

CALIFORNIA COASTAL COMMISSION

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DATE: March 30, 2010

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director, South Central Coast District
Steve Hudson, District Manager
James Johnson, Coastal Program Analyst

SUBJECT: City of Santa Barbara Local Coastal Program Amendment MAJ-2-09 (Meigs Lighthouse) for Public Hearing and Commission Action at the April 16, 2010 Commission Meeting in Ventura.

DESCRIPTION OF THE SUBMITTAL

The City of Santa Barbara is requesting an amendment to Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (IP/CZO) portions of its certified Local Coastal Program (LCP) to change the land use designation from "Major Public and Institutional" to "Residential-Five Dwelling Units per Acre" and change the Zoning Ordinance and map from "Park and Recreation and Coastal Overlay Zone" to "One-Family Residential and Coastal Overlay Zone" on one 0.87 acre lot and change the land use designation from "Major Public and Institutional" to "Residential-Five Dwelling Units per Acre" on a portion of a 1.23 acre lot. There are three separate lots totaling 10.4 acres within the subject area located at 210 and 216 Meigs Road and 290 Lighthouse Road.

The LCP amendment was submitted to the Commission on July 2, 2009. The submittal was deemed complete and filed on July 22, 2009. The time limit to act upon this LCP Amendment was 90 days, unless extended pursuant to Section 30512 of the Coastal Act and California Code of Regulations Section 13522. At its October 7, 2009 Commission meeting, the Commission extended the time limit to act on this Local Coastal Program Amendment for a period not to exceed one year (July 22, 2010).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission **approve** the proposed LUP/LIP amendment as submitted. As discussed in the findings set forth in this report, the proposed amendment conforms with, and is adequate to carry out, the requirements of Chapter Three of the Coastal Act and relevant provisions of the City's certified Land Use Plan. The proposed amendment will resolve an internal conflict within the existing certified LCP wherein the zoning on one of the subject lots is not consistent with the land use designation. The City of Santa Barbara is proposing the amendment, in part, to remedy the conflict by bringing the land use plan designation for this lot into conformance with the zoning designation

The primary purpose of this LCP amendment is to facilitate a "land swap" between a private property owner and a School District that would allow the private property owner to

construct new residential development adjacent to other existing residentially developed properties while also allowing the School District to expand their existing school parking facilities onto an adjacent vacant dirt parking area located on a separate privately owned lot adjacent to the existing school.

Specifically, the proposed LCP amendment is project-driven with three separate proposals for a lot merger, a lot line adjustment and a subdivision. Although not part of this LCP amendment, there is a related coastal development permit application for the redivision of land for these three lots involving a lot merger and a lot line adjustment. The lot merger is between the vacant 1.23-acre lot at 210 Meigs Road (APN 045-110-011) and the 8.31-acre lot upon which the Washington Elementary School campus is located at 290 Lighthouse Road (APN 045-110-009). The redivision would serve to increase the size of the Washington Elementary School campus lot from 8.31 acres to 9.54 acres by merging the Washington School lot with the adjacent lot into a single 9.54 acre lot. The second component of the redivision of land is that a lot line adjustment would then be proposed between the resulting 9.54 acre merged lot (210 Meigs Road and 290 Lighthouse Road) and the other vacant 0.87 acre lot at 216 Meigs Road (APN 045-110-013). The lot line adjustment would result in the Washington School campus lot being now reduced to 8.9 acres in size, (still larger than the original 8.31 acre lot) while the 216 Meigs Road lot would be increased to 1.51 acres in size. The redivision of land would serve to expand the Washington Elementary School campus lot in order to facilitate a future parking lot expansion for the school. Moreover, the changes to the Land Use Plan and Zoning Maps proposed by this LCP Amendment reflect both the proposed changes in land use as well as the reconfiguration of these lots into two separate lots. Lastly, the proposed LCP amendment is further project-driven in association with another separate, but related, coastal development permit application to subdivide the resulting 1.51 acre, privately-owned lot at 216 Meigs Road (APN 045-110-013) into five separate residential lots.

The lot identified as 216 Meigs Road was originally part of the larger La Mesa Park property, and therefore was designated and zoned for park uses with the 1981 certification of the City's LCP. However, this lot is separated from the existing inland La Mesa Park by Meigs Road (a roadway subject to a high level of use by vehicles) and does not allow for easy pedestrian access between the public inland park located on the western side of Meigs Road and the subject site. There is a US Coast Guard residential and lighthouse facility located seaward of La Mesa Park on the coastal blufftop. The isolated lot (which is located on the eastern and landward side of Meigs Road as shown on Exhibits 1, 3, and 8 was declared excess land by the City Council in April 1987; it was approved for sale by City residents on November 4, 1987 (Measure "O"). In 1991, the parcel was sold to the Santa Barbara School District. Thus, for the above reasons, the proposed amendment will not result in the loss of any existing or future land appropriate for public park use that would otherwise be available for inland public recreation.

Moreover, the Santa Barbara School District has indicated that the privately-owned lot at 210 Meigs Road (APN 045-110-011) is unnecessary for either current or future school purposes although the proposed redivision of land would serve to actually expand the publicly-owned land available for use by the school in order to provide additional parking for the campus. In addition, the proposed amendment will also serve to locate new residential development

adjacent to other residentially developed property while enlarging the area of land available for use by the School District.

The majority of the Coastal Act's Chapter 3 policies have been incorporated as guiding policies (Policy 1.1) in the certified City of Santa Barbara LUP. Staff has reviewed the proposed amendment and as discussed in the findings set forth in this report, the proposed amendment conforms with, and is adequate to carry out, the requirements of the City of Santa Barbara Land Use Plan (LUP) and Chapter 3 of the Coastal Act, as incorporated into the City's LUP.

Staff recommends that in order to take this action, the Commission, after public hearing, **approve** the amendment to the certified LCP as submitted. **The motions and resolutions for Commission action begin on page 5.**

TABLE OF CONTENTS

I. PROCEDURAL ISSUES	4
A. STANDARD OF REVIEW	4
B. PUBLIC PARTICIPATION	5
C. PROCEDURAL REQUIREMENTS	5
II. STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS ON THE LAND USE PLAN AND IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO) ...	5
A. APPROVAL OF LAND USE PLAN AMENDMENT AS SUBMITTED	5
B. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT	6
III. FINDINGS FOR APPROVAL AS SUBMITTED OF THE LOCAL COASTAL PROGRAM AMENDMENT IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO)	7
A. A. AMENDMENT DESCRIPTION, LOCATION AND BACKGROUND	7
B. B. NEW DEVELOPMENT AND CUMULATIVE IMPACTS	11
1. <i>Coastal Act Policies</i>	11
2. <i>Existing City of Santa Barbara LUP Policies</i>	12
3. <i>Discussion</i>	13
IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT	14

EXHIBITS

Exhibit 1:	Vicinity Map
Exhibit 2:	Existing Site Plan
Exhibit 3:	Proposed Adjusted Parcels
Exhibit 4:	Existing and Proposed Coastal Plan Land Use Plan Map
Exhibit 5:	Current & Proposed Coastal Zoning Map
Exhibit 6:	Project Site Plan (Informational Purposes Only)
Exhibit 7:	City of Santa Barbara Resolution No. 09-030
Exhibit 8:	Aerial Photo

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara Coastal Plan, certified in May 1981, as amended; City of Santa Barbara Council Staff Report, dated May 12, 2009; Santa Barbara City Council Meeting Minutes, dated May 12, 2009; City of Santa Barbara Planning Commission Staff Report, dated February 23, 2008; City of Santa Barbara Planning Commission Meeting Minutes, dated March 6, 2008; City of Santa Barbara Mitigated Negative Declaration adopted 12/12/2008; and Santa Barbara City Council Ordinance No. 5489.

<p>Additional Information: Please contact James Johnson, California Coastal Commission, South Central Coast Area, 89 So. California St., Second Floor, Ventura, CA. (805) 585-1800.</p>
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I. PROCEDURAL ISSUES

STANDARD OF REVIEW

The Coastal Act provides:

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200)... (Section 30512(c))

The Coastal Act further provides:

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter.

...The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (Section 30513)

The standard of review that the Commission uses in reviewing the Land Use Plan and Map changes, as proposed by the City, is whether the changes are consistent with, and meet the requirements of, the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed amendment to the Zoning Ordinance and Map, which is part of the Implementation Plan of the certified Local Coastal Program, pursuant to Section 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 Land Use Plan (LUP) portion of the City of Santa Barbara's certified Local Coastal Program. In addition, all Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified City of Santa Barbara's LUP as guiding policies.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LCP. The City held public hearings (City of Santa Barbara Council Meeting on May 12, 2009, City of Santa Barbara Planning Commission Meeting on March 6, 2008 and December 12, 2008) and received written comments regarding the proposed amendment from concerned parties and members of the public. The hearings were noticed to the public by publishing the notice in the local newspaper and by mailing notice to interested parties, consistent with Section 13515 of Title 14 of the California Code of Regulations. Notice of the Coastal Commission hearing for LCP Amendment MAJ-2-09 has been distributed to all known interested parties.

PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of Title 14 of the California Code of Regulations, the City resolution for submittal may specify that a Local Coastal Program Amendment will either require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The City Council Resolution for this amendment states that the amendment will take effect 30 days after certification by the California Coastal Commission. Should the Commission approve the LCP Amendment, as submitted, no further action is required by either the Commission or the City.

II. STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS ON THE LAND USE PLAN AND IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO)

Following public hearing, staff recommends the Commission adopt the following resolutions and findings in order to **approve** the proposed amendments to the Land Use Plan, Map and Implementation Program / Zoning Ordinance and Maps of the City of Santa Barbara's Local Coastal Program, **as submitted**.

