

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 641-0142



August 21, 1997

TO: Commissioners and Interested Persons

FROM: Steve Scholl, Deputy Director, South Central Coast
 Gary Timm, District Manager
 Merle Betz, Coastal Program Analyst

SUBJECT: Proposed Major Amendment 2-97 to the County of Ventura Local Coastal Program -- for Public Hearing and Commission Action at the Tuesday, September 9 Commission meeting at the Eureka Inn, Eureka, CA

SYNOPSIS

The County of Ventura Local Coastal Program (LCP) was fully certified on April 28, 1983 and the County assumed permit authority on October 26, 1983. This proposal will be the twelfth major amendment request. The amendment to the Zoning Ordinance changes the map designation for a 5452 sq. ft. parcel (APN: 206-0-233-165) located at 3301, 3303, and 3305 Ocean Drive in the Hollywood Beach Community from "Residential Beach Harbor" (R-B-H) to "Coastal Residential, Planned Development, 25 dwelling units per acre" (C-R-PD-25U). The proposal will not result in any significant change in the potential intensity of build-out in the coastal area of Ventura County or the potential demand on public access and recreation opportunities, or public utilities and services. The site presently contains a 3 unit apartment complex and the proposal would facilitate conversion of the apartment complex to condominiums.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after a public hearing, approve the amendment 2-97 to the County of Ventura LCP as submitted. The motion to accomplish this recommendation is found on page two of this staff report.

ADDITIONAL INFORMATION

For further information on the amendment request, this report, or the amendment process, contact Merle Betz of the South Central Coast Area office at: 89 So. California St., Suite 200, Ventura CA 93001; (805) 641-0142.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementation Program, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out the provisions of the LUP portion of the certified LCP.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local government to provide for public participation in preparation of the LCP. The County of Ventura Planning Commission held a public hearing on June 19, 1997 and the Board of Supervisors held a public hearing on July 1, 1997 on the proposed changes to the LCP. Each hearing was duly noticed to the public consistent with Sections 13551 and 13552 of the California Code of Regulations (Coastal Commissions administrative regulations), and copies of the amendment were made available six weeks prior to final local action. Notice of the proposed amendment was distributed to all known interested parties. No member of the public spoke during the public hearings relative to the proposal.

PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of the California Code of Regulations, the County resolution for submittal (Ordinance No. 4127, December 10, 1996) indicates that the amendment will become operative thirty days after the County Planning Director has been notified in writing by the Commission that the amendment has "... been certified and/or otherwise approved by the Coastal Commission."

EXHIBITS

1. Project Location
2. Amendment to the Zoning Ordinance Map
3. Comparison of Existing and Proposed Zoning

I. STAFF RECOMMENDATION

A. Approval of Implementation Measures As Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion I

I move that the Commission reject the Implementation Plan Amendment 2-97 to the County of Ventura LCP as submitted.

Staff recommends a NO vote, on Motion I which would result in the adoption of the following resolution of certification and related findings. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Resolution I

The Commission hereby certifies amendment 2-97 to the Implementation Plan of the County of Ventura LCP on the grounds that the amendment to the Local Coastal Program Zoning Ordinance conforms to and is adequate to carry out the provisions of the LCP Land Use Plan as certified. There are no feasible alternatives available which would substantially lessen any significant impacts which the approval of the Implementation Plan amendment will have on the environment.

II. RECOMMENDED FINDINGS

A. Findings for Resolution I (Zoning and Implementation Measures)

1. Standard of Review

The standard of review of an amendment to the certified LCP Zoning Ordinance is whether the ordinance conforms with and is adequate to carry out the provisions of the certified LCP Land Use Plan (PRC Section 30513 (a)). The Coastal Act provides that the Commission may only reject the proposed zoning ordinance if a majority of the Commissioners present find that it does not conform with or is inadequate to carry out the provisions of the certified Land Use Plan.

2. Description of Proposal

The proposal changes the map designation for a 5452 sq. ft. parcel (APN: 206-0-233-165) from "Residential Beach Harbor" (R-B-H) to "Coastal Residential, Planned Development, 25 dwelling units per acre" (C-R-PD-25U). The project site is located at 3301, 3303, and 3305 Ocean Drive in the Hollywood Beach Community. Hollywood Beach is a residential community located in the Central Coast Area designated by the LCP for Ventura County. The site presently contains a 3 unit apartment complex and the amendment would simply facilitate conversion to condominiums. No additional density or development is proposed. Under the proposed 25 du/ac, only the existing 3 units would be permitted.

