

Community Mixed Use (CM) Zone

Purpose and Intent: To create a **vibrant** pedestrian and **bicycle**-oriented commercial district with high quality public spaces and comprised of **community** serving **retail** on the ground floor street frontage with offices and **housing** above and behind.

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Summary of New Form-Based Zone

Isla Vista Master Plan

Community Mixed Use Zone (CM) – LUDC Sec. 35.24

On August 21, 2007, the Board of Supervisors adopted an amendment to the Land Use Development Code (LUDC) that created the Community Mixed Use Zone (CM) for Isla Vista. The CM zone has not yet been certified by the California Coastal Commission. Thus, this document should be considered a summary of the proposed future zone pending certification. As this document represents only a summary of the new zone, users should consult the County of Santa Barbara Land Use Development Code for the most up-to-date information.

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Purpose and Intent (LUDC Sec. 35.24.020 F)

To create a vibrant pedestrian and bicycle-oriented commercial district with high quality public spaces and comprised of community serving retail on the ground floor street frontage with offices and housing above and behind.

Community Mixed Use Zone (CM) Summary

Processing

1. All permits for development including grading shall be issued in conformance with LUDC Sec. 35.82.050 (Coastal Development Permits).
2. Prior to the issuance of any coastal development permit for buildings and structures which total 7,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Development Plan shall be approved as provided in LUDC Sec. 35.82.080 (Development Plans).
3. Prior to the issuance of any coastal development permit for buildings or structures, site plans and elevations of buildings and structures shall be approved by the Board of Architectural Review, as provided in LUCD Sec. 35.82.070 (Design Review).

Allowed Uses (LUDC Sec. 35.24.030)

In addition to those uses listed below, other retail or service use the Planning Commission finds essential to daily (frequent) needs of residents in the surrounding area and essential to the shopping needs of the community may be allowed.

Community Mixed Use Zone (CM) Summary

Table 1: CM Zone Allowed Uses

CM Zone Allowed Uses ¹	Allowed CDP/DP	Minor CUP	CUP
Commercial entertainment - Indoor		√	
Lodging – Hotel or motel (allowed above ground floor or setback a minimum of 60' from the BTL)		√	
General retail store serving the day-to-day needs of residents	√		
Offices (allowed above ground floor or setback a minimum of 60' from the BTL)	√		
Dwelling - one-family, two-family, multiple; Subject to Sec. 35.24.060 (Lot Size/ Density/ Residential Use Table)	√		
Restaurants, café, coffee shop, deli – indoor and outdoor.	√		
Service stores – personal, repair, bank branch offices, office, medical clinic; business, professional	√		
Restaurant with incidental bar/waiting area	√		
Automobile parking lot		√	
Farmer's market, vendor stands not affixed to the ground		√	
Emergency Shelter			√
Service station			√
Recycling – Small collection center			√
Fitness / Health Club or facility	√		
Library			√
Meeting facility, public or private			√
Meeting facility, religious			√
Museum			√
School – Business, Professional or Trade			√
School			√
Studio – Art, dance, martial arts, music, etc.	√		
Theater – Indoor	√		
Theater – Outdoor			√
Residential accessory use or structure	√		
Special care home		√	
Family day care home	√		
Child care center, non-residential, residential		√	
Child care center, non-residential, accessory	√		
Convenience store	√		
Grocery/food store	√		
Music recording studio		√	
swap meets (periodic or temporary use)			√

¹ See Article 35.11 (Glossary) of the Land Use Development Code for land use definitions.

Community Mixed Use Zone (CM) Summary

Lot Size/Density/Residential Use (LUDC Sec. 35.24.060)

Proposed development and new land uses within the CM zone shall comply with the following standards, in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

1. **Minimum building site area for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot area of 7,000 square feet and a minimum net lot width of 65 feet.
 - a. A dwelling and its accessory structures and uses may be located on a lot of less area except for a fraction lot; and
 - b. A dwelling and its accessory structures and uses may be located on a lot of less width.