A. APPROVAL OF LAND USE PLAN AMENDMENT AS SUBMITTED

MOTION: *I move that the Commission certify Land Use Plan Amendment SBC-MAJ-2-09 as submitted by the City of Santa Barbara.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AND ZONING AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment SBC-MAJ-2-09 as submitted by the City of Santa Barbara and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

MOTION: *I move that the Commission reject the City Santa Barbara Implementation Program Amendment SBC-MAJ-2-09 as submitted.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **NO** vote. Following staff's recommendation will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. Failure of this motion will result in certification of the Implementation Program as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE CERTIFICATION OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for City of Santa Barbara SBC-MAJ-2-09 as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment as submitted conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan and certification of the Implementation Program amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

III. FINDINGS FOR APPROVAL AS SUBMITTED OF THE LOCAL COASTAL PROGRAM AMENDMENT IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO)

A. AMENDMENT DESCRIPTION, LOCATION AND BACKGROUND

The City of Santa Barbara is requesting an amendment to Coastal Land Use Plan (LUP) and the Coastal Zoning Ordinance/Implementation Plan (IP/CZO) portions of its certified Local Coastal Program (LCP) to change the land use designation from “Major Public and Institutional” to “Residential-Five Dwelling Units per Acre” and change the Zoning Ordinance and map from “Park and Recreation and Coastal Overlay Zone” to “One-Family Residential and Coastal Overlay Zone” on one 0.87 acre lot and change the land use designation from “Major Public and Institutional” to “Residential-Five Dwelling Units per Acre” on a portion of a 1.23 acre lot. There are three separate lots totaling 10.4 acres within the subject area located at 210 and 216 Meigs Road and 290 Lighthouse Road.

Two of the three lots that are the subject of the LCP amendment are vacant, while the third lot includes the Washington Elementary School campus. Specifically, the proposed LCP amendment is project-driven with three separate proposals (which will be processed by the City pursuant to separate coastal development permit applications) for a lot merger, a lot line adjustment and a subdivision. Specifically, although not part of this LCP amendment, one of these related coastal development permit applications involves the redivision of land for the three subject lots pursuant to both a lot merger and a lot line adjustment. The lot merger is between the vacant lot 1.23-acre lot at 210 Meigs Road (APN 045-110-011) and the 8.31-acre lot upon which the Washington Elementary School campus is located at 290 Lighthouse Road (APN 045-110-009).

The redivision would serve to increase the size of the Washington Elementary School campus lot from 8.31 acres to 9.54 acres by merging the Washington School lot with the adjacent lot into a single 9.54-acre lot. The second component of the redivision of land is that a lot line adjustment would then be proposed between the resulting 9.54-acre merged lot (210 Meigs Road and 290 Lighthouse Road) and the other vacant 0.87-acre lot at 216 Meigs Road (APN 045-110-013). The lot line adjustment would result in the Washington School campus lot being now reduced to 8.9 acres in size, (still larger than the original 8.31-acre lot) while the 216 Meigs Road lot would be increased to 1.51 acres in size. The redivision of land would serve to expand the Washington Elementary School campus lot in order to facilitate a future parking lot expansion for the school. Moreover, the changes to the Land Use Plan and Zoning Maps proposed by this LCP Amendment reflect both the proposed changes in land use as well as the reconfiguration of these lots into two separate lots. Lastly, the proposed LCP amendment is further project-driven in association with another separate, but related, coastal development permit application to subdivide the resulting 1.51 acre lot at 216 Meigs Road (APN 045-110-013) into five separate residential lots.

Specifically, on the existing 0.87-acre lot at 216 Meigs Road (APN 045-110-013) the City is proposing to change the Land Use Plan designation and Map from “Major Public and Institutional to Residential-5 units per acre” and change “PR/S-D-3 (Park and

Recreation/Coastal Overlay) Zone” for this lot to “E-3/S-D-3 (One Family Residence/Coastal Overlay) Zone” in order to allow for the proposed 5-lot residential subdivision. In addition, on the a portion of the 1.23-acre lot at 210 Meigs Road (APN 045-110-011) proposed to be adjusted to the 0.87-acre lot at 216 Meigs Road, the City is proposing is proposed to change the Land Use Plan designation and Map from “Major Public and Institutional” to “Residential - 5 units per acre” consistent with the existing “E-3/S-D-3 (One Family Residence/Coastal Overlay) Zone”. All portions of the resultant 8.9-acre lot, which includes the Washington School campus, at 290 Lighthouse Road (APN 045-110-009) will remain designated “Major Public and Institutional” and E-3/S-D-3 (One Family Residence/Coastal Overlay) Zone” (Exhibits 1- 8).

The resulting lot at 216 Meigs Road subject to the proposed 5 lot residential subdivision is located outside the Commission’s geographic appeal area. Only a small southern portion of the School District’s lot is located within the Commission’s geographic appeal area, the majority of the subject site is located outside the Commission’s appeal area. The proposed merger of the School District’s lot at 290 Lighthouse Road and the vacant lot at 210 Meigs Road requires a coastal development permit and is appealable to the Commission. The proposed LCP amendment would allow the City to issue Coastal Development Permits (CDPs) for the residential subdivision and the lot redivision consisting of a lot merger and lot line adjustment. The subdivision and lot redivision has not been recorded to date. The proposed subdivision and lot redivision are not the subject of this LCP Amendment.

The following chart describes the site information for the three existing lots.

SITE INFORMATION - EXISTING

EXISTING	216 MEIGS	290 LIGHTHOUSE	210 MEIGS
Property Owner	Santa Barbara School District		Stevens
Assessor’s Parcel Number	045-110-013	045-110-009	045-110-011
Coastal Land Use Plan	Major Public and Institutional	Major Public and Institutional	Major Public and Institutional
Zoning	PR/S-D-3	E-3/S-D-3	E-3/S-D-3
Existing Use	Vacant (overflow parking area for School)	Washington School	Vacant
Lot Area	0.87 acre (gross)	8.31 acres (gross)	1.23 acres (gross)

The LCP Amendment proposes to change the Land Use and Zoning designations on the following adjusted lots. These lots have not been adjusted as yet.

SITE INFORMATION - PROPOSED

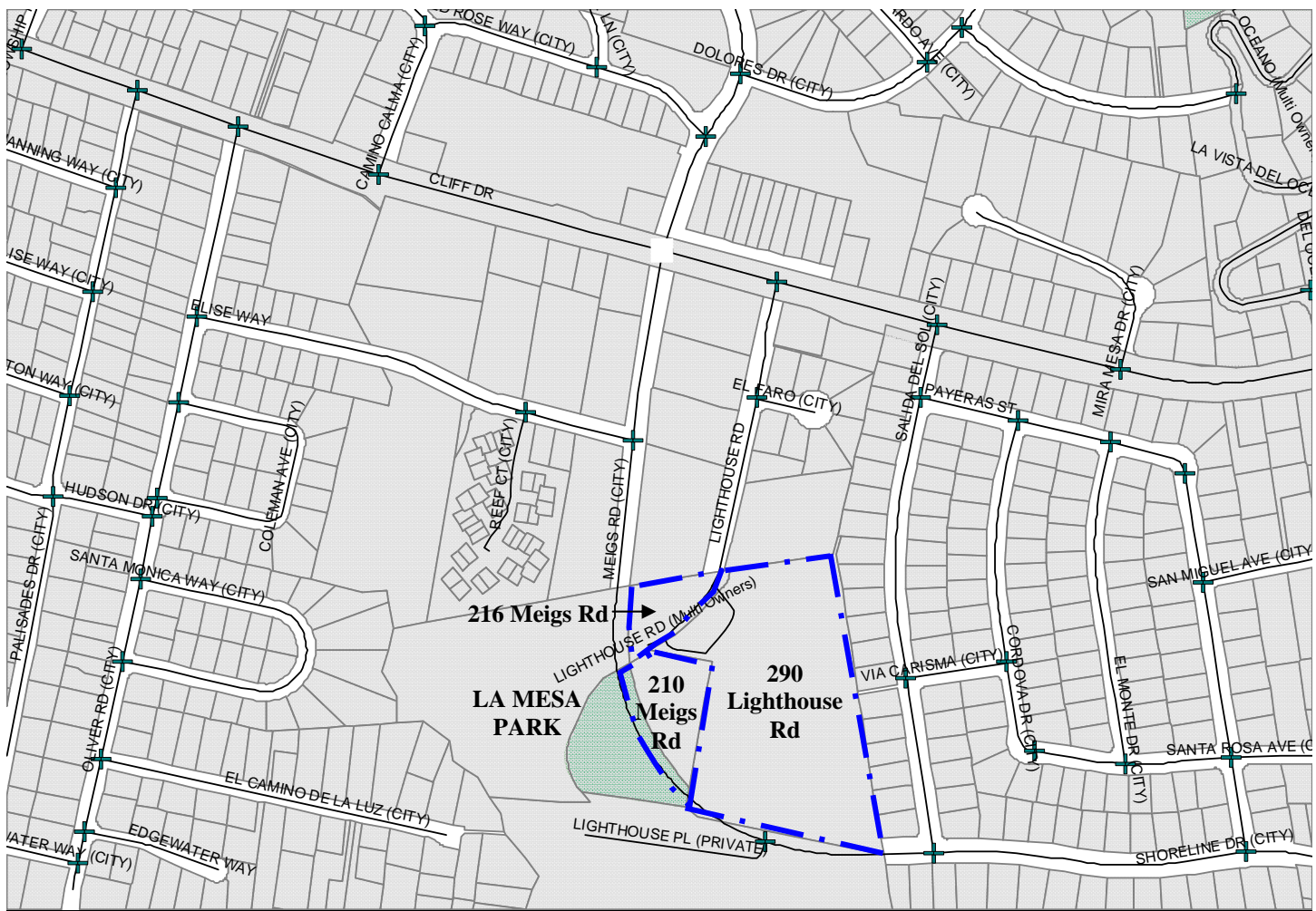
PROPOSED	Resulting Lot 1 (Approx. Area of Original 216 MEIGS)	Resulting Lot 2 (Approx. Area of Original 290 LIGHTHOUSE And 210 MEIGS)	
Property Owner	Stevens	Santa Barbara School District	
Coastal Land Use Plan	Residential – 5 units per acre	Major Public and Institutional	
Zoning	E-3/S-D-3	E-3/S-D-3	
Existing Use	5-lot single-family subdivision	Washington School	Vacant/parking area (Washington School)
Lot Area	1.51 acres (gross) / 1.3 acres (net)	8.9 acres (gross)	