A related proposal at the local level, which require separate review under the Coastal Commission's post-certification review procedures, include a one lot parcel map for condominium purposes, for three "airspace" units, and a Planned Development permit to recognize the existing units as condominiums.

The proposal is necessary because the existing zoning (R-B-H) does not permit a multiple family residence. (See Exhibit I) The full content of the amendment is found on a change to the zoning maps (see Exhibit II). The following discusses the characteristics of the subject zoning designations which are compared in greater detail in Exhibit I.

The land is presently zoned R-B-H. The proposed zoning designation is C-R-PD with a further limitation of 25 dwelling units per acre. The purpose of the two respective zones involved are as follows, according to the certified Zoning Ordinance.

1. Residential Beach Harbor (R-B-H): The purpose of this zone is "... to provide for development and preservation of unique beach-oriented residential communities with small lot subdivision patterns."
2. Coastal Residential Planned Development (C-R-PD): The purpose of this zone is "... to provide a method whereby land may be designed and developed as a unit for residential use by taking advantage of innovative site planning techniques."

As seen by Exhibit I, there are certain uses which are allowed in the C-R-PD zone and not allowed in the R-B-H zone: athletic fields; nonconforming mobilehomes; multifamily dwellings; and water storage facilities. In

addition, there is one use, i.e. nonboarding schools, allowed in the R-B-H zone which is not allowed in the C-R-PD zone. Development of the uses other than multifamily dwellings is unlikely on a lot of subject size i.e. 5452 sq. ft..

No additional units are proposed at this time. However, under the C-R-PD designation, any future density would be determined by the Planned Development Permit. Since the proposed maximum density is 25 dwelling units per acre, only 3 units could be accommodate on the 5452 sq. ft. lot subject to this amendment. In contrast, under the R-B-H designation, only a single family residence or duplex would be allowed.

2. Background

The existing triplex was constructed in 1978 and was approved by the Regional Coastal Commission under coastal development permit No. 154-17 (Walters).

The project is located in the Central Coast Area as designated in the Land Use Plan, extending from the Ventura River to Pt. Mugu Naval Air Station/Pacific Missile Test Range. The incorporated cities of San Buenaventura, Oxnard, and Port Hueneme are located in this Area and have their own certified LCPs.

There are large undeveloped areas in the coast in the Central Area east of Oxnard Shores and McGrath State Beach and south of the City of Port Hueneme. Compared to the North and South Coast areas, the Central Coast area has a high concentration of recreational and access use in Channel Islands Harbor, a visitor destination, and the combined residential and public beach areas of Hollywood Beach, Hollywood-by-the-Sea and Silver Strand, which is the general vicinity of the proposed amendment, located in Hollywood Beach.

The change applies to a single lot in the Hollywood Beach Community, an area of mixed single family residences and small multiple family residences. Scattered convenience commercial development, such as cafes, bars, and markets are found in the community. On the border of the community are several larger multiple family projects, and a mobile home park, all constructed in the City of Oxnard.

The land use designation for this area in the Land Use Plan of the LCP is High Residential 6.1 to 36 DU/Acre. The area is either zoned R-B-H or C-C (Coastal Commercial), except that the beaches are zone C-O-S (Coastal Open Space). According to the LUP text, relative to the general Residential and specific High Residential designations:

Residential Designations: ... These intensities are reflective of existing lot sizes and zoning categories. Principal permitted uses in all residential areas, in addition to those listed below, are churches, fire stations, public parks and playgrounds, and home occupations. ...

High Intensity: The majority of residential development in the unincorporated Coastal Zone is within this intensity. Principal permitted uses are one- and two-family dwellings per parcel. The intensity is 6.1 to 36 dwelling units per acre. ...

Zoning Compatibility

The Zoning Compatibility Matrix (Figure 33) identifies which zones are compatible with the various Land Use Designations.

