



Plan Santa Barbara

LIVING WITHIN OUR RESOURCES

Principal Change Areas: **Proposed Land Use Designation and Zoning Changes**

1. **Mission, Highway 101, De La Vina and Santa Barbara**
LU Designations:
 - Commercial High Density
 - Office High Density

2. **Alamar and State Area**
LU Designations:
 - Commercial High Density
 - High density Residential (consistent with R-4 zone)

3. **101 Freeway, Chapala, and Mission**
LU Designations:
 - Commercial High Density
 - High Density Residential

- 4a. **Upper State Street Northside**
LU Designations:
 - Commercial Medium High Density
 - Medium High Residential (consistent with R-O zone)
 - Office Medium (consistent with R-O zone off Verde Vista)Zoning:
 - Average Density not allowed in C-P (only 12 du/acre); maintain as neighborhood serving w/mixed use. Rezoning of CP not part of *PlanSB*.
 - Calle Real and Pesetas Lane rezone R-2 parcel to R-O.

- 4b. **Upper State Southside**
LU Designations:
 - Commercial High
 - Commercial Medium High (consistent with C-P zone; single family bordering De La Vina; car dealership parcels)

5. **Cottage Hospital Area**
LU Designation:
 - Office Medium Density (from Institutional)

6. **Garden between Carrillo and Victoria Area**
LU Designations:
 - Commercial Medium High (C-2 zone, consistent with surrounding Medium High Residential).
 - Office High along west side of Garden and surrounding R-O zone (consistent with surrounding Commercial and Residential High Density).

- 7. Milpas Corridor**
LU Designations:
 - Commercial High (from Industrial) along Westside of Milpas
 - Medium Density Residential (from Commercial, consistent with R-2 zone) between east side of Milpas Street and Alisos Street.
- 8. Coast Village Road**
LU Designation:
 - Commercial Medium High
- 9. Saint Francis Hospital Area**
LU Designation:
 - Medium High Density Residential (from Institutional, consistent with surrounding residential uses)Zoning:
 - C-O to R-3
- 10. Anacapa/Chapala/101/Ortega Streets**
LU Designation:
 - Commercial High (from Industrial, consistent with existing uses)Zoning:
 - C-M to C-2
- 11. Alan Road/Vista Del Mar Drive**
LU Designation:
 - Low Density Residential Maximum 3 du/acre (from Residential, 1 Unit Per Acre)
- 12. Industrial Area**
LU Designation:
 - Commercial Industrial/Medium High Density (from Industrial, consistent with C-M zone)
- 13. Oceano Drive and Loma Alta Area**
LU Designation:
 - Medium High Density (consistent with existing residential densities)Zoning:
 - From R-2/SD-3 to R-3/SD-3
- 14. Reddick/Bond/Milpas/Quarantina**
LU Designation:
 - Commercial High Density (from Industrial, consistent with existing C-2 zone and existing uses)
- 15. Coastal Zone Where Residential allowed**
LU Designation:
 - Medium High Density Residential (consistent with existing densities; no increase over historic density allowances except for #13 area above).
- 16. Douglas Family Preserve**
LU Designation:
 - Open Space Parks (from 3 du/acre)
- 17. Other Locations**

Various minor “clean-up” changes to resolve conflicting zones or land use designations boundaries by parcel are also proposed; please see proposed General Plan map.