The lots subject to the LCP Amendment are located in the East Mesa Neighborhood, which primarily has a land use plan density designation of five dwelling units per acre and a consistent “E-3” zoning designation. The certified Local Coastal Program describes this neighborhood as almost entirely developed with single-family residences, with a few areas of multi-family residential developments around the commercial center at the intersection of Cliff Drive and Meigs Road. The Local Coastal Program has designated an area around the Mesa Shopping Center (which has a commercial designation) with a density classification of 12 dwelling units to the acre. Most of this area is now zoned R-2 and is developed with garden apartments, duplexes and condominiums. The subject property is located near the intersection of Cliff Drive and Meigs Road, south of the Mesa Shopping Center (Exhibits 1, 8).

As described in the above table, the land use plan and zoning designation amendment for the resulting 1.51-acre Lot 1 (216 Meigs Road) will result in a land use and zoning designation for the site that will allow for five residential units per acre, which is consistent with the existing residential density and development pattern in this area and surrounding land uses. The primary purpose of this LCP amendment is to facilitate a “land swap” between a private property owner and a School District that would allow the private property to construct new residential development adjacent to other existing residentially developed properties while also allowing the School District to expand their existing school parking facilities onto a vacant dirt parking area located on a separate privately owned lot adjacent to the existing school (Exhibits 2, 3). The lot identified as 216 Meigs Road is currently designated for Major Public and Institutional and zoned PR (Park and Recreation); with a coastal zone overlay (S-D-3). This lot was originally part of the larger La Mesa Park property and was, therefore, designated and zoned for park uses with the 1981 certification of the City’s LCP. However, this lot is separated from the existing inland La Mesa Park by Meigs Road (a roadway subject to a high level of use by vehicles). The

isolated lot (which is located on the eastern side of Meigs Road as shown on Exhibit 5) was declared excess land by the City Council in April 1987 and was approved for sale by City residents on November 4, 1987 (Measure "O"). In 1991, the parcel was sold to the Santa Barbara School District.

Lastly, the 216 Meigs Road lot (APN 045-110-013) and 210 Meigs Road lot (APN 045-110-011) includes numerous non-native eucalyptus, acacia and nine small, immature coast live oak trees (one 4" in diameter four feet above ground level, the other eight are 2" in diameter or less). These trees do not constitute an environmentally sensitive habitat area. These are vacant lots surrounded by a roadway, school parking lot and school and residential development; the trees are isolated and will not be impacted by the proposed Coastal Plan Amendment. The proposed land use and zoning changes will not result in a lessening of protection of these trees considering the existing Major Public and Institutional land use allows for the construction of school facilities. Moreover, the City's oak tree protection policies require the protection of existing oak trees in relation to any future development on site, including residential development. The ordinance further requires that if oak trees are removed then the developer is required to provide for 10 for 1 replacement of any oak trees removed on site.



Vicinity Map

The following table identifies the land use, zoning and land use designation of properties surrounding the project site:

	LAND USE	ZONING	COASTAL PLAN
Project Site	Elementary School and Residential (proposed)	E-3/S-D-3 (proposed)	Major Public and Institutional and Residential, 5 units per acre (proposed)
North	Residential	R-2/S-D-3 and E-3/S-D-3	Residential – 12 units per acre and Residential 5 units per acre
South	Meigs/Shoreline	PR/S-D-3	Open Space and Residential 5 units per acre
East	Single-Family Residential	E-3/S-D-3	Residential 5 units per acre
West	La Mesa Park and Residential	PR/S-D-3 and R-2/S-D-3	Open Space and Residential – 12 units per acre

The City of Santa Barbara’s Land Use Plan (LUP) was approved and certified by the Commission in 1981. The City of Santa Barbara Implementation Plan (Coastal Overlay Zone) was certified subsequently in November 1986 and the City assumed permitting authority at that time. The Implementation Plan included the addition of the S-D-3, Coastal Overlay Zone as a Special District codified in Section 28.44 of the City’s Zoning Ordinance. The proposed change in the zone district does not affect the existing S-D-3 zone designation, which is a special district designation added to all properties located in the coastal zone. The existing and proposed land use and zoning maps are shown in Exhibits 4 and 5.

B. NEW DEVELOPMENT AND CUMULATIVE IMPACTS

1. Coastal Act Policies

Chapter 3 policies of the Coastal Act are incorporated into the certified LCP pursuant to LUP Policy 1-1. The following Coastal Act policies are incorporated as a result.

Section 30250 of the Coastal Act states in relevant part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30223 of the Coastal Act states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

2. Existing City of Santa Barbara LUP Policies

The City of Santa Barbara's Land Use Plan (LUP) was approved and certified by the Commission in 1981. The City of Santa Barbara Implementation Program (Coastal Overlay Zone) was certified subsequently in November 1986 and the City assumed permitting authority at that time. The Implementation Plan included the addition of the S-D-3, Coastal Overlay Zone as a Special District codified in Section 28.44 of the City's Zoning Ordinance. The Implementation Plan submittal also included Map A, defining the appealable and non-appealable areas in the City and the areas of retained permit jurisdiction of the Commission. In 1991, the Commission certified the final version of the "Post-LCP Certification Permit and Appeals Jurisdiction" maps for the City of Santa Barbara. The City of Santa Barbara's Local Coastal Program (LCP) has been amended several times since its original certification.

The certified LUP contains policies and provisions for new development, protection of visual resources, environmentally sensitive habitat, water quality, and public access and recreation, and other policies and provisions to protect coastal recreation and resources. The LUP policy section addressing "Locating New Development" identifies the subject site within "Component 2: Arroyo Burro Creek to Westerly Boundary of Santa Barbara City College". The subject site is located in the central area of Component 2 east of Meigs Road and north of Shoreline Drive, south of the commercial designated areas at the intersection of Meigs Road and Cliff Drive. The LUP section on Land Use identifies the area as "Primarily land use is one family residential, a few areas of multiple family residential, neighborhood commercial, La Mesa and Shoreline Parks".

Policy 3.1: *Publicly owned property in the coastal zone where recreation is the primary use shall be zoned for public recreation and open space.*

Policy 3.2: *The City shall seek public dedications of all public properties utilized for public recreation, and all private properties donated for public use.*

Policy 5.3: *New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.*

3. Discussion

Coastal Act Sections 30250, 30222 and 30223, LCP policies 3.1, 3.2 and 5.3, and the above LUP discussion support the location of new development in or near existing developed areas of the City with adequate public services where it will not have significant adverse effects on coastal resources. In addition, the use of publicly owned property in the coastal zone where recreation is the primary use shall be zoned for public recreation and open space and public dedications of public properties shall be utilized for public recreation, and all private properties donated for public use.

As proposed, the land use plan and zoning designation amendment for the Resulting 1.51 acre Lot 1 (216 Meigs Road) will result in a land use and zoning designation for the site that will allow for five residential per acre based on the existing development pattern in this area and surrounding land uses. The primary purpose of this LCP amendment is to facilitate a “land swap” between a private property owner and a School District that would allow the private property to construct new residential development adjacent to other existing residentially developed properties (and further from an existing school) while also allowing the School District to expand their existing school parking facilities onto an vacant dirt parking area located on a separate privately owned lot adjacent to the existing school. The lot identified as 216 Meigs Road is currently designated for Major Public and Institutional and zoned PR (Park and Recreation); with a coastal zone overlay (S-D-3). This lot was originally part of the larger La Mesa Park property, and therefore was designated and zoned for park uses with the 1981 certification of the City’s LCP. However, this lot is separated from the existing inland La Mesa Park by Meigs Road (a roadway subject to a high level of use by vehicles) and does not allow for easy pedestrian access between the inland park located on the west side of Meigs Road and the subject site. There is a US Coast Guard residential and lighthouse facility located seaward of La Mesa Park on the coastal blufftop. The isolated lot (which is located on the eastern side of Meigs Road as shown on Exhibit 5 was declared excess land by the City Council in April 1987 and was approved for sale by City residents on November 4, 1987 (Measure “O”). In 1991, the parcel was sold to the Santa Barbara School District. Thus, the proposed amendment is not expected to result in the loss of any existing or future land appropriate for public park use that would otherwise be available for inland public recreation.

In addition, the existing “Major Public and Institutional land use designation” and zoning designation (E-3/S-D-3) would remain unchanged on the resulting merged/expanded 8.9-acre lot (Lot 2) that is currently developed with the existing Washington School development. Although the zoning designation of “E-3/S-D-3” allows for residential development, the City’s Coastal Plan and General Plan specifically provides that this zone district is appropriate for all Major Public and Institutional land use designations where a school is located. There is no other more specific zoning designation for schools in either the City’s Coastal or General Plan. Thus, the proposed zoning designation of “E-3/S-D-3” remains appropriate for the Washington Elementary School property. The proposed residential zoning designation for Resultant Lot 1 would also be consistent with the proposed Local Coastal Plan designation of “Residential, five units per acre” and would be consistent with the Land Use Plan text discussion of development in this area of the Mesa Neighborhood.