Figure 33 (see Exhibit IV) was approved as part of the original LUP certification by the Commission. Both the R-B-H and C-R-PD zone designations, as well as the C-R-1 and C-R-2 zone designations, are found compatible with the high density designation on this table. This 6.1 - 36 DU/Acre designation allows a wide range of dwelling unit intensities from approximately 7000 sq. ft. per unit to as low as approximately 1200 sq. ft. per unit.

The area generally has small lots of approximately 2500 sq. ft. A common lot is of the 35 ft. width and 75 ft. length (2525 sq. ft.). As seen by Table I, a 2525 sq. ft. lot under the R-B-H zone would be allowed construction of a new single family residence (1750 sq. ft. required per unit). This 2525 sq. ft. lot, on the other hand, is not large enough to cross the 3000 sq. ft. threshold (3000 sq. ft. per unit), whereby a duplex is permitted.

3. Conformance and Adequacy to Carry Out LCP Land Use Plan

a. Land Use Intensity/Cumulative Impacts

As noted above, the Zoning Compatibility Matrix (Figure 33), which identifies which zones are compatible with the various Land Use Designations, allows both the R-B-H and C-R-PD zone designations. This matrix was approved as part of the original LCP certification.

Residential development can result in a number of adverse cumulative impacts on coastal resources. The demands on road capacity, services, recreational facilities, and beaches are expected to grow. There is a potential issue of cumulative impact on services, especially on traffic generation on Channel Islands Boulevard and Harbor Boulevard which serve the nearby beaches and recreational areas located near the beaches and Channel Islands Harbor.

No additional units are proposed at this time. Under the C-R-PD designation, any future density would be determined by the Planned Development Permit process, as discussed in greater detail below. In contrast, under the R-B-H designation, only a single family residence or duplex would be allowed.

Under the "C-R-PD-25U" (i.e. 25 du/ac) designation a maximum of one dwelling unit per 1742 sq. ft. of lot area is possible (43,560 divided by 25). This would only allow three units to be built, which is equivalent to what exists there now. The actual number of permitted units depends on the project design because the project designer would need to meet all the other requirements of the zone, such as illustrated in Exhibit I. The PD designation creates the need to provide additional open space, parking, pedestrian and bicycle circulation, and other amenities. The PD review is a discretionary process. Providing all of these features in a unified design acceptable to the local government may preclude three units. Further, any development would be within the allowed density in the LUP, and at 25 du/ac is well below the 36 du/ac allowed in the LUP. For all these reasons, the potential development under the C-R-PD designation is not considered significant since no additional residential density above the three existing dwelling units would be permitted.

In the Central Coast Area, the projected number of housing units and population remain as updated, most recently specified in LCP amendment 1-97. The projected number of dwelling units remains at 3,462 and the projected population remains at 9,657. The projections will not change because of this

amendment. As noted, the lot contains a triplex and the potential maximum potential development, such as would take place if the present triplex were removed, is three units.

For these reasons, the proposed changes will not affect potential population and housing or the potential for adverse cumulative impacts. Therefore, the Commission finds that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified LUP relative to cumulative impacts, provision of public services and utilities, and coastal resources.

b. Public Access

The certified LUP for Ventura County provides a number of mechanisms to maximize public access and recreation opportunities in the Coastal Zone and thus carry out these Coastal Act policies. PRC policies relative to public access and recreation are included in the LUP text.

The LUP area plan (Central Coast) has a Recreation and Access section with objectives and policies addressing access and recreation opportunities. An inventory of recreational facilities and support parking is included in the LUP as well as an excerpt from the Coastal Commission's access inventory. Recreation policies for the Hollywood Beach Community, and the adjacent Silver Strand Community, provide for: coordination with the cities and the U.S. Navy to alleviate traffic problems; provision for walkways and bikeways around Channel Island Harbor to link the beaches in the two communities as funds become available; and avoidance of structures on the beach. Access policies for the general Central Coast Area provide for the maximization of access consistent with private property rights, natural resources and processes, and for maintenance of existing access and seeking new access as funds become available. Specific policies also apply to development between the first public road and the sea, which is not applicable to this proposed amendment.

While parking availability is a problem in the Hollywood Beach area, the proposed amendment, as shown on Exhibit III, will upgrade the required parking. This is because a new requirement of extra parking for visitors will be introduced under the newly applied C-R-PD zone, which is not found in the R-B-H zone. This requirement is one visitor space for every two units. In addition, the provision of pedestrian and bicycle paths under the C-R-PD designation may augment public accessways.