2. **Maximum Density and Location for Residential Use**
 - a. **The maximum density for each lot zoned CM.** The number of dwelling units on a lot, as calculated in compliance with Table 4 (CM Zone Density Equivalents), below, shall not exceed the maximum specified in Table 2 (CM Zone Maximum Density) for each zoning designation shown in Table 2 below unless a greater number of dwelling units may be allowed in compliance with Housing Policy 6 of the Isla Vista Master Plan, the Isla Vista Built-Right Incentive Program (Please see Appendix 2: Housing Policy 6 - Isla Vista Built-Right Incentive Program).

Table 2: CM Zone Maximum Density

Density Designation	Maximum Units Per Gross Acre
CM-40	40
CM-45	45

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- b. **Location.** Dwelling units shall be located as specified in Table 2-27 (CM Zone Dwelling Unit Location) for each zoning designation shown in Table 2-27 below.

Table 3: CM Zone Dwelling Location

Density Designation	Residential Use - including employee housing
CM-40	Allowed above the ground floor, except that dwelling units may be allowed on the ground floor in compliance with Subsection B.1.b(1) below.
CM-45	Allowed on all floors. On the ground floor, the residence shall be set back a minimum of 60' from the Build To Line.

- c. **Dwelling units located on the ground floor.** Dwelling units located on the ground floor are allowed on lots zoned CM-40 and identified as Assessor' Parcels Nos. 075- 112-009, 075-112-013, 075-122-011, 075-161-014, 075-162-002, 075-171-013, 075- 171-014, and 075-172-002 (parcel numbers are as of May 1, 2007) in compliance with Section 35.20.060.F.1.a(1) below. Ground floor commercial uses may also be allowed on these specified Assessor's Parcels.

Variable Density/Density Equivalents (LUDC Sec. 35.24.060 C)

In the CM zoning district, units smaller than two bedrooms will be counted as less than a full unit and units larger than two bedrooms will count as more than a full unit when calculating allowable density. The following density equivalents shall be used in calculating the number of dwelling units allowed on a lot for each dwelling unit type shown in Table 4 (CM Zone Density Equivalents) below.

Table 4:CM Zone Density Equivalents.

Unit Size	Density Equivalent Units
Studio	0.50
One bedroom	0.66
Two bedroom	1.0
Three bedroom	1.5
Each additional bedroom	+ 0.5

Community Mixed Use Zone (CM) Summary**Unit Sizes (LUDC Sec. 35.24.060 D)**

Dwelling units in the CM zone shall not exceed the following maximum unit sizes for each dwelling unit type shown in Table 5 (CM Zone Dwelling Unit Size) below measured in square feet of net floor area.

Table 5: CM Zone Unit Size

Dwelling Unit Type	Maximum Unit Size (Sq Ft)
Studio	500
One bedroom	650
Two bedroom	850
Three bedroom	1,050
Each additional bedroom	+ 175

Setbacks for Structures and Screening of Parking (LUDC Sec. 35.24.060 E)

1. **Front:** None, except that all lots shall have a Build To Line. Please see Appendix 1 of this summary for an explanation of the Build To Line.
2. **Side:** None, except when adjacent to residential zoning districts, side setbacks shall be a minimum of five (5) feet.
3. **Rear:**
 - a. CM-40. Lots zoned CM-40 shall provide a rear setback of ten (10) feet, except that if the rear property line abuts a residential zone, then the rear setback shall be twenty (20) feet.
 - b. CM-45. Lot zoned CM-45 shall provide a rear setback of five (5) feet.
4. **Parking Screening.** Surface parking areas associated with onsite commercial and residential uses shall be screened by residential or commercial structures so that parking is entirely wrapped with active uses such as retail.

Separation Between Buildings (LUDC Sec. 35.30.030)

None required. Where there is space between buildings, that space shall be a minimum of 3' in width.

Height Limit (35.24.030)

No structure shall exceed 40 feet in height and 3-stories.

Street Tree Line

Street trees shall be located on the Street Tree Line, if feasible.

