

Sec. 35-175. Specific Plans.

Sec. 35-175.1. Purpose and Intent.

1. These regulations are based on the recognition that one parcel or a group of parcels of land which may be in separate ownership are suitable for a specific use or combination of uses, and should be planned as a unit to ensure protection of valuable resources and allow maximum flexibility in site planning.
2. The purpose of the Specific Plan is to allow for a more precise level of planning for an area than is ordinarily possible in the Coastal Plan and to provide for a mixture of uses through comprehensive site planning.
3. This section is adopted to guide in the preparation of a Specific Plan pursuant to the provisions of Article 8, § 65450-6553 of the Government Code.
4. For those parcels which require preparation of a Specific Plan as set forth in the Coastal Plan, the following regulations shall apply.

Sec. 35-175.2. Applicability.

1. A Specific Plan shall not be considered adopted until a site development plan as described in Sec. 35-175.3.2., together with the required accompanying data, have been approved by the Board of Supervisors as part of the Coastal Plan after consideration at public hearings and a recommendation by the Planning Commission.
2. At the time of adoption of the Specific Plan, the Board of Supervisors shall make a determination as to whether the existing zoning on the property is consistent with the Specific Plan under the provisions of § 65860(a) of the Government Code. If the Board of Supervisors finds that it is not consistent, then either the County of Santa Barbara or proponent of the Specific Plan shall initiate rezoning of the parcel(s) to bring the zoning into conformance with the Specific Plan.
3. Although the Board of Supervisors may adopt the Specific Plan as part of the Coastal Plan, no construction shall commence on properties requiring a Specific Plan until a Final Development Plan, as provided in Sec. 35-174., has been approved.

Sec. 35-175.3. Contents of Specific Plans.

1. As many copies of a Specific Plan as may be required shall be submitted to the Planning and Development Department.
2. Unless specifically otherwise authorized in writing by the Director, the information submitted as part of the Specific Plan shall consist of a site development plan including a map or maps drawn to scale and other supplemental information indicating:
 - a. Acreage and approximate boundaries of the property;
 - b. Contour maps showing topography and areas proposed for major regrading;
 - c. Approximate width and location of proposed streets and their connector roads and other major highways on surrounding property;
 - d. Location of areas of geologic, seismic, flood, and other hazards;
 - e. Location of areas of prime scenic quality, habitat resources, archaeological sites, water bodies, and areas with significant existing vegetation;
 - f. Location of all proposed structures including but not limited to residential (distinguishing between the various types of residential structures, i.e., single family dwelling, duplex, apartment, condominium, etc.), industrial, and recreational structures, a description of the general dimensions and square footage of each of these structures, and an indication of the total number of and estimated total population for each type of dwelling unit;
 - g. Location and amount of open space for use by prospective residents and the public;
 - h. Location and description of proposed recreational facilities;
 - i. Location of parking areas;
 - j. A statement of intent with respect to establishment of utilities, services, and facilities, including water, sewage disposal, fire protection, police protection, and schools;
 - k. If development is to occur in stages, a general indication of the sequence and time of construction of the various phases; and

1. Any other supplementary data requested by the County Planning and Development Department.

Sec. 35-175.4. Processing.

1. After receipt of the Specific Plan, the Planning and Development Department shall process the plan through environmental review.
2. The Planning and Development Department shall refer the Specific Plan to the Subdivision/Development Review Committee for review and recommendation to the Planning Commission. *(Amended by Ord. 4227, 6/18/96)*
3. The Planning Commission shall hold at least one public hearing on the Specific Plan. Notice of time and place of said hearing shall be given in accordance with the procedures set forth in Sec. 35-181. (Noticing). Any hearing may be continued from time to time.
4. If the Planning Commission recommends approval, with or without modifications, the matter shall be referred back to the Planning and Development Department and County Counsel for the preparation of an amendment adopting the Specific Plan as part of the Coastal Land Use Plan. The Planning Commission's recommendation on the Specific Plan and proposed Coastal Land Use Plan amendment shall be transmitted to the Board of Supervisors by resolution of the Planning Commission carried by the affirmative votes of not less than a majority of its total voting members. The resolution shall be accompanied by a statement of the Planning Commission's reasons for such recommendation.
5. The Board of Supervisors shall hold at least one (1) public hearing before adopting the proposed Specific Plan. The notice of time and place of said hearing shall be given in the same time and manner as provided for the giving of notice of the hearing by the Planning Commission. Any hearing may be continued from time to time.
6. The Board of Supervisors shall not make any change or addition to any proposed Specific Plan thereto recommended by the Planning Commission until the proposed change or addition has been referred to the Planning Commission for a report and a copy of the report has been filed with the Board of Supervisors. Failure of the

Planning Commission to report within 40 days after the reference shall be deemed to be approval of the proposed change or additions. It shall not be necessary for the Planning Commission to hold a public hearing on the proposed change or addition.

7. Upon adoption of a Specific Plan, no permits shall be issued for construction, erection, or moving in of any building, nor for grading, nor for any use of land which requires a Coastal Development Permit until a Final Development Plan as required under the applicable zoning district has been approved.
8. Amendments to the Specific Plan shall be processed in the same manner as specified for adoption of an original Specific Plan except as provided for under Sec. 35-169.8.

Sec. 35-175.5. Findings Required for Approval.

A Specific Plan shall not be adopted unless all of the following findings are made:

1. The Specific Plan is in conformance with all applicable Coastal Land Use Plan policies and incorporates any other conditions specifically applicable to the parcels that are set forth in these plans.
2. The Specific Plan will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood.
3. The Specific Plan will not adversely affect such necessary community services as traffic, circulation, sewage disposal, fire protection, and water supply.