

Mixed Residential Design (MRD) Zone

Purpose and Intent: To provide for high **quality housing** at densities that allow for the efficient utilization of land and to **encourage** the provision of **affordable** and workforce housing. Purpose and Intent: To provide for high quality housing at densities that allow for the **efficient** utilization of land and to encourage the provision of affordable and **workforce** housing. Purpose and Intent: To provide for high quality **housing** at densities that allow for the efficient utilization of land and to encourage the provision of **affordable** and **workforce** housing. Purpose and Intent: To provide for high **quality** housing at densities that allow for the efficient utilization of land and to encourage the provision of affordable and workforce **housing**. Purpose and Intent: To provide for high quality housing at densities that allow for the **efficient** utilization of land and to encourage the provision of **affordable** and **workforce** housing. Purpose and Intent: To provide for high quality housing at densities that allow for the **efficient** utilization



Summary of New Form-Based Zone Isla Vista Master Plan

Mixed Residential Design District (MRD) – LUDC Sec. 35.23

On August 21, 2007, the Board of Supervisors adopted an amendment to the Land Use Development Code (LUDC) that created the Mixed Residential Design District (MRD) for Isla Vista. The MRD 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. 35.23.020)

To provide for high quality housing at densities that allow for the efficient utilization of land and to encourage the provision of affordable and workforce housing.

Mixed Residential Design Zone (MRD) Summary**Processing**

1. All permits for development including grading shall be issued in conformance with LUDC Sec. 35.82.050 (Coastal Development Permits).
2. Final Development Plan approval is required for all development, including grading and additions to existing development, that result in more than four “density unit equivalents” in compliance with Section 35.23.100 (MRD Zone Standards).
3. Prior to approval of any Coastal Development Permit (Section 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).

Allowed Uses (LUDC Sec. 35.23.030)

Table 1: MRD Zone Allowed Uses

MRD Zone Uses	Allowed CDP/DP	Minor CUP	CUP
Residential accessory use or structure	√		
Home occupation	√		
Cultivated agriculture, orchard, vineyard		√	
Child care center, Non-residential		√	
Child care center, Non-residential, accessory	√		
Child care center, Residential		√	
Park, playground - Public	√		
Private residential recreation facility	√		
Dwelling, one family	√		
Dwelling, two family	√		
Dwelling, multiple	√		
Single residential occupancy facilities (SROs)	√		
Greenhouse - commercial or noncommercial, 300 sf or less		√	
Community center			√
Emergency shelter			√
Mobile home park			√
Special care home, 14 or fewer clients	√		
Special care home, 15 or more clients		√	
Meeting facility, public or private			√
Meeting facility, religious			√
Meeting room accessory to organizational house			√
School			√
Parking facility, commercial, for residential use		√	
Organizational house (sorority, monastery, etc.)			√

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Lot Size (LUDC Sec. 35.23.40)

Proposed development and new land uses within the MRD zone shall comply with the following standards, in addition to those in Section 35.23.50 (Residential Zone 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.

Maximum Density (LUDC Sec. 35.23.100 A)

The maximum density for each lot zoned MRD. The number of dwelling units on a lot, as calculated in compliance with Table 3 (MRD Zone Density Equivalents), below, shall not exceed the maximum specified in Table 2 (MRD Zone Maximum Density) for each zone 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: MRD Zone Maximum Density

Density Designation	Maximum Units Per Gross Acre
MRD - 35	35
MRD - 30	30
MRD - 28	28
MRD - 25	25

Mixed Residential Design Zone (MRD) Summary

Variable Density/Density Equivalents (LUDC Sec. 35.23.100 B)

In the MRD zone, 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 3 (MRD Zone Density Equivalents) below.

Table 3:MRD 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

Unit Sizes (LUDC Sec. 35.23.100 C)

Dwelling units in the MRD zone shall not exceed the following maximum unit sizes for each dwelling unit type shown in Table 4 (MRD Zone Unit Size) below measured in square feet of net floor area.

Table 4: MRD Zone Unit Size

Dwelling Unit Type	Maximum Unit Size (Sq Ft)
Studio	500
One bedroom	700
Two bedroom	1000
Three bedroom	1300
Each additional bedroom	+ 300

Setbacks (LUDC Sec. 35.23.100 D)

1. **Front.** All lots shall have a Build To Line. Please see Appendix 1 of this summary for an explanation of the Build To Line (BTL).
 - a. MRD-35 and MRD-30. Lots zoned MRD-35 or MRD-30 shall provide a front setback of thirty five (35) feet from the street centerline.
 - b. MRD-28 and MRD-25. Lots zoned MRD-28 or MRD-25 shall provide a front setback of forty two (42) feet from the street centerline.
2. **Side.** Side setbacks shall be a minimum of five (5) feet.
3. **Rear.** See LUDC Sec. 35.23.100.E.5.