Moreover, the proposed residential land use designation of five units per acre for Lot 1 recognizes the fact that the property is in private ownership and that the City of Santa Barbara has found that the site is not appropriate for park purposes given its geographic separation from the La Mesa Park located on the west side of Meigs Road. The subject lot does not have direct access to the coast, as it is separated from the coast by a US Coast Guard facility, and would not impact ocean-related recreation; there are no beach access ways in the immediate vicinity. There are two beach stairways located about one half mile to the west at Mesa Lane and one half mile to the east at Santa Cruz Avenue, also known as One Thousand Steps. This resulting lot bifurcated by a public roadway is better suited for designation of the property as residential to allow for development of housing in an infill location surrounded by similar residential land uses and a school, thereby providing for consistent and compatible adjacent and nearby development and land uses consistent with the Local Coastal Plan text discussion of development in this area of the Mesa Neighborhood. Additionally, the Santa Barbara School District has indicated that the privately-owned Lot 1 is unnecessary for either current or future school purposes although the proposed redivision of land would serve to actually expand the publicly-owned land available for use by the school in order to provide additional school parking. Thus, the proposed amendment will serve to locate new residential development adjacent to other residentially developed property while enlarging the area of land available for use by the School District.

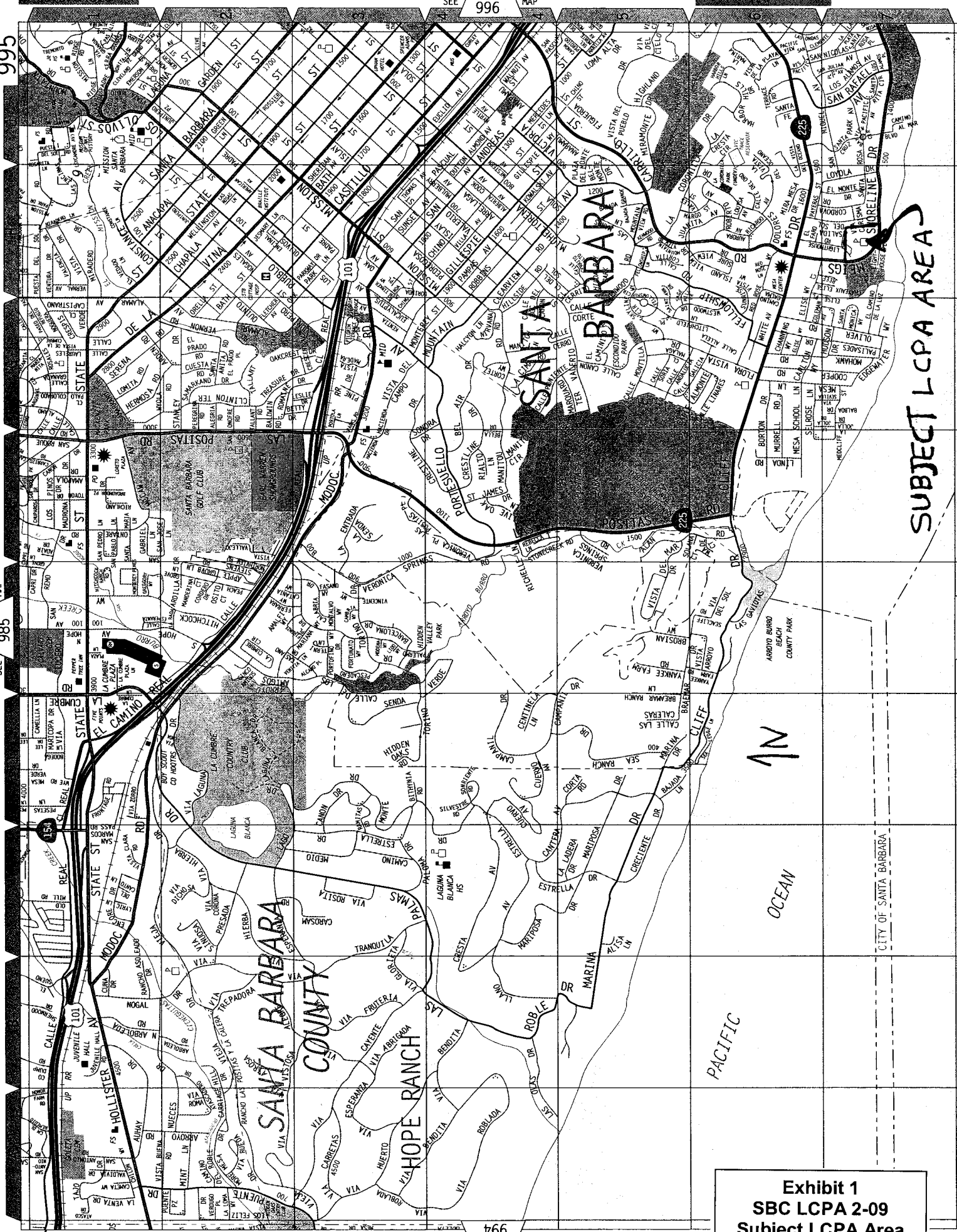
For the reasons discussed above, the Commission finds that the proposed LUP amendment, as submitted, is consistent with Sections 30222, 30223, and 30250 of the Coastal Act. The proposed Coastal Zoning Ordinance / Implementation Plan amendment is consistent with and adequate to carry out the requirements of the relevant policies of the City's certified LUP

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in approving an LCP submittal to find that the LCP does conform with the provisions of CEQA, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. Sections 13542(a), 13540(f), and 13555(b). The City of Santa Barbara LCP Amendment MAJ 3-08 consists of an amendment to the Local Implementation Plan (IP) portions of the certified LCP.

For the reasons discussed in this report, the LCP amendment, as submitted is consistent with the certified Land Use Plan. Therefore, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. Thus, the Commission certifies LCP amendment request 2-09 as submitted.

SBC LCPA 2 09 report



SUBJECT LCPA AREA

Exhibit 1
 SBC LCPA 2-09
 Subject LCPA Area



Subdivision & Lot Line Adjustment
 210 MEIGS ROAD
 216 MEIGS ROAD
 270 LIGHTHOUSE ROAD
 Santa Barbara, CA

Project No. 03-08
 Date: 03/11/09
 Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]
 11/13/09 10:00 AM
 11/13/09 10:00 AM
 11/13/09 10:00 AM
 11/13/09 10:00 AM
 11/13/09 10:00 AM

Existing Site Plan
 11/13/09 10:00 AM

- Keyed Notes**
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 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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LA MESA PARK