Community Mixed Use Zone (CM) Summary

Site Development Standards (LUDC Sec. 35.24.060)

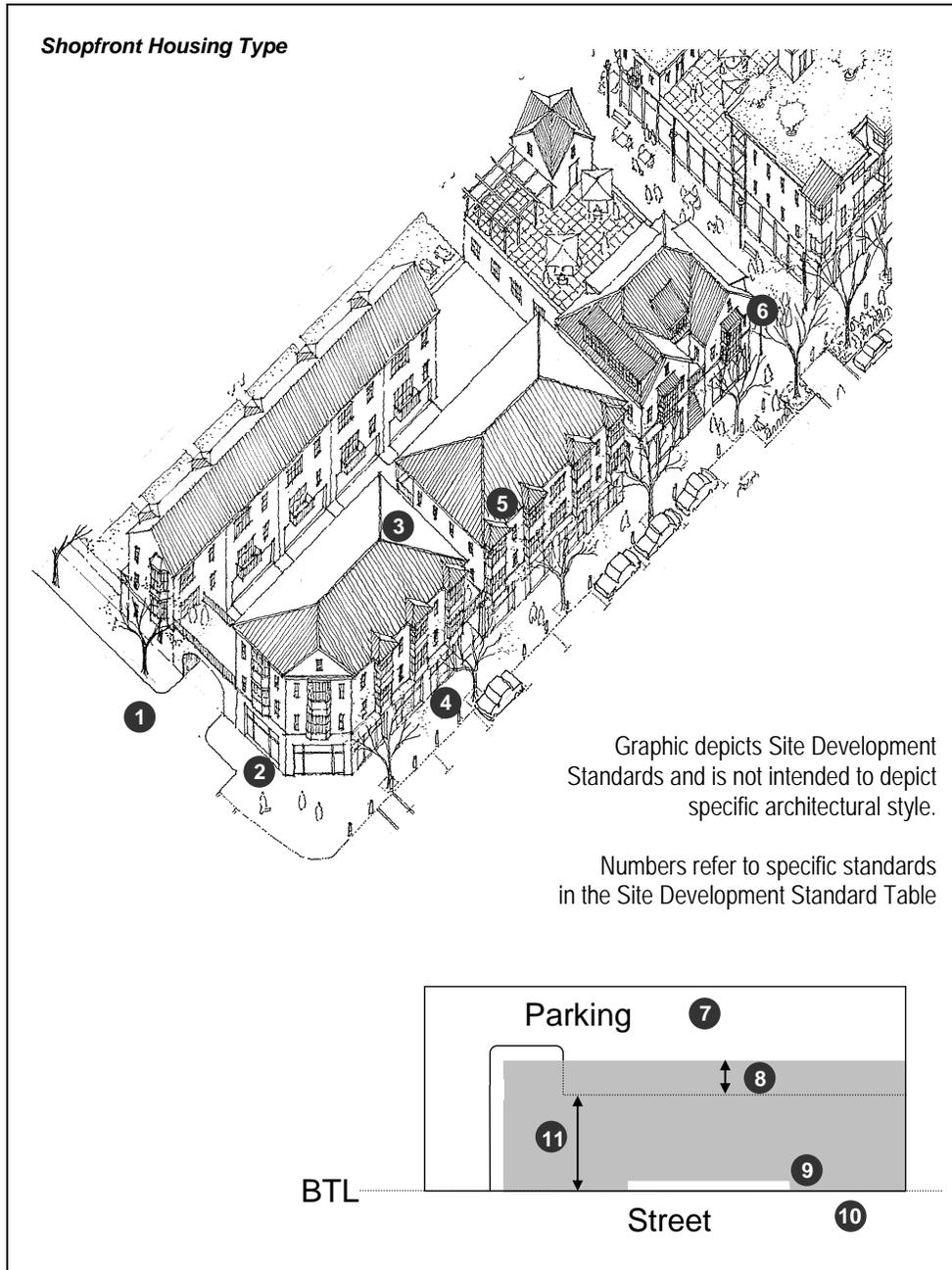
All development within the CM zone shall be in compliance with the following processing and site development standards.