Mixed Residential Design Zone (MRD) Summary

Distance Between Buildings on the Same Building Site. (LUDC Sec. 35.23.050)

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet, unless a more stringent standard is required by Public Works or the Fire Department.

Site Development Standards (LUDC Sec. 35.24.060)

1. **General.** The following development standards shall apply to all development within the MRD zone.
 - a. Allowed housing types. The Courtyard, Linear Courtyard, and Large housing types are allowed within the MRD zone.
 - b. Finish floor elevation. The finish floor elevation for all development located within 20 feet of the Build To Line shall be a minimum of two feet above the adjacent sidewalk to ensure privacy.
 - c. Height of windowsills. The height of windowsills on the ground floor of a building facing a street shall be a minimum of 5.6 feet above the adjacent sidewalk.
 - d. Design review required. Prior to approval of any Coastal Development Permit (Section 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. **Modifications of Development Standards.**
 - a. As part of the Design Review process required in compliance with Subsection E.1.d. above, the Board of Architectural Review shall review the proposed development to determine if the development complies with the Site Development Standards in Table 2-18 (Courtyard Housing Type Site Development Standards), Table 2-19 (Linear Courtyard Housing Type Site Development Standards) and Table 2-20 (Large Home Housing Type Site Development Standards) below.
 - (1) 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

Mixed Residential Design Zone (MRD) Summary

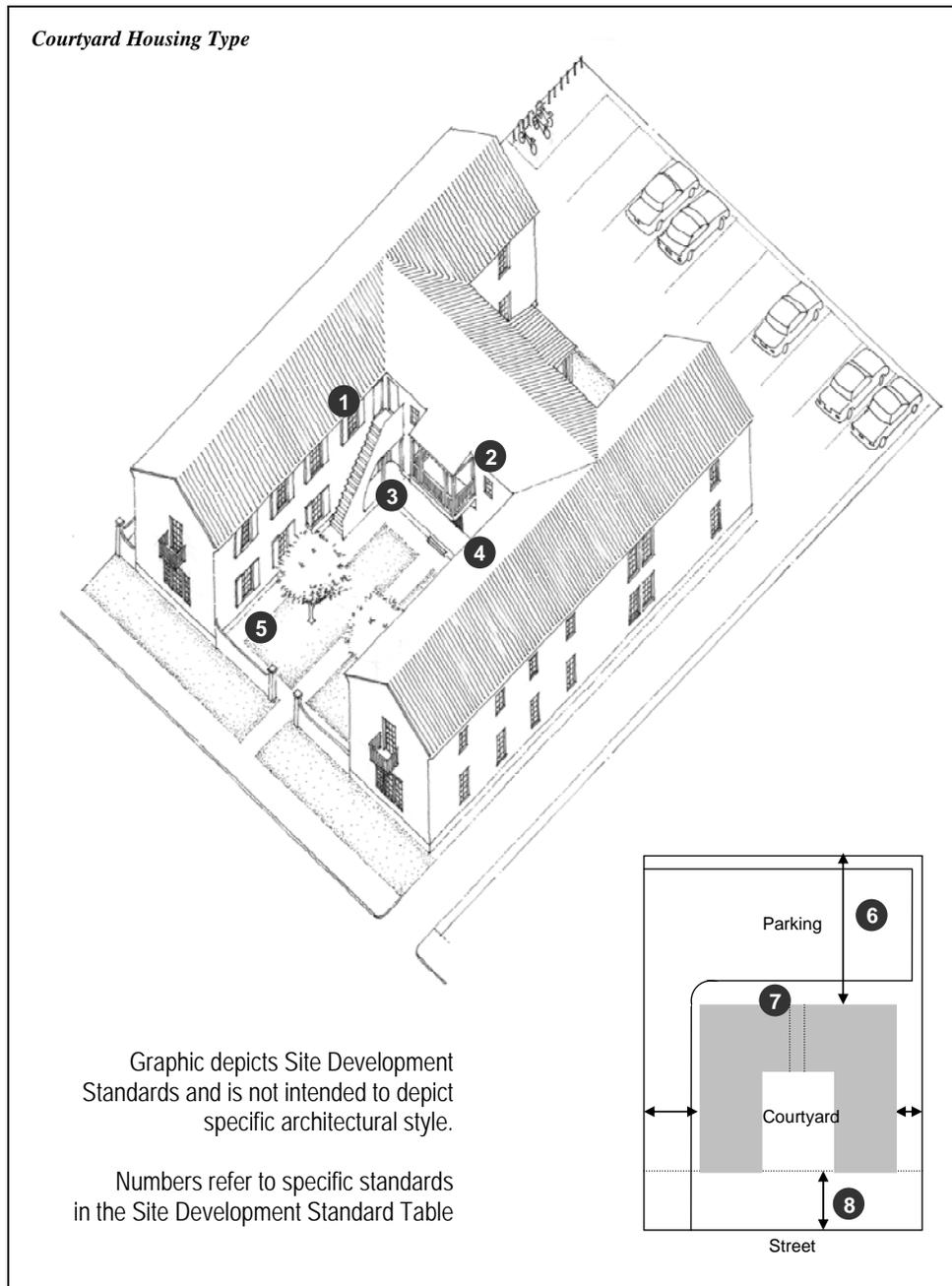
Development Plan.

