

ATTACHMENT 2

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF SANTA BARBARA**

FINDING THAT THE PROPOSED FOURTH)
AMENDMENT TO THE REDEVELOPMENT)
PLAN FOR THE ISLA VISTA)
REDEVELOPMENT PROJECT CONFORMS) RESOLUTION NO. _____
TO THE COUNTY OF SANTA BARBARA)
COMPREHENSIVE PLAN,)
COASTAL LAND USE PLAN, GOLETA)
COMMUNITY PLAN AND THE)
PROPOSED ISLA VISTA MASTER PLAN)

WHEREAS, on November 27, 1990, by Ordinance No. 3894, the Board of Supervisors of the County of Santa Barbara (“Board of Supervisors”) approved and adopted the Redevelopment Plan (“Plan”) for the Isla Vista Redevelopment Project (“Project” or “Project Area”); and

WHEREAS, the Plan has been amended a total of three (3) times (as amended, the “Existing Plan”); and

WHEREAS, the Redevelopment Agency of the County of Santa Barbara (“Agency”) is vested with the responsibility to carry out the Existing Plan; and

WHEREAS, the County of Santa Barbara (“County”) is preparing the Isla Vista Master Plan (IVMP) which includes the territory within the Project Area; and

WHEREAS, concurrently with the adoption of the IVMP, the County of Santa Barbara Comprehensive Plan will be amended to include changes necessitated the proposed IVMP; and

WHEREAS, concurrently with the adoption of the IVMP, the County of Santa Barbara Coastal Land Use Plan will be amended to include changes necessitated by and to incorporate the proposed IVMP; and

WHEREAS, concurrently with the adoption of the IVMP the County of Santa Barbara, Goleta Community Plan will be amended to include changes necessitated by and the IVMP; and

WHEREAS, the Agency desires to amend the Existing Plan (“Fourth Amendment”) to:
1) ensure consistency between the Existing Plan and the proposed IVMP and the County’s Comprehensive Plan, Coastal Land Use Plan, and Goleta Community Plan as they currently exist and as they may be amended from time to time; 2) clarify that the Agency cannot use eminent domain to acquire land; and 3) allow the Agency the flexibility to acquire land from willing sellers for mixed-use, affordable housing and commercial projects; and

WHEREAS, the Agency has prepared and completed the proposed Fourth Amendment to the Existing Plan in draft form; and

WHEREAS, on November 30, 2005 the Isla Vista Project Area Committee reviewed the draft Fourth Amendment and adopted a resolution recommending its adoption to the Board of Supervisors (Exhibit A); and

WHEREAS, the land use designations and development standards within the Project Area under the proposed Fourth Amendment are those designations and standards outlined in the existing County Coastal Land Use Plan, Comprehensive Plan and Goleta Community Plan as they currently exists and as it may be amended and are incorporated herein by this reference; and

WHEREAS, upon approval of the proposed IVMP and County Coastal Land Use Plan, County Comprehensive Plan and Goleta Community Plan amendments by the Board of Supervisors, the land use designations and development standards within the Project Area under the proposed Fourth Amendment will be those designations and standards outlined in the proposed IVMP and County Coastal Land Use Plan, Comprehensive Plan and Goleta Community Plan as they currently exists and as it may be amended and are incorporated herein by this reference; and

WHEREAS, on May 9, 2007 the Board of Supervisors adopted the Housing Element of the County Comprehensive Plan, which has been reviewed by the California Office of Housing and Community Development and substantially complies with the requirements of Government Code Section 65580 et seq.; and

WHEREAS, in accordance with Sections 33453 and 33458 of the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*), prior to the joint public hearing on the proposed Fourth Amendment, the Agency has submitted the proposed Fourth Amendment to the Planning Commission of the County of Santa Barbara (“Planning Commission”) for its report and recommendation concerning the Fourth Amendment and its conformity to the County’s Comprehensive Plan, Coastal Land Use Plan and Goleta Community Plan and pursuant to such review may recommend to the Agency and Board of Supervisors for or against the approval of the proposed Fourth Amendment; and

WHEREAS, the Planning Commission members have received and reviewed the proposed Fourth Amendment in draft form (Exhibit B).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE COUNTY OF SANTA BARBARA DOES RESOLVE AS FOLLOWS:

Section 1. The Planning Commission hereby finds and determines that the proposed Fourth Amendment to the Existing Plan is consistent with the County's Comprehensive Plan, Coastal Land Use Plan and Goleta Community Plan and the proposed IVMP because the proposed Fourth Amendment provides that the land uses and development standards to be permitted within the Project Area shall be the land uses designated and development standards in the County's Coastal Land Use Plan and IVMP, both as they currently exist and as they are proposed to be adopted and/or amended and the proposed Fourth Amendment does not otherwise regulate the use and intensity of development in the Project Area or propose specific development projects. In addition, development allowed under the proposed Fourth Amendment is consistent with the policies and standards of the above referenced documents both as they currently exist and as they are proposed to be amended.

Section 2. Pursuant to Government Code Section 65402, the Planning Commission hereby finds and determines that the location, purpose and extent of any real property to be acquired by dedication or otherwise for street, square, park or other public purposes, any real property to be disposed of, any street to be vacated or abandoned and any public buildings or structure to be constructed within the Project Area are in conformity with the County's Comprehensive Plan, Coastal Land Use Plan, Goleta Community Plan and the proposed IVMP.

Section 3 The Planning Commission hereby finds and determines that the Housing Element of the County Comprehensive Plan substantially complies with the requirements of Government Code Section 65580 et seq.

Section 4. The Planning Commission hereby recommends the approval of the proposed Fourth Amendment by the Agency and the Board of Supervisors.

Section 5. The Planning Commission hereby authorizes and directs the officers, employees, staff, consultants and attorneys for the Planning Commission to take any action that may be necessary to effectuate the purposes of this resolution or which are appropriate or desirable in the circumstances. In the event that prior to the adoption of the proposed Fourth Amendment, the Agency or Board of Supervisors desires to make any minor, or technical or clarifying changes to the proposed Fourth Amendment, the Planning Commission hereby finds and determines that any such minor, technical or clarifying changes need not be referred to it for further report and recommendations.

Section 6. The Planning Commission hereby finds and determines that this resolution shall constitute the report and recommendation of the Planning Commission to the Agency and the Board of Supervisors concerning the proposed Fourth Amendment.

PASSED AND ADOPTED this 23rd day of April 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairperson

ATTEST:

Secretary

ATTACHMENT 2 / EXHIBIT A

PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE ISLA VISTA REDEVELOPMENT PROJECT