1. **General.** The following development standards shall apply to all development within the CM zone.
 - a. Allowed housing types. Development containing dwelling units is restricted to the Shopfront Housing Type.
 - b. Design review required. Prior to the approval of any Coastal Development Permit (Section 36 35.82.050) for structures, the site plans and elevations of structures shall be approved or conditionally approved by the Board of Architectural Review in compliance with Section 35.82.060 (Design Review).
2. **Modification of Development Standards.**
 - a. As part of the Design Review process, the Board of Architectural Review shall review the proposed development to determine if the development complies with the Site Development Standards in Table 2-31 (Shopfront Housing Type Site Development Standards), below.
 - (1) Non-noncompliance with two or fewer development standards. At the request of the applicant, the Board of Architectural Review may modify a maximum of two development standards.
 - (2) Noncompliance with three or more development standards. If the applicant requests the modification of three or more development standards, then the project shall be processed as a Development Plan in compliance with Section 35.82.080 and the Commission shall be the review authority for said Development Plan.
 - (a) The Board of Architectural Review shall review the intent of each Site Development Standard that is requested to be modified, and shall make a recommendation to the Commission as to whether the requested modifications should be approved, conditionally approved or denied.
 - (b) After receipt of the recommendation from the Board of Architectural Review, the Commission may modify the development standards requested for modification as part of the Commission's action on the project.

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- 3. **Shopfront Housing Type development.** The following development standards within Table 6 (Shopfront Housing Type Development Standards) shall apply to the Shopfront Housing Type development (see Figure 1: Shopfront Housing Type). The numbers within Figure 1 refer to the site development standards shown in Table 6, below.

Figure 1: Shopfront Housing Type



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Table 6: Site Development Standards - Shop front Building Type

No.	Site Development Standard	Intent
①	Driveways – Driveways shall be no more than 20' wide, and if feasible, shall not be located on Pardall Road, and if feasible, shall not be located within 40' of a corner.	Minimize visual impacts of parking areas, reduce curb cuts and conflicting vehicle movements across pedestrian walkways.
②	Ground floor building façades – Commercial ground floor building façades that face a public street shall have a goal of a minimum of 70% fenestration (windows and glass doors).	Encourage interactions between buildings and the street/sidewalk to create pedestrian-oriented lively public spaces.
③	Separate buildings - buildings more than 70' in width shall be designed to read as different buildings.	Ensure variety in architecture styles to help create a pedestrian-scale downtown.
④	Entry doors - Functioning entry doors for commercial establishments shall be located at intervals no greater than 40' along the BTL	Encourage interactions between buildings and the street/sidewalk to create pedestrian-oriented lively public spaces.
⑤	Sidewalk coverings - Awnings and sidewalk coverings and similar accessory covering structures may encroach up to eight feet into the public right-of-way, provided such structures do not extend beyond the sidewalk. Above the ground floor, bay windows, balconies and other elements may encroach up to 3' into the rear setback and up to 2' beyond the build to line.	Encourage building articulation.
⑥	Bay windows - Bay windows shall have a maximum width of 8' and must have a minimum of 8' façade between each bay window.	Minimize long continuous banks of bay windows.
⑦	Parking – Parking shall be visually screened with a structure from views on the street and set back at least 30 feet from the right of way line. Completely underground parking can be located anywhere on a legal lot.	Minimize visual impacts of parking areas.
⑧	Podium parking – Ground level parking shall be allowed below habitable floor space so long as public views of parking are minimized.	Allow efficient land use, while minimizing visual impacts of parking areas.
⑨	Outdoor patios – The ground floor street-facing building facade may be set back up to 15' from the BTL for a courtyard/patio. If this occurs, a wall between 32" and 40" in height may be placed at the BTL. This wall counts toward the total percent of the building façade required to be built to the BTL.	Encourage outdoor commercial activity, consistent with allowed uses. Low wall defines the street edge.
⑩	Build to Line – As a goal, the building shall be built to at least 75% of the build to line.	Define street edge and help create public spaces that are active outdoor rooms.
⑪	Corner buildings – Corner buildings should incorporate a ground floor entrance facing the street intersection. Buildings should define the street corner with a rounded or chamfered building corner, a plaza, and/or an architectural feature such as a corner tower. These corner treatments counts toward the total percentage of the building façade required to be built to the build to line. Walk-through covered arcades at street corners may also allowed.	Create visual focal points at the street corners while emphasizing the importance of pedestrian movement.
<i>Site Development Standards not shown on graphic</i>		
	North side of Pardall Road - Development on the north side of Pardall Road shall have a courtyard/patio between the street and the building for a minimum of 30% of the overall length of the street-facing building façade.	Encourage outdoor commercial activity, consistent with allowed uses.
	Un-built Build to Line - Any un-built build to line, not in front of a courtyard/patio or driveway, shall have a street wall built along it between 4 1/2' and 6' high.	Define street edge and help create public spaces that feel like outdoor rooms.
	Entry doors - Shall be set back up to 15' from the Build to Line. The entry door and walls tapering toward the entry door shall count toward the total percent of the building façade built to the build to line.	Define building entries.