- (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 or conditionally approved.
- (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.

Mixed Residential Design Zone (MRD) Summary

3. **Courtyard Housing Type.** The following site development standards within Table 5 (Courtyard Housing Type Site Development Standards) shall apply to Courtyard Housing Type development (see Figure 1 Courtyard Housing Type below). The numbers within Figure 1 refer to the site development standards shown in Table 5 (Courtyard Housing Type Site Development Standards).

Figure 1: Courtyard Housing Type



Mixed Residential Design Zone (MRD) Summary

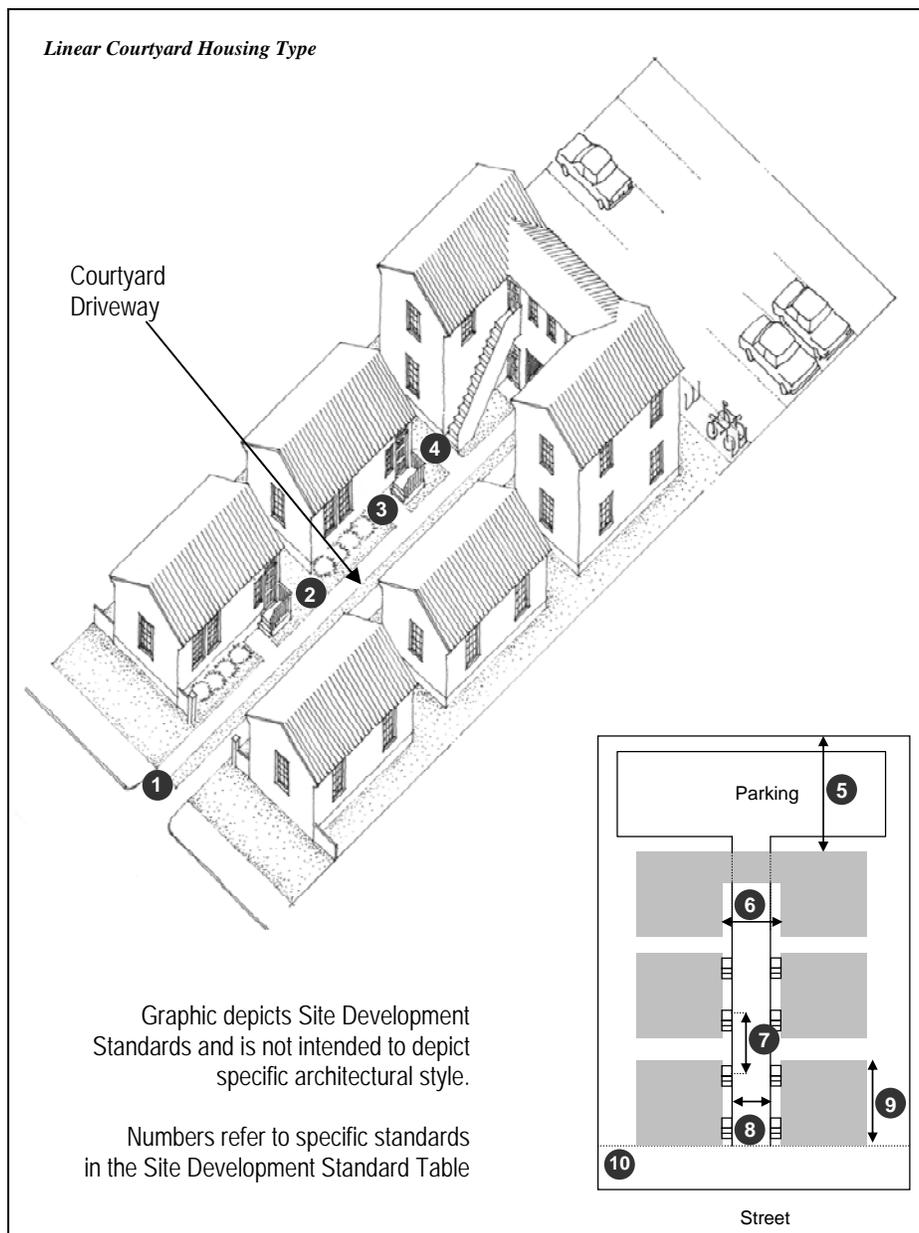
Table 5: Site Development Standards - Courtyard Housing Type