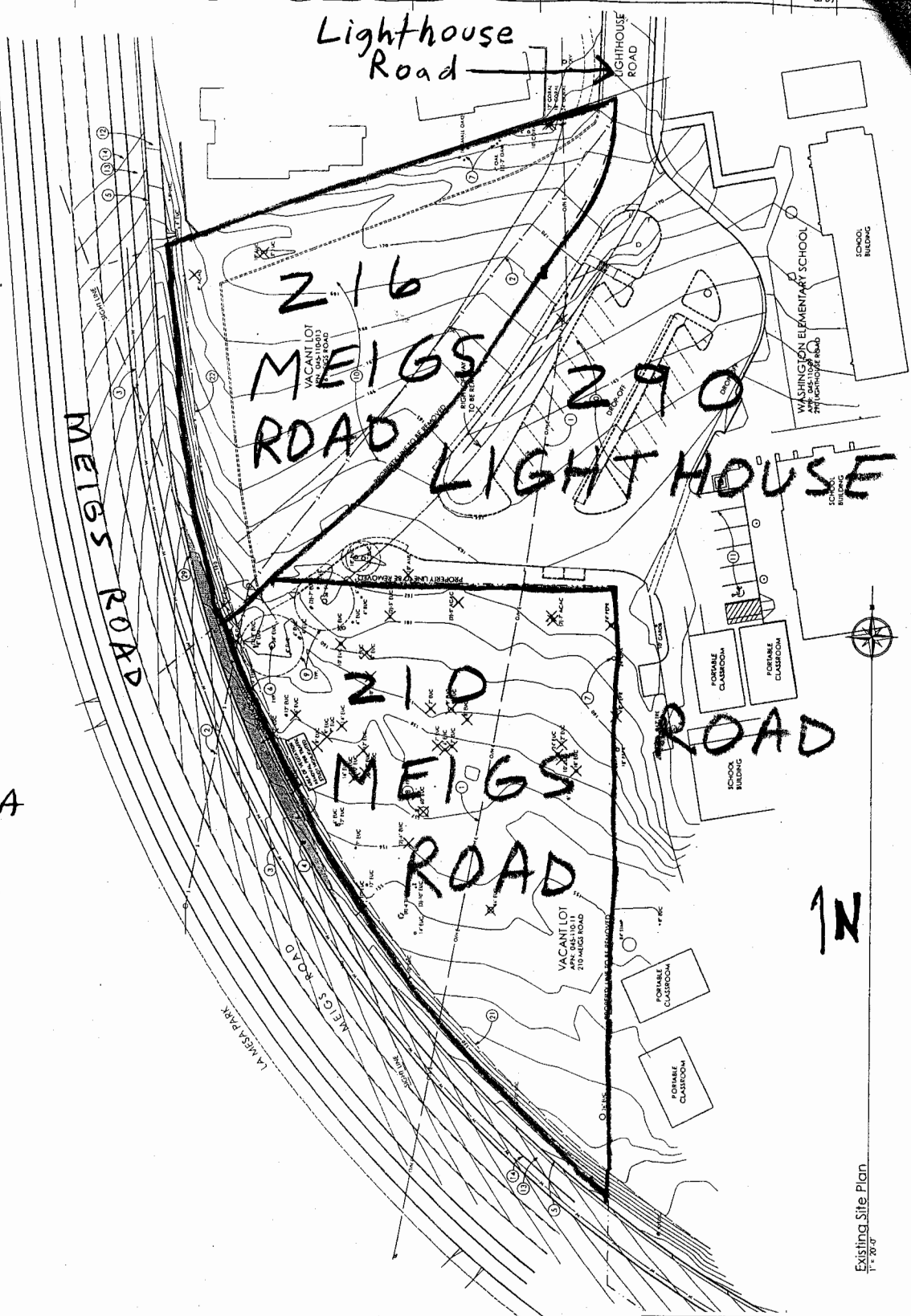
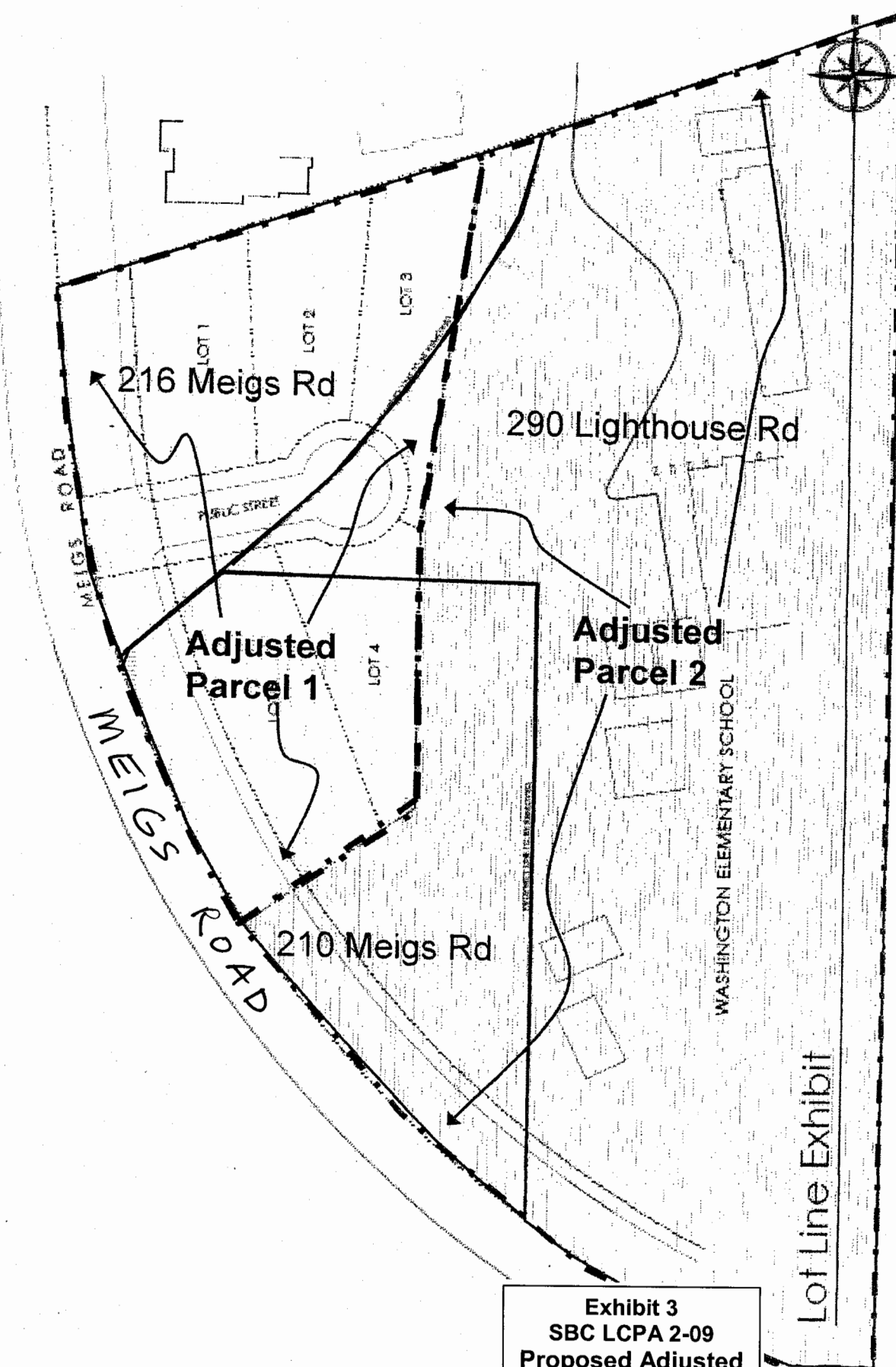


Exhibit 2
SBC LCPA 2-09
Existing Site Plan

Shoreline Drive →



1N

216 Meigs Rd

290 Lighthouse Rd

Adjusted Parcel 1

Adjusted Parcel 2

210 Meigs Rd

WASHINGTON ELEMENTARY SCHOOL

Lot Line Exhibit

Exhibit 3
SBC LCPA 2-09
Proposed Adjusted
Parcels

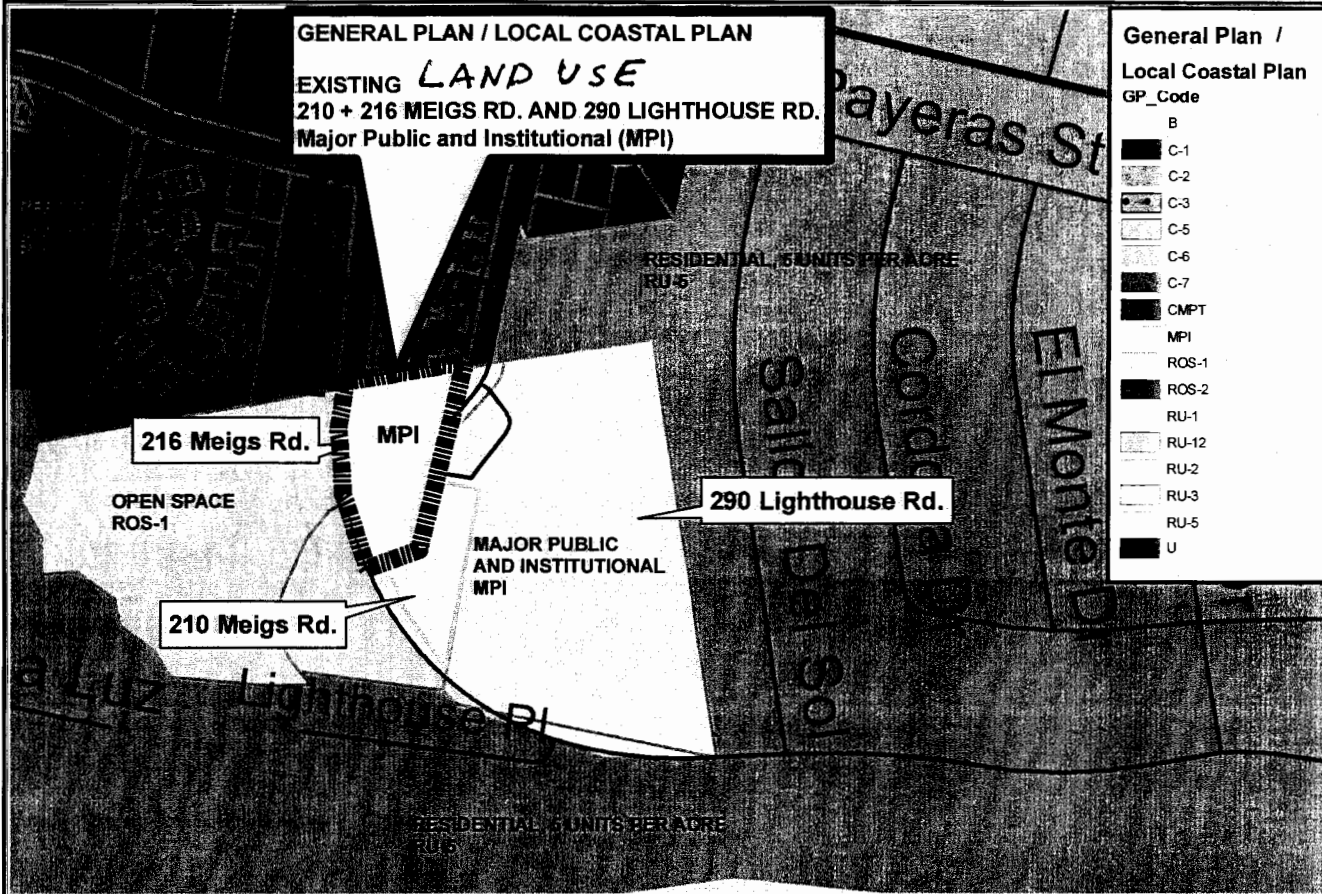
GENERAL PLAN / LOCAL COASTAL PLAN

EXISTING **LAND USE**
 210 + 216 MEIGS RD. AND 290 LIGHTHOUSE RD.
 Major Public and Institutional (MPI)

General Plan /
 Local Coastal Plan

GP_Code

- B
- C-1
- C-2
- C-3
- C-5
- C-6
- C-7
- CMPT
- MPI
- ROS-1
- ROS-2
- RU-1
- RU-12
- RU-2
- RU-3
- RU-5
- U

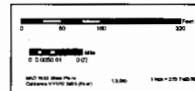


General Plan / Local Coastal Plan

EXISTING
 210 + 216 MEIGS RD. AND 290 LIGHTHOUSE RD.
 Major Public and Institutional