Community Mixed Use Zone (CM) Summary**Automobile Parking (LUDC Sec. 35.36.110 H)**

1. **Conjunctive use of parking facilities.** For the purpose of this Section, conjunctive use shall be defined as the joint use of parking spaces for two or more uses where the hours of operation and demand for parking allow that the parking spaces can be used by the individual uses at different times of the day or week, and can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities.
 - a. A Conditional Use Permit, approved by the Commission in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) shall be required to allow the conjunctive use of parking spaces. The Conditional Use Permit shall be subject to the following requirements:
 - (1) The applicant shall demonstrate a need for parking spaces required for the individual uses according to the parking regulations in this Chapter. The applicant shall state the type of use proposed, time period of operation, and other necessary information to demonstrate that the joint use of parking spaces will not be detrimental to surrounding uses.
 - (2) In cases where the required number of parking spaces for individual uses differs, the parking requirement that is greater shall become effective.
 - (3) If the lot proposed for conjunctive parking use is a separate lot, then the applicant shall submit a title report for the lot proposed for conjunctive parking use and an agreement between the owners of record of the lot and prospective users. This agreement shall be subject to review and approval by the Department and County Counsel and shall obligate the lot for conjunctive parking use, clearly define the obligation of each party to the agreement, and upon approval by the Department and County Counsel be recorded in the Santa Barbara County Recorder's Office. The Agreement shall provide that any modification to the terms of the Conjunctive Use Agreement shall be subject to Commission approval.

Community Mixed Use Zone (CM) Summary

- (4) Violation of the Conditional Use Permit shall be grounds for revocation of the joint parking use.
2. **Design.** Adjacent parking areas should be designed to allow the shared use of and through traffic to parking areas.
3. **Location.**
 - a. Required parking shall be provided:
 - (1) On the same lot or premises that the principal structure is located on; or
 - (2) In private parking lots permanently committed to parking located within 1,000 feet of the lot or premises that the principal structure is located on, as measured along streets and not alleys; or
 - (3) In publicly owned parking lots subject to approval of the availability of the parking spaces as approved by the Director; or
 - (4) Through the payment of in-lieu fees in compliance with the In-Lieu Parking Fee Program as approved by the Board, subject to a determination by the Director that the In-Lieu Parking Fee Program is in operation.
 - b. Parking lots, carports, and garages designed and used for individual units within a development may be either adjacent to the units or centrally located to serve a group of units.
 - c. Uncovered parking, not including parking where a parking lot is the principal use of the lot, shall be located at least 20 feet from the Build To Line and shall not be visible from the street to the maximum extend feasible. Completely underground parking maybe located anywhere on the lot.
4. **Required number of spaces - nonresidential.** Parking spaces for nonresidential uses in the CM zone shall be provided in compliance with the following:
 - a. One space for each 500 square feet of nonresidential gross floor area, not including unroofed outdoor dining areas.
 - b. When the gross floor area of a proposed structure is less than 5,000 square feet or when a proposed addition to existing structures results in a structure of less than 5,000 square feet of gross floor area, the adequacy of the proposed parking shall be reviewed by the Director.