No.	Site Development Standard	Intent
①	Main access - The main access to all units shall either face the courtyard or the street	Facilitates opportunities to see into, and interact with, the courtyard to create a lively outdoor space. If the access faces street, provides interaction between the building and street.
②	Upper floor walkways – Walkways on the upper floors shall be roofed and open.	Provide access, protected the weather, to upstairs units while allowing residents to see into courtyard.
③	Courtyard width – The courtyard shall be the same or greater than the height of the building, as measured from finished grade to eaves.	Ensure the courtyard has appropriate human-scale dimensions.
④	Courtyard enclosure (building) - The courtyard shall be enclosed by the building on three (3) sides. Lots smaller than 70' in width may have courtyards enclosed by the building on two (2) sides only.	Define the courtyard and help create a space that functions as an outdoor room.
⑤	Courtyard enclosure (wall) - The courtyard shall be enclosed by a wall 30 to 36" in height at the build to line with an opening to allow pedestrian access.	Define the edge of the public and private space.
⑥	Rear setback – The rear building setback shall be a minimum of 20 feet.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.
⑦	Pedestrian passage - a ground floor pedestrian passage from parking area to courtyard is required on lots greater than 70' in width. The passage shall maintain a minimum height of 10' and a minimum width of 5'. The passage shall be well lit.	Allow direct access from the courtyard to the parking area.
⑧	Building façade – The building façade shall be built to the build to line except at the courtyard, side setbacks, and driveway.	Define street edge and help create public spaces that are active outdoor rooms.
<i>Site Development Standards not shown on graphic</i>		
	Finished floor – Finished floor at the ground floor shall be raised at least 6" above the courtyard elevation.	Ensure an appropriate entry to the housing units.
	Multiple courtyards – Multiple courtyards are allowed, in which case courtyards facing the street shall meet the requirements listed above. Interior courtyards requirements are not specified here.	Encourage varied courtyard housing types.
	Wide lots - for lots wider than 175' the housing type shall be repeated, so that the development is comprised of separate buildings.	Encourage the development of pedestrian scale housing

Mixed Residential Design Zone (MRD) Summary

- 4. **Linear Courtyard Housing Type.** The following site development standards within Table 6 (Linear Courtyard Housing Type Site Development Standards) shall apply to Linear Courtyard Housing Type development (see Figure 2 Linear Courtyard Housing Type). The numbers within Figure 2 refer to the site development standards shown in the following Table 6 (Linear Courtyard Housing Type Site Development Standards).