Map prepared by City of North Bay Area, Planning Division, April 2009



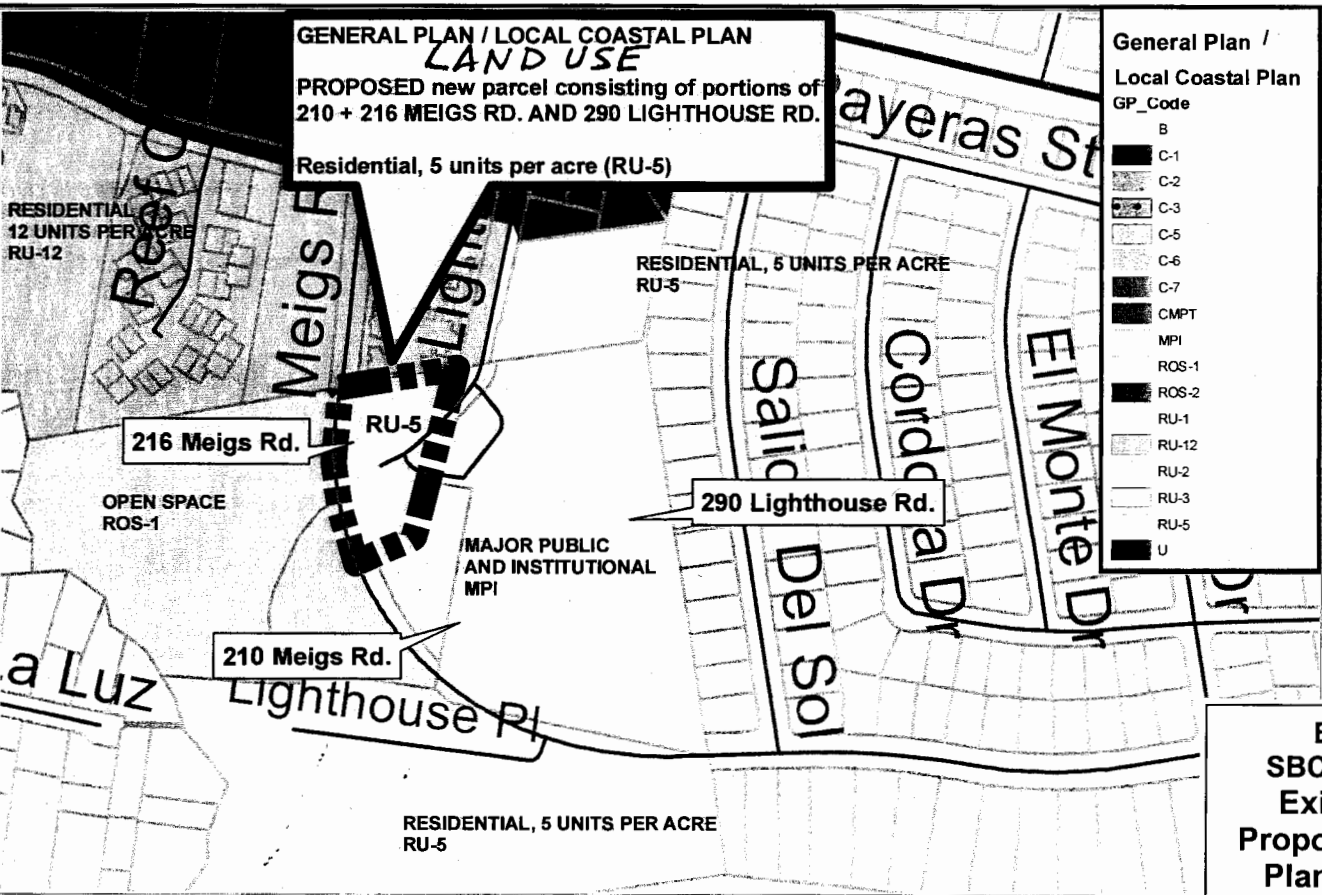
GENERAL PLAN / LOCAL COASTAL PLAN

LAND USE
 PROPOSED new parcel consisting of portions of
 210 + 216 MEIGS RD. AND 290 LIGHTHOUSE RD.
 Residential, 5 units per acre (RU-5)

General Plan /
 Local Coastal Plan

GP_Code

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- C-2
- C-3
- C-5
- C-6
- C-7
- CMPT
- MPI
- ROS-1
- ROS-2
- RU-1
- RU-12
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- RU-3
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General Plan / Local Coastal Plan

PROPOSED
 210 + 216 MEIGS RD. AND 290 LIGHTHOUSE RD.
 MPI TO RU-5

Map prepared by City

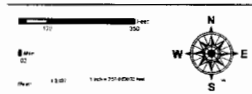


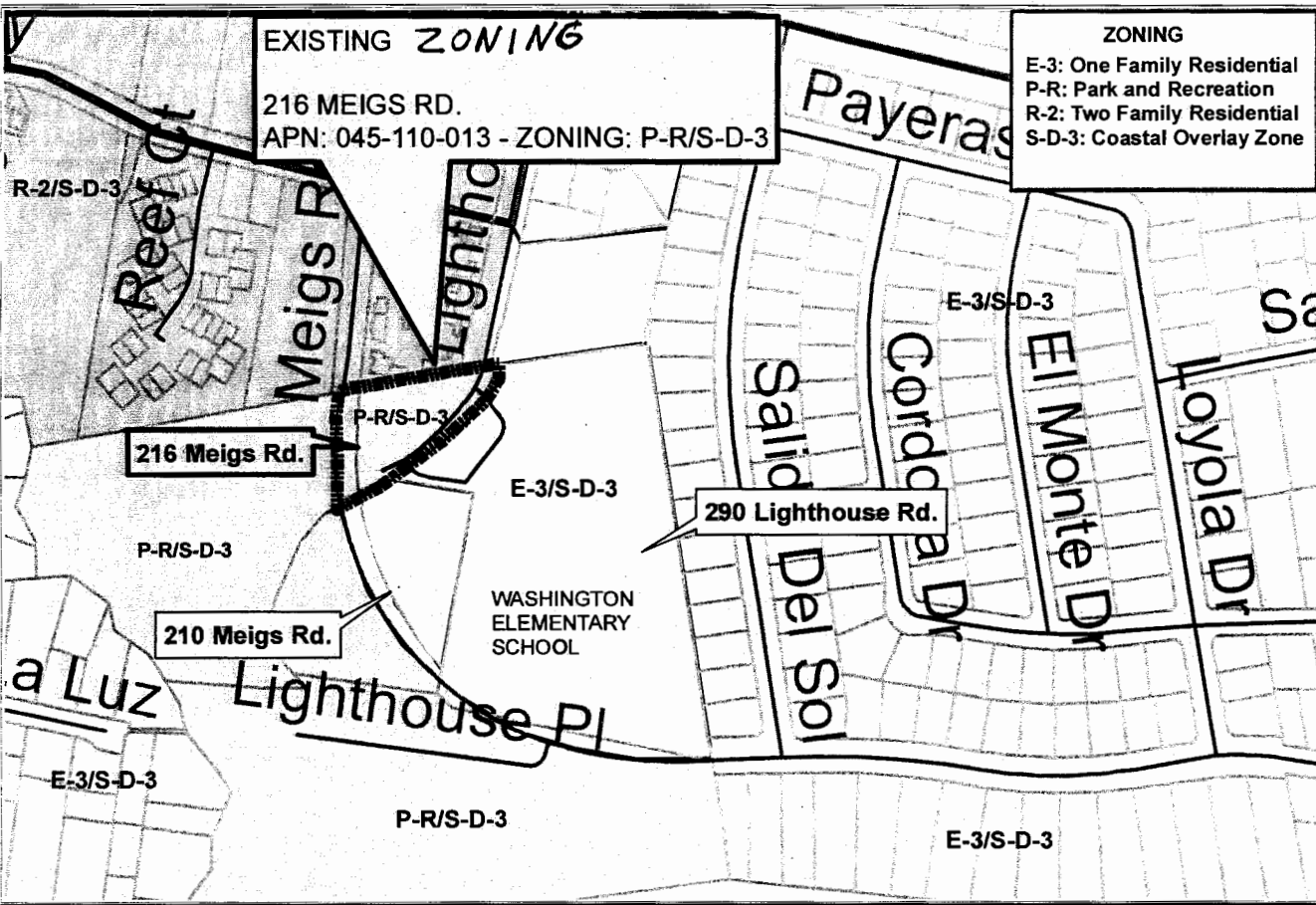
Exhibit 4
SBC LCPA 2-09
Existing and
Proposed Coastal
Plan Land Use

EXISTING ZONING

216 MEIGS RD.
APN: 045-110-013 - ZONING: P-R/S-D-3

ZONING

- E-3: One Family Residential
- P-R: Park and Recreation
- R-2: Two Family Residential
- S-D-3: Coastal Overlay Zone