Community Mixed Use Zone (CM) Summary

- (1) The Director may reduce the required number of spaces to a minimum of one space per each 750 square feet of gross floor area when the Director finds that:
 - (a) The proposed use will require less than one parking space per 500 square feet of gross floor area; or
 - (b) That there are off-premise parking spaces available on nearby public streets or land permanently committed to parking; or
 - (c) The proposed use will allow the shared or conjunctive use of parking spaces.
 - (2) The Director may increase the required number of spaces to a maximum of one space per each 250 square feet of gross floor area if the Director finds that:
 - (a) The proposed use will require more than one space per 500 square feet of gross floor area; or
 - (b) There are inadequate off-premise parking spaces available on nearby public streets or land permanently committed to parking.
 - c. If the number of required parking spaces is reduced by the Director in compliance with Subsection H.3.b above, then a subsequent change of use of the site shall be required to provide the number of spaces required by Subsection H.3.a above.
5. **Required number of spaces - residential.** Parking spaces for residential uses in the CM zone shall be provided in compliance with the following:
- a. One-family units, two-family and multiple-family units:
 - (1) 0.6 space per studio unit.
 - (2) One space per one bedroom unit.
 - (3) 1.5 spaces per two bedroom unit.
 - (4) Two spaces per three bedroom unit, plus .75 spaces for each additional bedroom.
 - b. Fraternities, sororities, dormitories and boarding and lodging houses: 1.5 spaces per studio or bedroom and one space per two employees or faction thereof.
6. **Parking space size.** Residential parking spaces shall be 8.5 feet wide by 16.5 feet long except that 30 percent of the required parking spaces may be provided as compact car spaces which shall be eight feet wide by 14.5 feet long.

Community Mixed Use Zone (CM) Summary

7. **Tandem parking.** Tandem parking shall be allowed to provide up to 50 percent of the total number of required parking spaces. Tandem parking shall be limited to one space behind another for a total of two parking spaces.

Bicycle Parking (LUDC Sec. 35.36.110 H)

1. **Residential Requirements.**
 - a. **Number of spaces.** All development shall provide one unenclosed or enclosed, permanently maintained and secure bicycle storage space for each bedroom and/or studio apartment within the development.
 - b. **Visibility.** Views from the street of bicycle parking spaces designated for residential use shall be minimized.
2. **Commercial Requirements.**
 - b. **Location.** Required bicycle parking spaces may be provided within a street right-of-way adjacent to the commercial use that is required to provide bicycle parking in compliance with an encroachment permit approved by the County.
 - c. **Number of spaces.** All development shall also provide one unenclosed or enclosed, permanently maintained and secure bicycle storage space for every 700 square feet, or fraction thereof, of gross floor area in commercial use.
 - d. **Visibility.** Views from the street of bicycle parking spaces designated for commercial use shall be maximized.

Landscaping (LUDC Sec. 35.34)

Landscaping is not required with the exception of landscaping as required in Sec. 35.34-100 for surface parking lots. Landscaping is encouraged in courtyards and patios.

Sidewalks (LUDC Sec. 35.24.060)

Prior to the issuance of any Coastal Development Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by the Public Works Department for frontage improvement requirements. As a condition to the issuance of a Coastal Development Permit for any building or structure, the applicant shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, street trees and sidewalks on the street frontage of the project site that are determined necessary by the Public Works Department and the Redevelopment Agency.

Community Mixed Use Zone (CM) Summary

Storage (LUDC Sec. 35.24.060)

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view to the maximum extent feasible.