Figure 2: Linear Courtyard Housing Type



Mixed Residential Design Zone (MRD) Summary

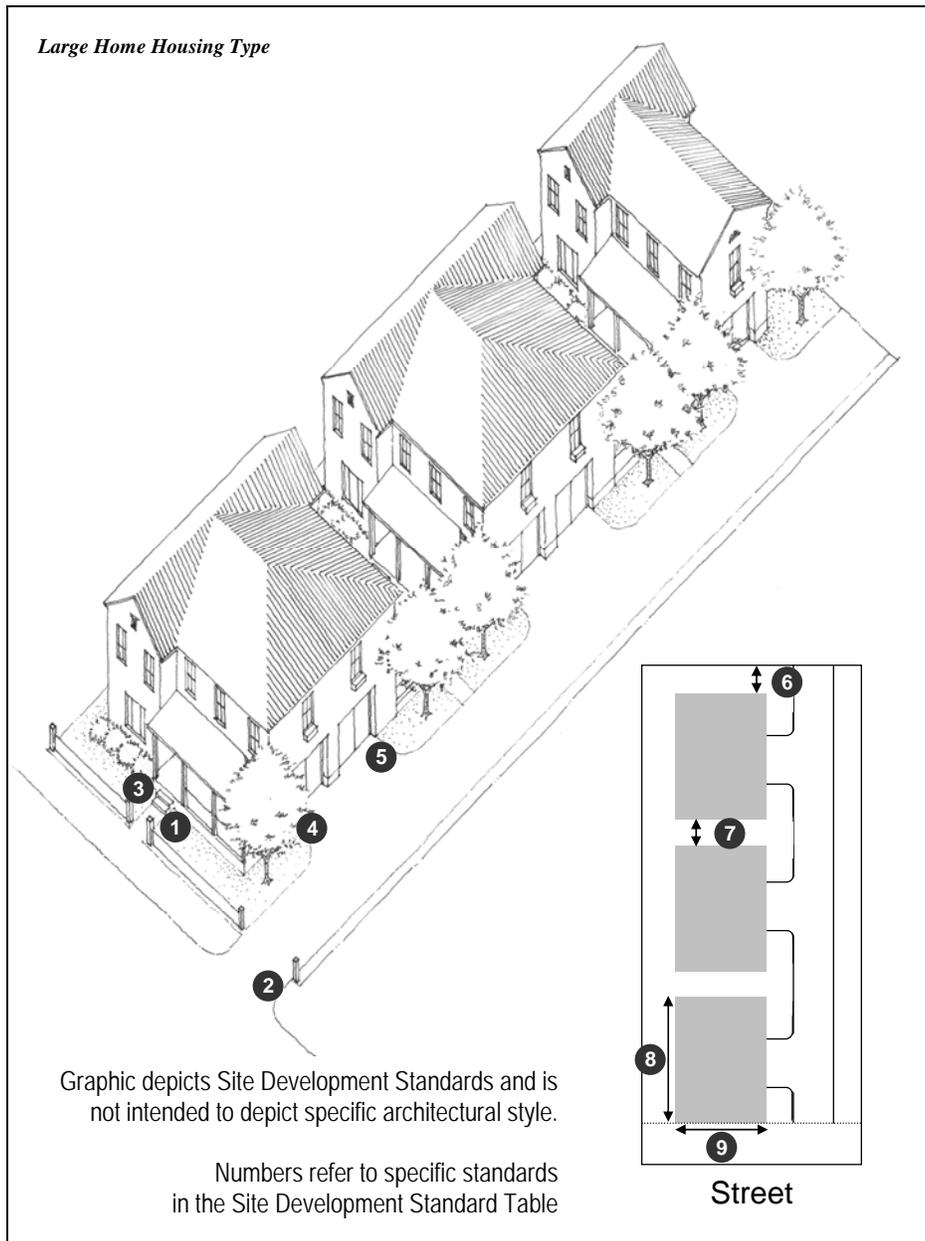
Table 6: Site Development Standards - Linear Courtyard Housing Type

No.	Site Development Standard	Intent
①	Planting strip – a plating strip at least 3' wide shall be placed in the center of the driveway, or the driveway shall be constructed with turf block pavers.	Soften appearance of long linear driveways and add opportunities to reduce hardscape areas.
②	Building entrances - shall be oriented toward courtyard except where 2nd story units can face toward the rear of property	Facilitate opportunities to see into, and interact with, the courtyard to create a lively outdoor space.
③	Finished floor - at the ground floor shall be raised at least 1' above the courtyard elevation.	Increase privacy to residential units.
④	Stoops or porches - shall be included on buildings and shall have a minimum depth of 4' on entrances facing the courtyard.	Ensure an appropriate entry to the housing units.
⑤	Rear building setback - shall be a minimum of 20 feet	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected
⑥	Courtyard width - shall be between 25' and 40'.	Provide adequate semi-private outdoor space.
⑦	Maximum distance - between entrances along the courtyard is 30'.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected.
⑧	Driveway – Driveways shall have a maximum width of 11'.	Allow direct access from the courtyard to the parking area.
⑨	Building depth - Each building shall have a maximum depth of 45'.	Ensure the development is visually pedestrian scale
⑩	Build to line - A minimum of 45% of the width of the lot facing the street shall be developed to the build to line.	Define street edge and help create public spaces that are active outdoor rooms.
	<i>Site Development Standards not shown on graphic</i>	
	Side Driveways - Driveways located on the side property line shall be required on parcels wider than 75', and may be shared with adjoining property.	Create more pedestrian-oriented courtyards with landscaping when feasible.
	Second story balconies - and bay windows shall extend a maximum of 3' into the courtyard.	Provide opportunity for bay windows while ensuring the courtyard provides high quality outdoor space.
	Street facing building entrances - building entrances shall face the street if street-facing facade is more than 20' wide.	Help create more interactions between the buildings and the street.
	Street facing stoops and porches - stoops and porches may extend a maximum of 3' beyond the build to line on the street facing elevations.	Ensure an appropriate entry to the housing units and activity area.
	Building height at Build to Line - notwithstanding other height restrictions, the building height shall be less than 20' for any structure within 15' of the build to line.	Ensure the development has the appearance of a series of small cottages from street.
	Wide lots - For lots wider than 125', the housing type shall be repeated, so that the development appears as separate linear courtyard developments from the street.	Encourage the development of pedestrian scale housing