EXISTING

216 MEIGS RD. - APN: 045-110-013
ZONING: P-R/S-D-3

Map prepared by City of Santa Barbara, Planning Division, April 2009

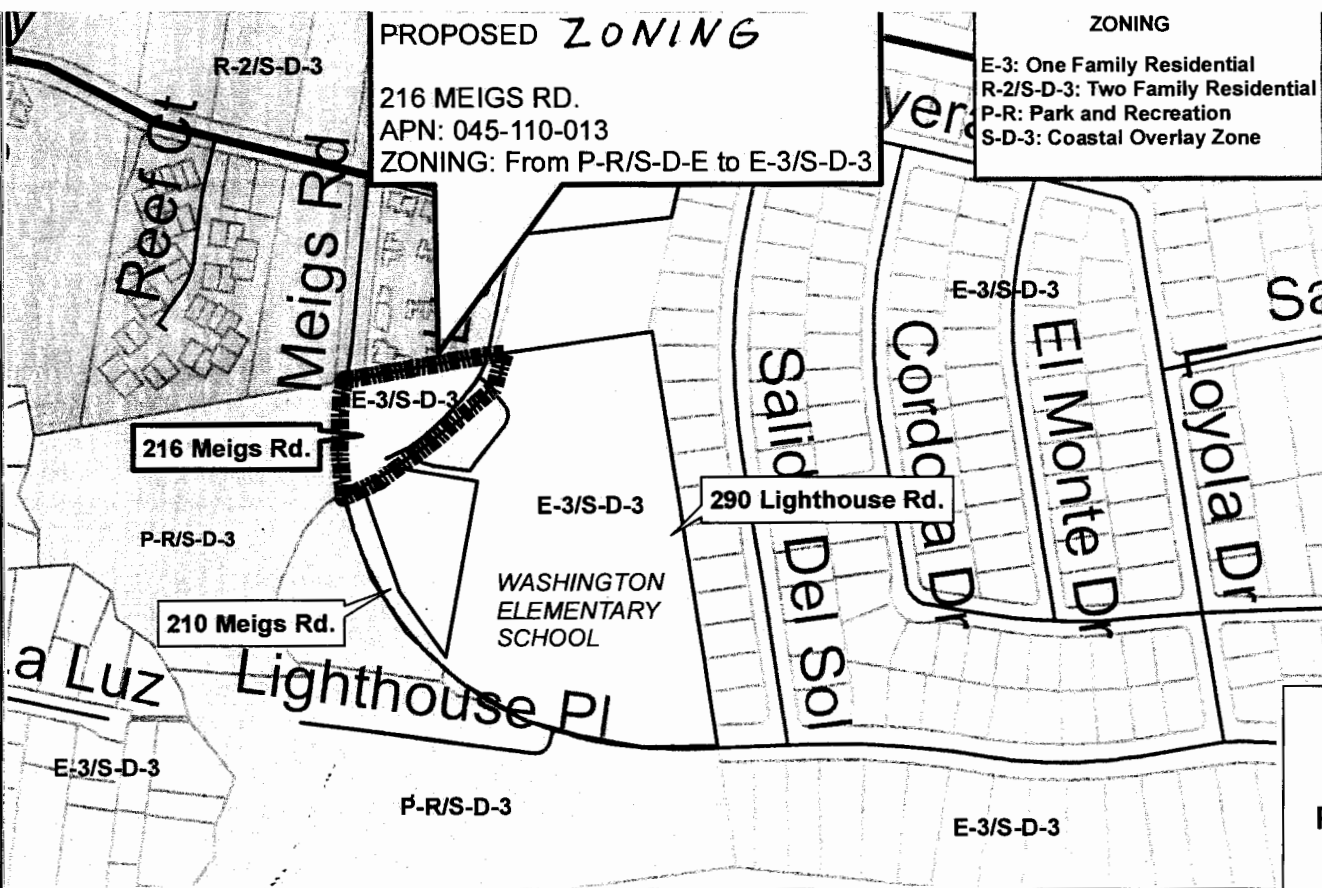


PROPOSED ZONING

216 MEIGS RD.
APN: 045-110-013
ZONING: From P-R/S-D-E to E-3/S-D-3

ZONING

- E-3: One Family Residential
- R-2/S-D-3: Two Family Residential
- P-R: Park and Recreation
- S-D-3: Coastal Overlay Zone



PROPOSED

216 MEIGS RD. - APN: 045-110-013
ZONING: E-3/S-D-3



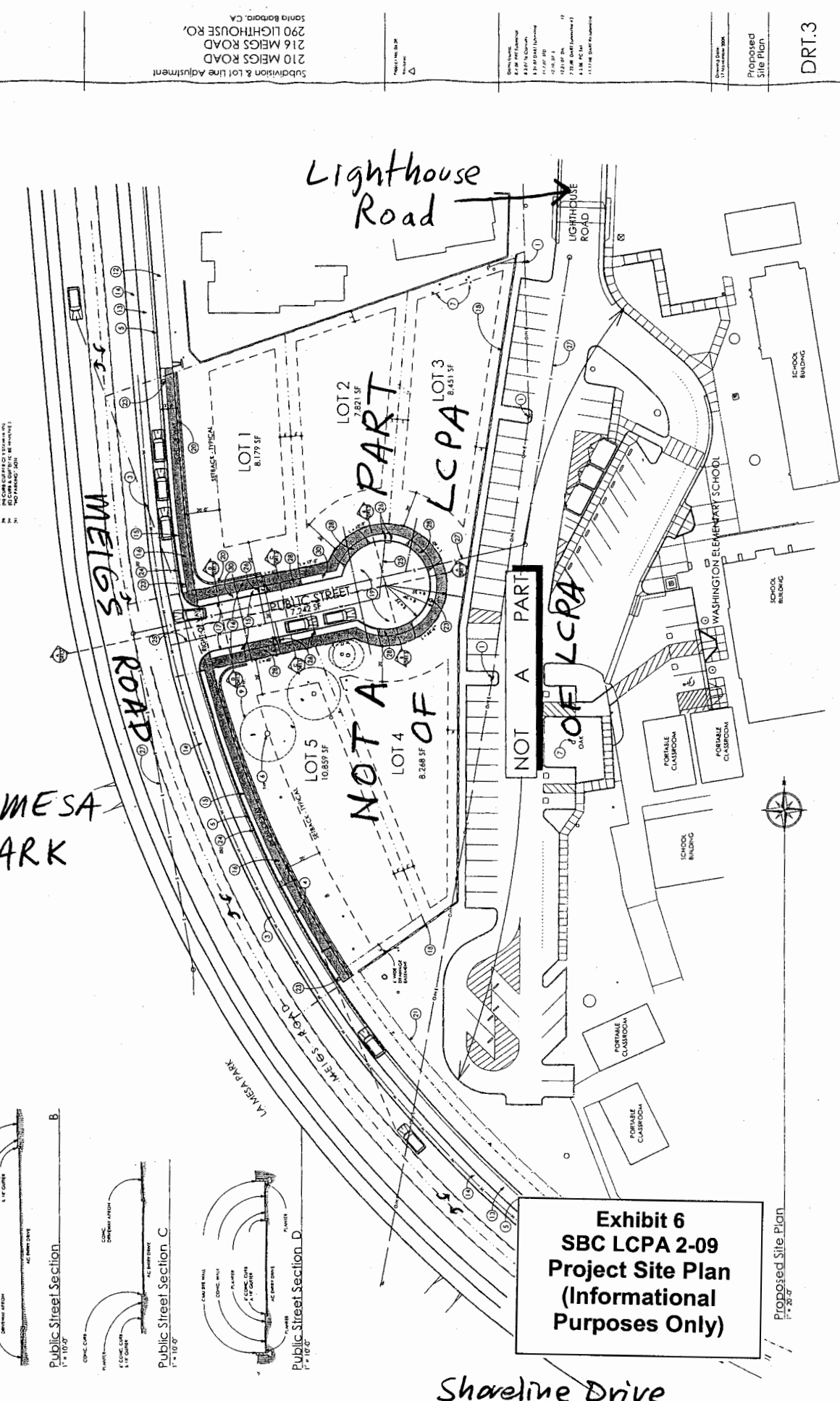
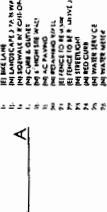
**Exhibit 5
SBC LCPA 2-09
Existing &
Proposed Coastal
Zoning Map**

Site Plan General Notes

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Keyed Notes

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**Exhibit 6
SBC LCPA 2-09
Project Site Plan
(Informational
Purposes Only)**

Proposed Site Plan
1" = 20'-0"

DRT.3

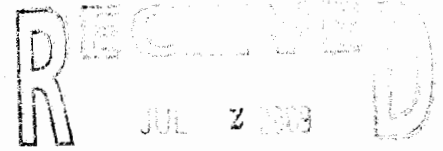
Subdivision & Lot Line Adjustment
210 MEIGS ROAD
216 MEIGS ROAD
290 LIGHTHOUSE RD.
Santa Barbara, CA

Project No. 20-09
Date: 10/20/20
Scale: 1" = 20'-0"

Proposed Site Plan

Shareline Drive

RESOLUTION NO. 09-030



A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE GENERAL PLAN AND COASTAL PLAN MAP FOR CERTAIN PARCELS LOCATED IN THE EAST MESA NEIGHBORHOOD

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT

Recitals

WHEREAS, on March 6, 2008, the Planning Commission voted 7 - 0 to initiate the rezone, General Plan Amendment, and Local Coastal Plan Amendment for property located at 210 and 216 Meigs Road and 290 Lighthouse Road;

WHEREAS, on March 5, 2009, the Planning Commission voted 6 - 0 to conditionally approve a coastal development permit, lot line adjustment and tentative subdivision map, and adopted the Final Mitigated Negative Declaration, dated December 12, 2008 for property located at 210, 216 Meigs Road and 290 Lighthouse Road;

WHEREAS, the Planning Commission approval is conditioned upon the City Council rezoning 216 Meigs Road, and amending the General Plan and Coastal Plan land use designation for the new lot identified as Adjusted Parcel 1 on the approved plans (comprised of portions of 210 and 216 Meigs Road and 290 Lighthouse Road); and

WHEREAS, the City Council has considered the Final Mitigated Negative Declaration, dated December 12, 2008 for the project (MST2006-00476).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