In summary, the Commission finds that, relative to the access and recreation policies found in the certified LUP, the proposed Zoning Ordinance amendment is consistent with and adequate to carry out these provisions.

IV. LCP/CEQA

Pursuant to the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency responsible for reviewing LCPs for compliance with CEQA. The Secretary of the Resources Agency has determined that the Commission's program of reviewing and certifying LCPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LCP amendment is in full compliance with CEQA, the Commission must find that the least environmentally damaging alternative has been chosen under Section 21080.5(d) of CEQA and Section 13540(f) of the California Code of Regulations.

The proposed amendment is to the County of Ventura certified Local Coastal Program. The Commission originally certified the County Local Program Land Use Plan and Zoning Ordinance in 1983.

County environmental review considered this amendment as part of a larger package of amendments to the County General Plan EIR. The LUP is the County Coastal Area Plan which is included in a County General Plan EIR adopted in 1988 and since amended twenty times. The County completed an addendum to the adopted General Plan environmental documents and made an environmental determination that no subsequent EIR is necessary pursuant to CEQA Guidelines Section 15162 because (1) the changes are of a minor, technical nature, (2) there has not been a substantial change in circumstances, and (3) no new information has been identified which would affect significant effects or mitigation measures.

The Coastal Commission's Local Coastal Program process has been designated as the functional equivalent of CEQA. CEQA requires the consideration of less environmentally damaging alternatives and the consideration of mitigation measures to lessen significant environmental impacts to a level of insignificance. The above findings recommend no additional measures to bring the proposed LCP amendment into compliance with the California Environmental Quality Act (CEQA). The proposed amendment adequately addresses the provisions of the certified Local Coastal Program, and would therefore have no significant impacts, is the least environmentally damaging feasible alternative, and thus is consistent with the California Environmental Quality Act.

The amendment as submitted is therefore consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

8100A

EXHIBIT NO. I
APPLICATION NO.
Ventura Co, 2-97
Zoning Categories

EXHIBIT I
 COMPARISON OF ZONING ORDINANCE PROVISIONS

Allowed Uses*	Zoning Categories	
	Coastal Residential Planned Development 25 dwelling units per acre C-R-PD-25U	Residential Beach Harbor R-B-H
Accessory uses	yes	yes
Antennas	yes	yes
Athletic fields	yes	no
Churches	yes	yes
Crop Production	yes	yes
Mobilehomes, nonconforming	yes	no
Minor developments	yes	yes
Multifamily dwellings	yes	no
Public utilities	yes	yes
Schools, nonboarding	no	yes
Vegetation Removal	yes	yes
Water storage facilities	yes	no
Development Standards		
Maximum units per acre	25	no provision
Minimum Lot Area	As specified by permit	1750 sq. ft. per single family unit; 3000 sq. ft. per duplex
Minimum Lot Width	As specified by permit	25 ft.
Maximum Height	25 ft.	25 ft.
Parking for residents	2 covered per unit**	2 covered per unit**
Parking for visitors	1 per 2 units	none
Pedestrian and bicycle paths	yes	no
Open space of 20 %	yes	no

* In part, most subject to additional provisions specified on zoning use matrix such as planned development permit or conditional use permit

** Exceptions: 1 covered space per bachelor or studio apartment; 1 1/4 spaces for one bedroom unit in multifamily building; 1 uncovered space for second dwelling unit

