

Base Land Use Designation Correspondence Table



An important step in the alternatives process was to create a “base” land use designation map by correlating the proposed land use designations with the current zoning map. This base map will serve as the starting point for the alternatives. The following describes the methodology used to create the “base” map.

- Residential designations were created that generally match the densities of existing land use designations and zoning districts. They were then applied to the zoning districts in the City’s zoning code.
- Parcels with a zoning district of “Residential Planned Development” were redesignated to match the approved/built project density and the range of housing unit types.
- All zoning districts that allow both residential and commercial uses were given a “mixed use” designation based on the allowable height of the building. C-1, C-1A, and C-2 were given a “mixed use” designation to clarify that residential and commercial uses are allowed in current zoning. Density standards were developed to identify a maximum density, compared to current zoning where no maximum is identified. With this approach, all C-1 zoning was designed at Mixed Use 1 (3 stories and 45 feet) and all C-1A and C-2 were designated with Mixed Use 4 (6 stories and 75 feet).
- All form-based districts (“T” zones) were identified with a parallel land use designation based on the maximum number of stories, regardless of whether the top floor can be built at 100% of the building. More specific restrictions on the percentage of the top floor that can be built will remain in the zoning code. As an example, T 4.2 from the Downtown Specific Plan allows 2 story buildings with a 3rd story that can cover up to 40% of the building. The parallel land use designation is Mixed Use 1, which allows 3 story mixed use buildings. The Downtown Specific Plan can continue to specify that only 40% of the top floor can be built.
- A range of new coastal-specific land use designations were created to differentiate parcels in the State-identified coastal zone. The coastal designations are a combination of existing land use designations and new designations to reflect the current designation of all parcels in the coastal zone. Note that at this point, some coastal and non-coastal designations are identical. All parcels in the State-designated coastal zone were identified as one of the coastal land use designations.
- The “Professional Office” district was designated as “Commercial” since it allows a range of office, service, and retail uses.
- Two distinct industrial districts were created, one which allows heavy industrial uses (General/Heavy Industrial) and one that is focused on non-polluting industrial uses (Light Industrial/Flex). This will help to separate polluting uses from existing residential areas.
- Several public and institutional land use designations were developed to reflect on-the-ground conditions: existing parks were designated as “Parks”; existing open spaces (including the barrancas) were designated as “Open Space”; existing schools (public and private) were designated as “Schools”; public buildings and properties were designated as “Public”; and the three golf courses were designated as “Golf Course.”
- After a preliminary map was created, the General Plan Team reviewed the map and redesignated some recently developed areas to match on-the-ground conditions.

Zoning Code	Proposed New GP Designation
Downtown Specific Plan	
T4.1	Mixed Use 1
T4.2	Mixed Use 1
T4.3	Mixed Use 2
T4.3.5	Mixed Use 2
T4.4	Mixed Use 1
T5.1	Mixed Use 2
T6.1 Core	Mixed Use 3
T6.1 Fringe	Mixed Use 2
T6.1 Mission	Mixed Use 2
T6.1 Taper	Mixed Use 2
Midtown Corridors Development Code	
T4.5	Mixed Use 1
T5.2	Mixed Use 4
Parklands Specific Plan	
T3.1	Neighborhood Low
T3.2	Neighborhood Medium
T4.6	4 story MF
Saticoy Wells Development Code	
T3.3	Neighborhood Low
T4.10	Mixed Use 1
T5.4	Mixed Use 2
UC Hansen Specific Plan	
T3.3	Neighborhood Low
T3.4	Neighborhood Low Medium
T4.7	Neighborhood Medium
Victoria Corridors Development Code	
T4.5	Mixed Use 1
T4.8	Office/R&D
T4.9	Mixed Use 4
T5.3	Mixed Use 4

Zoning Code	Proposed New GP Designation
Zoning Code	
A	Agricultural
C-1	Mixed Use 1
C-1A	Mixed Use 4
C-2	Mixed Use 4
CMXD	Coastal Mixed Use
CPD	Commercial
CTO	Commercial Tourist Oriented
H	Hospital
HC	Harbor Commercial
HMXD	Harbor Mixed Use
M-1	Light Industrial/Flex
M-2	General/Heavy Industrial
MHP	Mobile Home Exclusive
MPD	General/Heavy Industrial
MXD	Mixed Use 4
P	Parks
PO	Commercial
R-1	Neighborhood Low
R-1-B	Single Family Beach
R-2	Neighborhood Low Medium
R-2-B	Two Family Beach
R-3	3 story MF
R-P-D	Varies based on built project