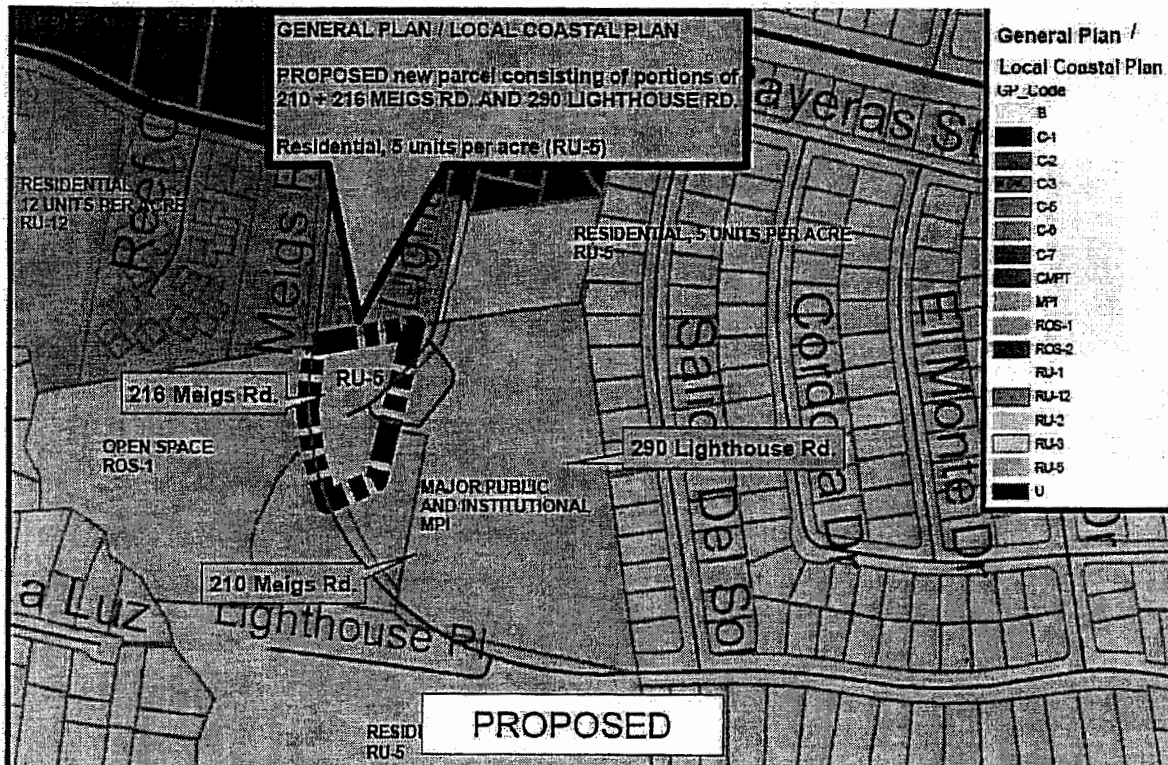
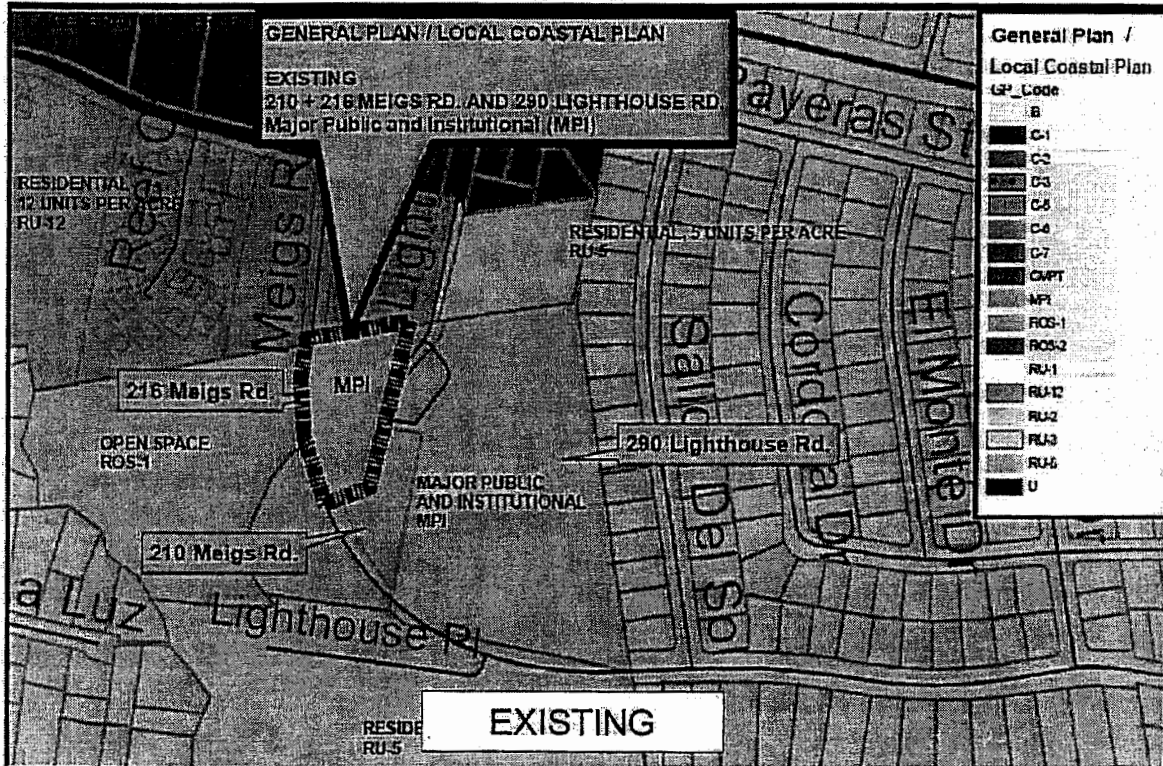
SECTION 1. The General Plan Map and Coastal Plan Map of the City of Santa Barbara are hereby amended to change the land designation for the new lot identified as Adjusted Parcel 1 (comprised of portions of 210 Meigs Road (APN 045-110-009), 216 Meigs Road (APN 045-110-013) and 290 Lighthouse Road (APN 045-110-011)) from Major Public and Institutional to Residential, five dwelling units per acre, as indicated on the attached Exhibit A.

SECTION 2. These amendments comply with the City Charter and the City's policy of living within its resources in that they result in a project that does not have any significant environmental impacts, and all public services are available to serve the project.

SECTION 3 These amendments recognize the fact that the property is in private ownership, and both the City of Santa Barbara and the Santa Barbara School District have declined to purchase the subject property for either school or park purposes. Designation of the property as Residential, 5 units per acre will allow for development of housing in an infill location close to services, recreation and transit opportunities. This designation will also be consistent and compatible with adjacent and nearby development and land uses.

Exhibit 7
SBC LCPA 2-09
City of Santa
Barbara Resolution
No. 09-030

GENERAL PLAN/LOCAL COASTAL PLAN MAP DESIGNATIONS



The project site is located within an existing developed area, and adequate public services are available to serve it. In particular, the portion of the project site proposed for residential development is located immediately south of an existing condominium development and southwest of a dense single-family neighborhood. Surrounding the site to the south and east is an elementary school. The project will not have significant adverse effects, either individually or cumulatively, on coastal resources. A land swap between the school and the owner of 210 Meigs Road is part of the project and means that the proposed development on the site can be located adjacent to existing residential development to protect open space areas on the site. Therefore the project is consistent with Policy 30250 (a). Sections (b) and (c) of this policy are not applicable to the project.

Policy 30251 - The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The proposed residential development of the project site will not block views of the ocean or the mountains from public viewing locations, as the site is situated north and east of the public viewing areas in this vicinity (namely La Mesa Park and Meigs Road/Shoreline Drive). The project will not affect any coastal views as the site is not visible from the beach. The project would not result in a significant, unavoidable visual impact to the area. The proposed development would be mostly screened by existing and proposed vegetation, or would not be visible from public viewing locations. When viewed in the larger context of the Mesa neighborhood, the project will blend in with the surrounding residential development to the north and northeast of the project site, as well as with the school development to the south and southeast. The project site is relatively flat and the project will not significantly modify the site's natural topography. Therefore the project is considered to be consistent with Policy 30251.

Policy 30252 - The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal

City of Santa Barbara Local Coastal Plan Consistency Analysis

Policy 3.3. *New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.*

The project requires (via the proposed E-3/S-D-3 zoning for the project site) two off-street covered parking stalls per single-family residence, which would accommodate the parking demands of the development.

Policy 3.4. *New development proposals in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation.*

As identified in the Mitigated Negative Declaration (MND), the proposed development would not result in significant increased recreational demand. The project includes public improvements (new sidewalk and parkway) on the new public street and along the subdivision's Meigs Road frontage. In order to address potential safety issues for pedestrians and bicyclists, the MND requires mitigation in the form of improvements to the existing crosswalk at Elise Way and Meigs Road.

Policy 5.3. *New residential development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or street parking resources of existing residential neighborhoods shall not be permitted.*

The proposed development would be located south of existing residential development. Surrounding zoning allows for residential development (two-family immediately north of the site and single-family to the northeast, east and south of the site. To the west is Park and Recreation zoning. Washington Elementary School immediately surrounds the site to the east and south. Immediately north of the site there is an existing 22 unit condominium complex. To the northeast are single-family residences. To the west, across Meigs Road, there is an affordable multi-family development, La Mesa Park and the U.S. Coast Guard facility. The project has received positive comments from the Single Family Design Board for the subdivision design. Neighborhood compatibility is discussed in detail in the Initial Study prepared for the project, and mitigation measures have been identified to address potential land use and compatibility issues between the existing school and future residents of the proposed subdivision. Future construction of the individual homes would be required to receive approval from the Single Family Design Board to ensure compatibility with surrounding development and uses. The proposed development would be limited to heights of 30 feet, which is the maximum



Exhibit 8
SBC LCPA 2-09
Aerial Photo