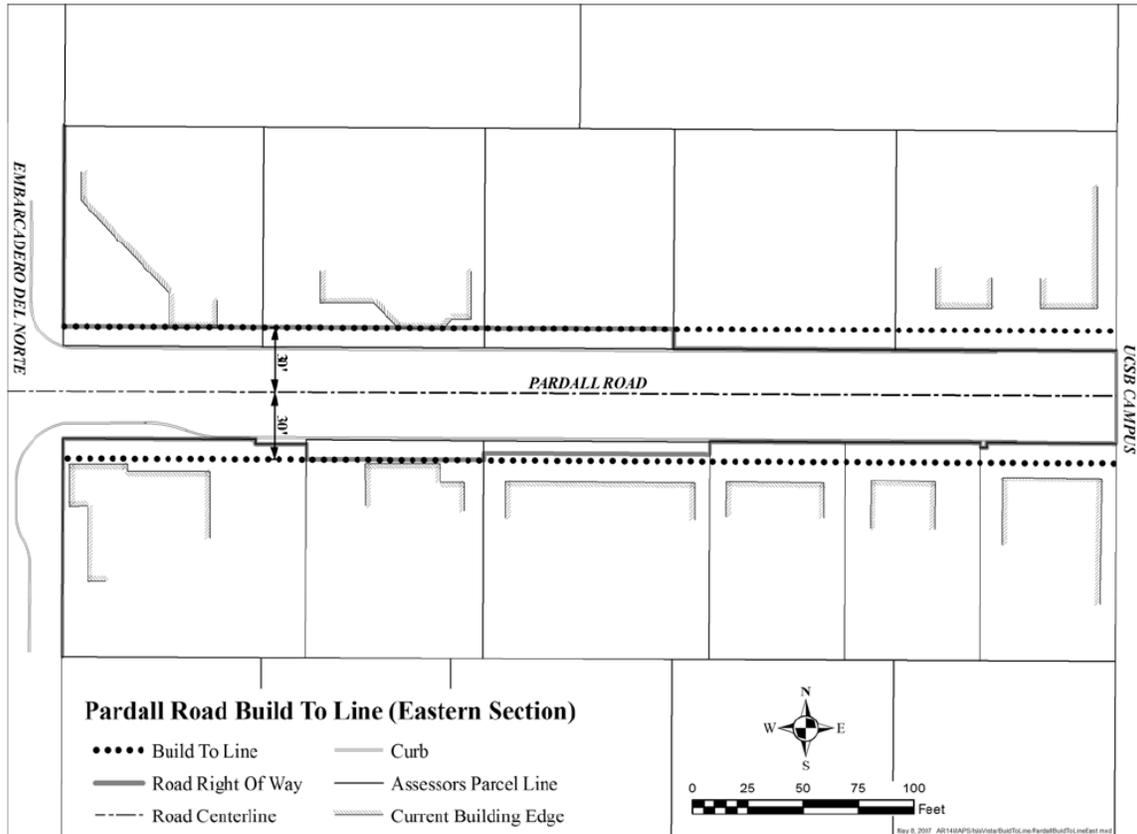
Utilities (LUDC Sec. 35.24.060)

Utilities must be located on the sides or rear of buildings, so as not to be visible from the street edge if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.

Community Mixed Use Zone (CM) Summary

Appendix 1: Build To Line

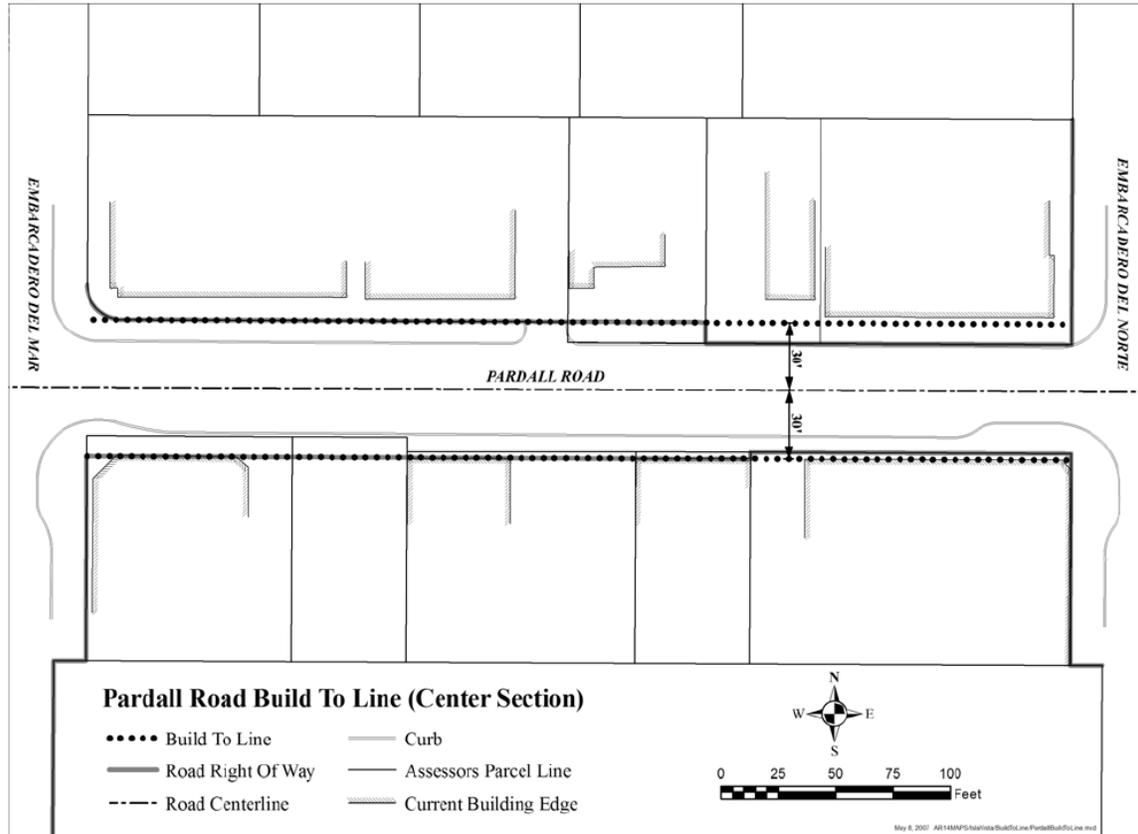
Figure A-2: Pardall Road Central Section



