or mirror the existing County zoning and Comprehensive Plan land use designations. Existing County land use designations for this area include open lands, residential, community facilities, commercial, agriculture, and industrial.

Subsequent to the LAFCO application, the Committee for One submitted approximately 4,500 signatures of affected property owners supporting the expansion of the City's Sphere. Based on the broad show of support of the affected property owners, the City Council supports the extension of the City's Sphere to include the eastern Goleta Valley. Therefore, the City's Sphere should include the following areas:

1. Unincorporated "islands and peninsulas" within the western portion of the City (Las Positas Valley and the Northside);
2. The area north of Foothill Road to the Los Padres National Forest Boundary, east of Highway 154;
3. The intersection of Highway 154 and State Street; and that part of State Street which is between the intersection and current City boundaries;
4. The Mission Canyon area between the City of Santa Barbara and the Los Padres National Forest boundary to the north;¹ and,
5. The eastern Goleta Valley, between the existing western boundary of the City of Santa Barbara and the eastern boundary of the City of Goleta and from the northern urban line to the ocean, excluding the existing mobile home parks. Lands within this area should be retained in the land use category designated by the County of Santa Barbara. An agreement should be pursued

¹ Areas included in numbers 1-4 are already within the City's Sphere. Area described in number 5 is proposed to be added. This footnote will not appear in the General Plan, it's for informational purposes only.

with the County and City of Goleta to refer major planning and land use proposals within and immediately adjacent to the City's Sphere to one another for comment.

~~City boundaries along Hope Ranch and the residential areas of Montecito represent a stable demarcation line not subject to change until future, broad local government unification programs are accepted and accomplished. The unincorporated communities of Hope Ranch and Montecito are generally well established with high development standards. They are self-contained and possess strong identities. The City boundary surrounding the commercial development along Coast Village Road should not be expanded beyond its present location. Pressure to allow annexation of adjacent residential property for commercial purposes should be resisted and discouraged. The boundary between the City and Montecito south of Highway 101 is a satisfactory one and should be maintained in its general location.~~

~~Historically, the direction of City growth has been westward toward Goleta. Prior to the final decision being made relative to the status of the Goleta area, a westerly limit for expansion should be set. An interim logical and suitable limit is offered by a "greenbelt" of publicly and privately owned land west of San Marcos Pass Road. The belt trends north to south and consists of San Marcos Golf Course, San Antonio Creek Channel, County Schools Administration Complex, refuse transfer station (proposed regional park), General Hospital and County government complex, Juvenile Hall-La Morada and County fire station complex. This greenbelt, along with the stable Hope Ranch Residential area, presents a logical and easily recognized City boundary.~~

~~Much interest has been expressed locally concerning the possible incorporation or annexation of the Goleta area. An evaluation of either course of action is beyond the scope of this General Plan. A matter of such complexity and import can only be decided after a thoroughgoing and objective study is conducted as a cooperative venture involving the City of Santa Barbara, County of Santa Barbara, State of California, Local Agency Formation Commission (LAFCO) and other local Government entities. Such a study should be commenced immediately, followed by positive action to change from its present situation.~~

Annexation

The City of Santa Barbara has grown from a land area of slightly less than four square miles in 1855 to more than eighteen square miles at present including the Airport. This process of growth involved more than seventy-five separate annexation proceedings dealing with parcels of land ranging in size from less than one acre to twenty-five hundred acres. There has been no overall policy to guide the course of annexation; rather, each case was evaluated on its own. The result of this approach has been the creation of an irregular City boundary line which in several cases has enclosed peninsulas and even islands of County land completely surrounded by City territory.

The resultant "islands" of unincorporated land along the outer fringe of the City have presented problems in serving the areas with water and sewers; jurisdictional difficulties concerning fire and police protection; as well as zoning and development standard conflicts between City and County areas. As these areas are for all practical purposes functional parts of the City, relying on Santa Barbara for cultural, social, and economic needs, it is recommended that they be encouraged to annex to the City.

All available methods of gaining support of the residents of these unincorporated areas for annexation should be utilized. Where possible, City services should not be extended to residents of unincorporated areas which are located within the City's Sphere without a concurrent annexation of the affected properties. ~~The annexation fee should be re-evaluated in certain key areas.~~ Efforts should be made to explain the advantages of annexation, such as political participation in City affairs, increased

services, lower fire insurance rates in some areas, among others, rather than allowing the specter of higher taxes to act as the effective deterrent it now is.

The areas of unincorporated land which should be annexed at the earliest opportunity are:

1. The Las Positas Valley, extending from U.S. Highway 101 on the north, to Cliff Drive on the south;
2. Apple Grove and Golf Acres subdivisions, Earl Warren Park and unincorporated territory easterly and adjacent to La Cumbre Plaza;
3. Land generally located between Hope Avenue and La Colina Junior High School and south of Foothill Road in the Hope neighborhood; and,
4. The Mission Canyon area, extending from Mission Creek northerly to include Mission Canyon Heights and the Botanic Garden. The northerly limit of this area is taken as the probable extent of future urban development. Lauro Canyon Reservoir is included in the area because of geographical proximity to the Canyon and the fact that it is surrounded on all but one side by City territory.

In addition, the City should pursue the annexation of the land area included within the City's Sphere in the eastern Goleta Valley at an appropriate time in the future with the concurrence of the County and affected property owners. The intent of any future annexation of this area would be to retain the special districts as independent districts providing water and sewer services to that part of the eastern Goleta Valley. The City will consider annexation of urban development occurring within the Sphere at the request of property owners or as directed by LAFCO. The City Council has strong support for the County's existing mobile home rent control ordinance and does not support the annexation of the existing mobile home parks until such time that the existing rent control ordinance or another ordinance of equal effect could be maintained.

RESOLUTION NO. 06-058

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on June 27, 2006, by the following roll call vote:

AYES: Councilmembers Brian B. Barnwell, Iya G. Falcone, Grant House, Helene Schneider, Das Williams; Mayor Marty Blum

NOES: None

ABSENT: Councilmember Roger L. Horton

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on June 28, 2006.



Cynthia M. Rodriguez

Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on June 28, 2006.

Marty Blum

Marty Blum
Mayor