Mixed Residential Design Zone (MRD) Summary

- 5. **Large Home Housing Type.** The following site development standards within Table 2-20 (Large Home Housing Type Site Development Standards) shall apply to Large Home Housing Type development (see Figure 2-3 Large Home Housing Type below). The numbers within Figure 2-3 refer to the site development standards shown in the following Table 2-20 (Large Home Housing Type Site Development Standards).

Figure 3: Large Home Housing Type



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Table 7: Site Development Standards - Large Home Housing Type

No.	Site Development Standard	Intent
❶	Street facing building entrances - building entrances shall face the street if street-facing facade is wider than 20' and shall include a porch or stoop that is a minimum of 7' wide and 3' deep.	Help create more interactions between the buildings and the street.
❷	Curb cuts shall be a maximum of 20' wide.	Ensure slower vehicle speeds over sidewalks
❸	Street-facing stoops and porches - stoops and porches may extend a maximum of 4' beyond the build to line on the street facing elevations.	Ensure an appropriate entry to the housing units.
❹	Parking garage doors - within 40' of the build to line shall be perpendicular to the street. These garages shall be screened from the street with a minimum of 8' of programmed space or porch.	Create street facing facades that are varied and do not include garage doors.
❺	Garage facades - shall be a maximum of 20' wide.	Minimize garage facades
❻	Rear setback - shall be a minimum of 10'.	Ensure the opportunity for public safety vehicles to access the building, allow space for vehicle parking, ensure the daylight plane on adjacent property is protected
❼	Building separation - buildings on the site shall be located at least 10' apart.	Ensure the development is visually pedestrian scale
❽	Buildings depth - buildings shall not be more than 60' in depth perpendicular to the street.	Ensure the development is appears composed of several houses
❾	Building facades - buildings facing the street shall not be wider than 40'.	Ensure the development is visually pedestrian scale
	<i>Site Development Standards not shown on graphic</i>	
	Build to Line - minimum of 60% of the width of the lot facing the street shall be developed to the build to line.	Define street edge and help create active public spaces that are outdoor rooms.
	Balconies - above the ground floor balconies may extend a maximum of 4' beyond the build to line and driveway, and 3' into other setbacks.	Create opportunities to see into, and interact with, the public and semi-public spaces.
	Finished floor - at the ground floor shall be raised at least 2' above the sidewalk elevation within 20' of the build to line.	Increase privacy to residential units.

Mixed Residential Design Zone (MRD) Summary**Automobile Parking. (LUDC Sec. 35.36.100 G)**

1. **Design.** Parking areas may be arranged to allow through traffic to parking areas between adjacent lots.
2. **Location.**
 - a. Parking spaces shall be provided onsite or within 800 feet of the lot on which the dwelling is located if the off-site parking area is permanently dedicated to the residential development.
 - 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 extent feasible. Completely underground parking maybe located anywhere on the lot.
3. **Required number of spaces.** Parking spaces for residential uses in the MRD zone shall be provided in compliance with the following:
 - a. One-family units, two-family and multiple-family units:
 - (1) One space per studio unit.
 - (2) 1.5 spaces per one bedroom unit.
 - (3) 2.5 spaces per two bedroom unit.
 - (4) Four spaces per three bedroom unit, plus 1.5 spaces for every 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.
4. **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.
5. **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.

Mixed Residential Design Zone (MRD) Summary

Bicycle Parking Spaces. (LUDC Sec. 35.36.100 G)

All developments within this district shall provide two (2) unenclosed or enclosed, permanently maintained and secure bicycle storage space for each bedroom and/or studio apartment within the development. Bicycle parking shall not be visible from the street if feasible.