Community Mixed Use Zone (CM) Summary

Appendix 1: Build To Line

Figure A-3: Pardall Road Eastern Section



Community Mixed Use Zone (CM) Summary

Appendix 2: Isla Vista Built Right Incentive Program

Program Criteria

ISLA VISTA BUILT-RIGHT HOUSING INCENTIVE PROGRAM (Incentives are additive w/ State Density Bonus Program Incentives)		
COMMUNITY GOAL	CRITERIA	BONUS UNIT INCENTIVE
Lot Consolidation Goal: Encourage separate adjacent parcels to be combined for purposes of development and encourage redevelopment of larger lots in the community.	Multi Residential Zones	
	Projects sites > 0.75 – 1.0 ac	Up to 10%
	Projects sites > 1.01 ac	Up to 20%
	Mixed Use Zones	
	Projects sites > 0.5 – 0.75 ac	Up to 10%
	Projects sites > 0.76	Up to 20%
Green Building Goal: Encourage the use of energy efficient and green building practices. (i.e. Solar energy, low VOC interior finishes, water conservation, etc.)	Participation in the County's free Innovative Building Review Program (IBRP)	
	IBRP Target 1 plus Construction Waste Management Plan	Up to 5%
	IBRP Target 2	Up to 10%
	IBRP Target 3	Up to 15%
Community Infrastructure Goal: Encourage construction of needed community infrastructure in the Isla Vista Planning Area. Infrastructure projects can include, but are not limited to: sidewalks, street trees, transit improvements, etc.	Projects leading to the development and improvement of community infrastructure.	Up to 10 additional units may be awarded to a project that provides additional benefits to the community through community infrastructure improvements.

All projects in Isla Vista are allowed to participate in the State's Affordable Housing Bonus Density Program, provided such projects meet eligibility requirements. However, only projects within the Isla Vista Incentive Area, which meet the Incentive Program criteria, are eligible to receive additional bonus units beyond those allowed by the State Density Bonus program. A zoning map with the Incentive Area outlined is displayed below.

The incentives identified in this policy are in addition to those under the State Density Bonus program. The incentives identified in this policy can be additive, provided the total amount of the incentive does not result in a land use density higher than specified in the Coastal Land Use Plan. Each incentive is calculated from a project's base density, not the density after the application of State Density Bonus. This policy serves as

Community Mixed Use Zone (CM) Summary

Appendix 2: Isla Vista Built Right Incentive Program

a guideline. The Board of Supervisors retains all authority to grant, deny, or modify the terms of any development agreement.

The following types of projects may be funded in order to meet the Community Infrastructure criteria, at the discretion of the Board of Supervisors:

- Public catalyst project identified in the IVMP; and
- Infrastructure projects identified in the “Phasing of High Priority Projects” table in Chapter 5, page 5-7 of the IVMP; and
- Any project identified in an adopted Capital Improvement Program for a local public entity, provided the project is located within the Isla Vista Planning Area, or that the project provides a direct benefit to the Planning Area.