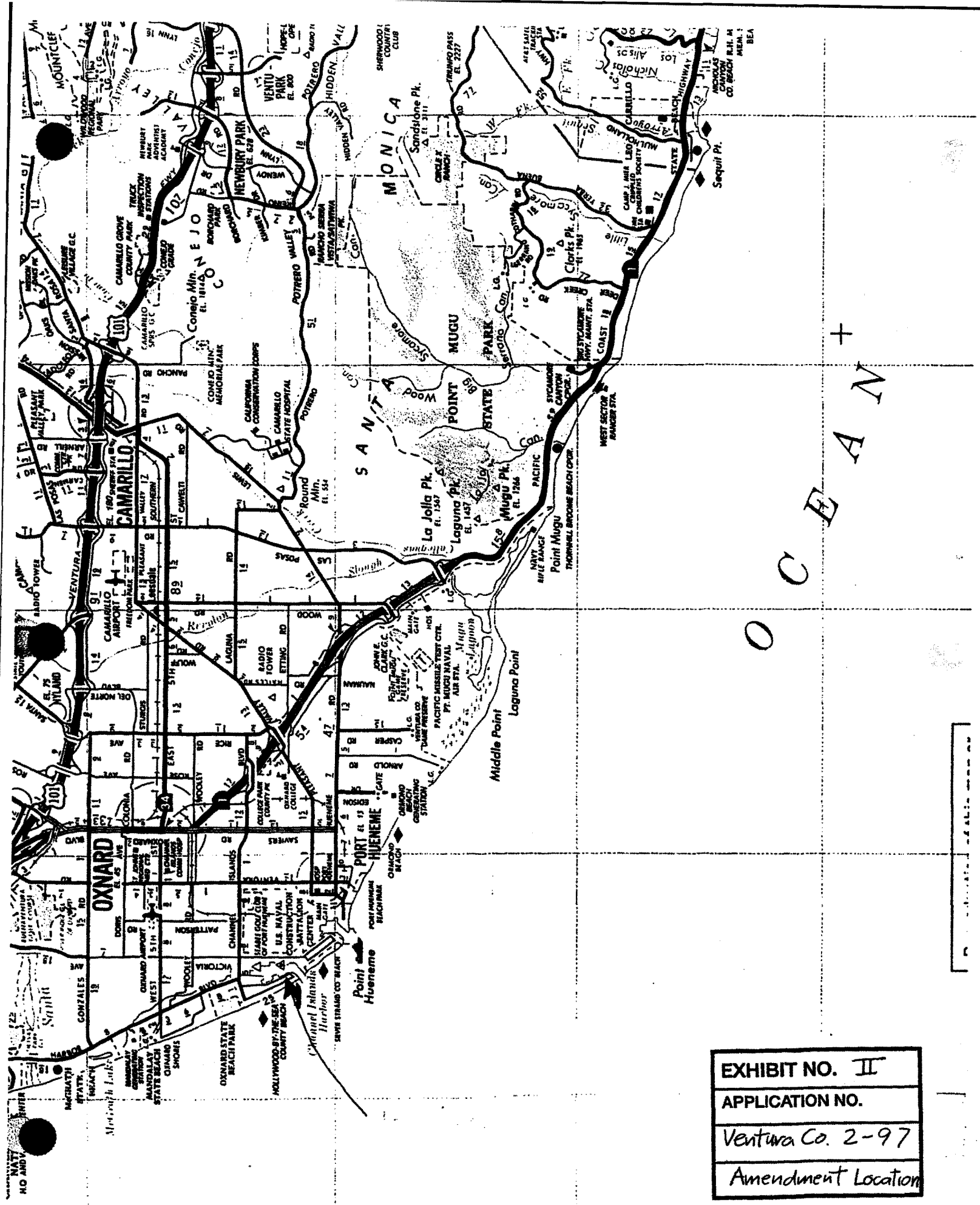


EXHIBIT NO. II
APPLICATION NO.
Ventura Co. 2-97
Amendment Location



RTS

OUND

FISHING

POND

INC

ORNIA

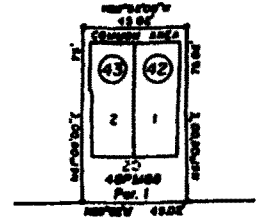
MAP 2382

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA

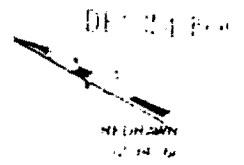
Tax Rate Area
63012

206-23

NOTE:
For further information regarding
this condominium, see C.C.R.R.
per document 900136578.