Open Space and Landscaping. (LUDC Sec. 35.40.060 C)

1. A landscape plan shall be approved for all development within the MRD zone. The landscape plan shall include, at a minimum, the following:
 - a. Not less than 15 percent of the net lot area shall be devoted to landscaping. Landscaping shall be installed and permanently maintained in accordance with the approved Final Development Plan or Coastal Development Permit.
 - b. Parking areas shall be landscaped in compliance with Section 35.34.100 (Landscaping Requirements for Parking Areas).

Sidewalks (LUDC Sec. 35.23.100 F)

Prior to the issuance of any Coastal Development Permit for 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 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 consistent with the Isla Vista Master Plan.

Storage (LUDC Sec. 35.23.100 G)

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. 35.23.100 H)

Utilities shall 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.

Appendix 1: Build To Line (LUDC Sec. 35.23.100 D)

All lots in the MRD zone shall have a Build To Line that is parallel to and located the number of feet distant from the centerline of any adjacent public street in compliance with Table A-1 (MRD Zone BTL) below.

Table A-1 - MRD Zone BTL

Zoning Map Symbol	Build To Line (BTL) Distance from Street Centerline
MRD-25	42 ft
MRD-28	42 ft
MRD-30	35 ft
MRD-35	35 ft

1. For the purposes of Table A-1, the location of the centerline shall be as identified in Table A-2 (MRD Zone Location of Street Centerline) below.
 - a. References to "centerline of existing right-of-way" in Table 2-17 shall mean the right-of-way existing as of January 1, 2008.
 - b. References to "common lot boundary" shall mean the common lot line separating lots existing as of January 1, 2008.
 - c. References to the "Isla Vista Tract" in Table 2-17 shall mean the centerline of the road easement as shown on the subdivision map as recorded in Recorded Map Book 15, Pages 81 through 83.
 - d. References to the "Ocean Terrace Tract" in Table 2-17 shall mean the centerline of the road easement as shown on the subdivision map as recorded in Recorded Map Book 15, Pages 101 through 103.

Mixed Residential Design Zone (MRD) Summary**Appendix 1: Build To Line**

Table A-2 - MRD Zone Location of Street Centerline

Street	Centerline location
Abrego Road, west of Camino del Sur	Centerline of right-of-way
Abrego Road, east of Camino del Sur	Common lot boundary
Berkshire Terrace	See Note (1)
Camino Corto, north of Pasado Road	Centerline of right-of-way
Camino Corto, south of Pasado Road	As shown on the Isla Vista Tract
Camino del Sur	As shown on the Isla Vista Tract
Camino Pescadero, north of Pasado Road	Centerline of right-of-way
Camino Pescadero, south of Pasado Road	As shown on the Isla Vista Tract
Cervantes Road	As shown on the Ocean Terrace Tract
Cordoba Road	As shown on the Ocean Terrace Tract
Del Playa Drive, west of Camino Pescadero	As shown on the Isla Vista Tract
Del Playa Drive, east of Camino Pescadero	As shown on the Ocean Terrace Tract
El Colegio	See Note (2)
El Embarcadero	As shown on the Ocean Terrace Tract
El Greco Road	As shown on the Ocean Terrace Tract
El Nido Lane	As shown on the Ocean Terrace Tract
Embarcadero del Mar	As shown on the Ocean Terrace Tract
Embarcadero del Norte	As shown on the Ocean Terrace Tract
Estero Road	Centerline of right-of-way
Madrid Road	As shown on the Ocean Terrace Tract
Pasado Road	As shown on the Isla Vista Tract
Pardall Road	As shown on the Ocean Terrace Tract
Picasso Road, west of Camino Pescadero	Common lot boundary
Picasso Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract
Sabado Tarde Road, west of Camino Pescadero	As shown on the Isla Vista Tract
Sabado Tarde Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract
Segovia Road	As shown on the Ocean Terrace Tract
Seville Road	As shown on the Ocean Terrace Tract
Sueño Road	Common lot boundary
Trigo Road, west of Camino Pescadero	As shown on the Isla Vista Tract
Trigo Road, east of Camino Pescadero	As shown on the Ocean Terrace Tract

Notes:

- (1) The centerline of the existing private road right-of-way, currently known as Assessor's Parcel No. 075-020-039.
(2) 31 feet north of the existing lot boundaries of lots located south of and abutting El Colegio Road.

