

## CALIFORNIA COASTAL COMMISSION

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

**F5a**

August 22, 1996

TO: Commissioners and Interested Parties

FROM: Steve Scholl, Acting District Director  
Gary Timm, Assistant District Director  
Mark H. Capelli, Coastal Program Analyst

RE: SANTA BARBARA COUNTY LCP: Land Use Plan Amendment 2-96-A (QAD Inc.).  
Public Hearing and Final Action at the California Coastal  
Commission Hearing of September 10-13, 1996

Background

The County of Santa Barbara submitted Local Coastal Program Amendment (LCP) 2-96 on August 5, 1996. The submittal was deemed complete and filed on August 15, 1996.

The Amendment consists of three separate components: (A) modifications to the Summerland Community Plan component of the County's LCP Land Use Plan to accommodate the redevelopment of the former Josten's site (now QAD Inc. site); (B) modifications to the County's LCP Land Use Plan and Coastal Zoning Ordinance to accommodate the development of offshore oil and gas reservoirs from two onshore sites along the Gaviota Coast; and (C) modification of the County's LCP Land Use Plan to incorporate the voter approved initiative, Measure A96, making certain energy projects subject to voter approval unless they are located within the Gaviota Consolidated Oil and Gas planning Area.

This staff report deals only with LCP Amendment 2-96-A (QAD Inc.); the other components will be dealt with in separate staff reports.

Proposal and Staff Recommendation

The amendment proposal would: (1) modify the Summerland Community Plan component of the County's Local Coastal Program Land Use Plan to allow certain developments to occur outside of the currently developable area on the property formerly known as the Josten's property; (2) modify the Summerland portion of the Parks, Recreation, and Trails map and related Figure 15 of the Summerland Community Plan by deleting and redesignating trails on the Josten's property.

The staff is recommending approval of the Land Use Plan amendment with suggested modifications to ensure the provision of continued public access through the Josten's/QAD property.

Exhibits

1. General Location Map
2. Summerland Community Plan Study Area
3. Existing Summerland Community Plan Building Area (Josten's/QAD Property)
4. Proposed Final Development Plan (Josten's/QUAD Property)
5. Existing Summerland Trail, Open Space and Vista Map
6. Resolution No. 96-297 for Coastal Land Use Plan

I. STAFF RECOMMENDATION

A. Denial of Land Use Plan as Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion I.

I move that the Commission certify the Land Use Plan Amendment 2-96-A to the Santa Barbara County LCP as submitted.

Staff recommends a NO vote on motion I and the adoption of the following resolution of certification and related findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the notion.

Resolution I

The Commission hereby denies certification of the Land Use Plan Amendment 2-96-A to the Santa Barbara County Local Coastal Program as submitted and finds for the reasons discussed below that the Land Use Plan Amendment does not meet the policies of Chapter 3 (commencing with Section 30000) of the California Coastal Act to the extent necessary to achieve the basic goals specified in Section 30001.5 of the Coastal Act, and the certification of the amendment does not meet the requirements of Sections 21080.5(d)(2)(i) of the California Environmental Quality Act, as there are further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts to the environment.

B. Approval of Land Use Plan Amendment With Suggested Modifications

Staff recommends the adoption of the following Motion and Resolution:

Motion II

I move that the Commission certify the Land Use Plan Amendment 2-96-A to the Santa Barbara County LCP, if modified as suggested.

Staff recommends a YES vote on motion I and the adoption of the following resolution of certification and related findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the notion.

## Resolution II

The Commission hereby approves certification of the Land Use Plan Amendment 2-96-A to the Santa Barbara County Local Coastal Program and finds for the reasons discussed below that the Land Use Plan Amendment if modified as suggested meets the policies of Chapter 3 (commencing with Section 30000) of the California Coastal Act to the extent necessary to achieve the basic goals specified in Section 30001.5 of the Coastal Act, and the certification of the amendment meets the requirements of Sections 21080.5(d)(2)(i) of the California Environmental Quality Act, as there are no further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts to the environment.