DETAIL 1/4
Scale: 1" = 60'



FROM : "RBH"
TO : "CRPD" 25U

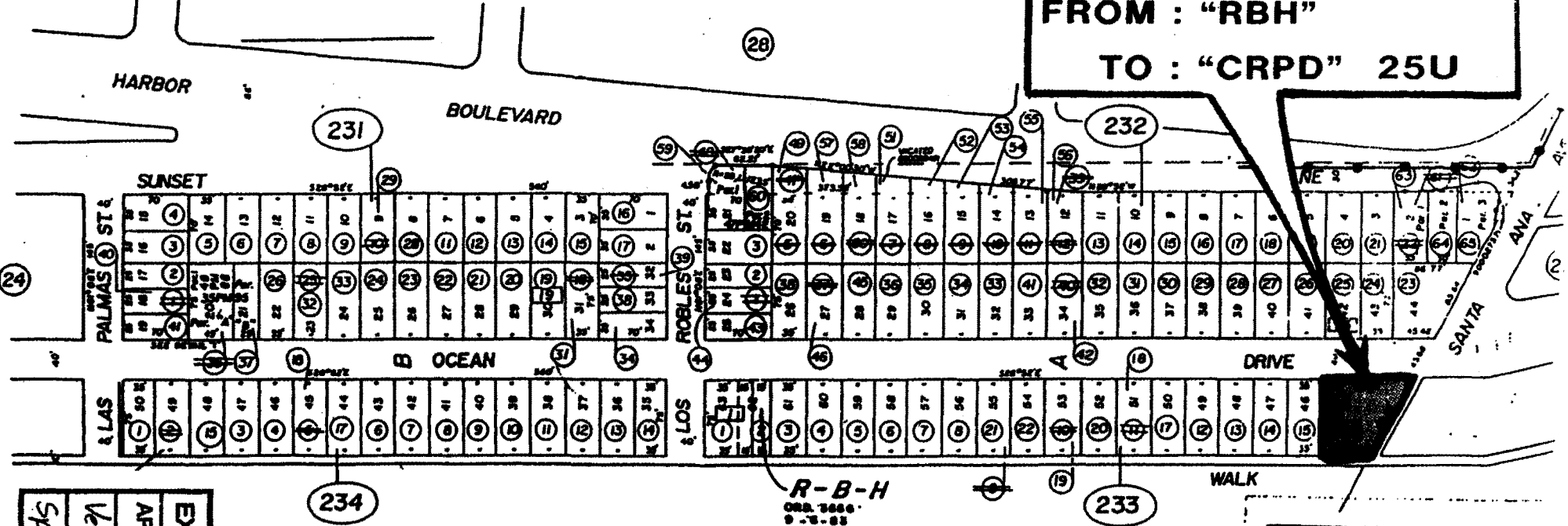


EXHIBIT NO. III
APPLICATION NO.
Ventura Co 2-97
Specific Parcel

Parcel Map 4468, PM, Bk. 48, Pg. 88, (Condo. Plan 900136577).
Walkway Ranch Tract R M Bk 17 Pn 2

VENTURA COUNTY PLANNING DEPARTMENT
ZONING MAP 206-23
BOARD OF SUPERVISORS COUNTY OF VENTURA
ORDINANCE 5455 ADOPTED 9-8-88
COUNTY CLERK Robert L. Martin
By *Ray Hillard* Deputy

NOTE: ASSIGNER PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS
CHECK WITH COUNTY CLERK'S OFFICE OR
PLANNING DIVISION IN WRIT.

Assessor's Map Bk. 206 Pg. 23
County of Ventura, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses

**PLAN MAP
LAND USE DESIGNATIONS**

	C-A (40 AC. MIN.)	C-O-S (10 AC. MIN.)	C- (1 AC. MIN.)	C-R-E (20,000 ⁺ MIN.)	C-R-1 (7,000 ⁺ MIN.)	C-R-2 (3,500 ⁺ /DU)	R-B (3,000 ⁺ MIN.)	R-B-H (4,750 ⁺ MIN.; 1,500 ⁺ /DU.)	C-R-P-1	C-C	C-M
AGRICULTURE (1 DU / 40 AC.)	○										
OPEN SPACE (1 DU / 10 AC.)	○	○									
RECREATION		○									
RURAL (1 DU / 1 AC.)			○	Ⓢ							
LOW (1.1 - 2 DU / AC.)				○							
MEDIUM (2.1 - 6 DU / AC.)					○			Ⓢ			
HIGH (6.1 - 36 DU / AC.)						○	○	Ⓢ			
COMMERCIAL									○		
INDUSTRIAL										○	

EXHIBIT NO. XL

APPLICATION NO.

Ventura Co. 2-97

LUP/Zoning Matrix