Appendix 2: Isla Vista Built-Right Incentive Program

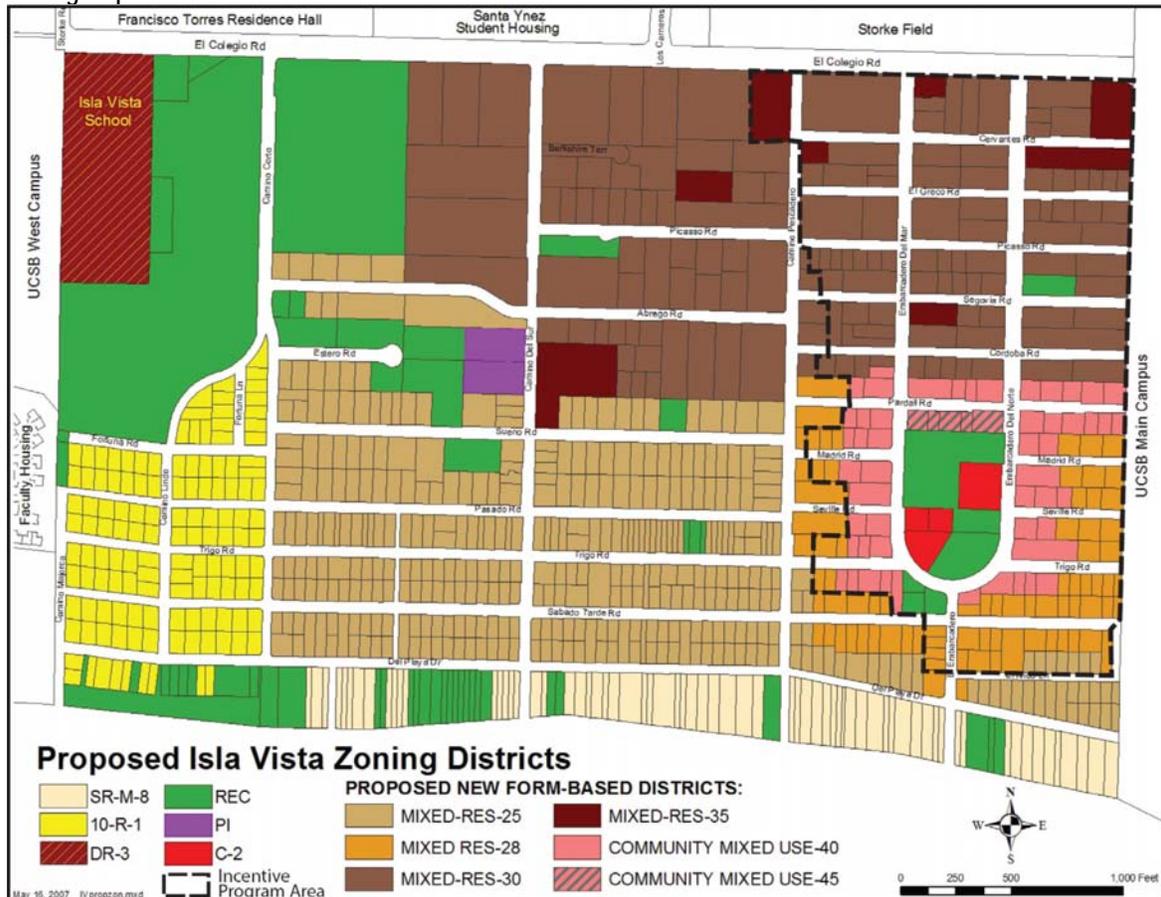
The Isla Vista Built-Right Housing Incentive Program is intended to encourage developers to:

- Assemble sites; and
- Utilize green building techniques; and
- Build public infrastructure.

Eligibility and Processing

- Projects must be in the Isla Vista Incentive Area (See "Zoning Map with Incentive Area"); and
- Obtain a Development Agreement, and
- Except for obtaining additional density based on the lot consolidation criteria, all of the other density incentives require satisfaction of State Density Bonus Program (Gov. Code 65915); and
- In no case can participation in the Incentive Program cause a project's density to exceed the density allowed in the Coastal Land Use Plan.

Zoning Map with Incentive Area



Mixed Residential Design Zone (MRD) 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

Mixed Residential Design Zone (MRD) Summary

Appendix 2: Isla Vista Built Right Incentive Program

a project's base density, not the density after the application of State Density Bonus. This policy serves as 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.