### II. Suggested Modifications to Land Use Plan

1. Add to the Summerland Community Plan element of the County of Santa Barbara's Local Coastal Program Land Use Plan the following site specific development standards for the Josten's/QAD property. These development standards shall be included under Policy LU-S-J-1 of the Parcel Specific Development Standards section of the Summerland Community Plan previously known as the Josten's Property (APN 5-110-01):

c. Future development shall provide for a bikeway, with the preferred location the Ortega Hill Class I Bikeway along U.S. 101. If this location cannot be accommodated, a bikeway shall be provided for on site generally following the northern segment of the Ortega Hill Loop Trail.

d. Future development shall provide for limited vehicular access for handicapped admittance to the top of the site to afford coastal views of the Summerland/Montecito coast.

### III. RECOMMENDED FINDINGS

#### A. Findings for Resolution I (Land Use Plan)

The standard of review of LCP Land Use Plan Amendments are the policies of Chapter 3 of the California Coastal Act.

#### 1. Proposal

The amendment proposal would: (1) modify the Summerland Community Plan component of the County's Local Coastal Program Land Use Plan to allow certain developments to occur outside of the developable area on the property formerly known as the Josten's property (now QAD, Inc.); (2) modify the Summerland portion of the Parks, Recreation, and Trails map and related Figure 15 of the Summerland Community Plan by deleting one cross trail route, and redesignating two trail routes, on the perimeter and/or southern border of the Josten's property.

While all buildings would be limited to the presently defined developable area, the amendment would allow for a realigned access driveway with potential kiosk and gate, parking areas, detention basins, utilities, security fence, recreational amenities, and landscaping to be located outside of the defined developable area (See Exhibits 1 - 5.)

## 2. Background

The property effected by this amendment is located at the west end of the Summerland Community Planning Area, and encompasses approximately 28 acres situated immediately inland of U.S. Highway 101. The property is designated and zoned M-RP (Industrial Research Park) in the County's Local Coastal Program and is currently developed with research, marketing, and development facilities owned and occupied by QAD, Inc. The site is covered by the Summerland Community Plan portion of the County's Local Coastal Program Land Use Plan. This Summerland Community Plan contains a number of specific policies and development standards, including Policy LU-S-J-1 which governs the overall development on the Josten's/QAD site, including delineating the developable area, establishing building height limits, establishing open space and recreational requirements.

The current owners of the Josten's/QAD property have proposed redeveloping the property with expanded facilities which would require some development outside the presently designated developable area. The County of Santa Barbara has approved a Development Plan for the Josten's property in conjunction with the Land Use Plan amendment. The Development Plan would provide for a new research and development office park at the Josten's/QAD site. The plan would provide for an expansion of the existing square footage of buildings from 54,600 to 122,812 square feet. This square footage would be allocated as follows: 85,250 square feet of office space, 8,490 square feet of visitor center, 10,530 square feet of employee services, and 18,542 square feet of support spaces. Additionally, the Development Plan provides for an increase of parking spaces from 236 to 370; approximately 53,600 square feet of this parking would be located outside the developable area defined in the Summerland Community Plan.

The proposed amendment would accommodate this redevelopment while addressing those coastal issues and resources (scenic and visual, coastal access, environmentally sensitive habitat, archaeology, and public services) which served as the basis for the development standards contained in Policy LU-S-J-1.

## 2. Consistency with Coastal Act

### A. Scenic and Visual

Section 30251 provides in part that:

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 land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The Josten's/QAD property includes a visually prominent coastal landform immediately inland of U.S. Highway 101. One of the principal purposes of containing the developable area on the site to the currently developed portion of the property (which is restricted to the level portion of the property in the center of the parcel) is to reduce the visual impacts from public areas, particularly U.S. Highway 101.

The proposed amendment would confine buildings to the existing buildable area, but would allow parking structures and other incidental, low scale development (access driveway, kiosk, gate, retention basins) outside of the building area on the north side of the property, away from U.S. Highway 101. Further, the 16 foot, single story height restriction on all modifications to existing buildings in area A would be retained. As a result, the proposed amendment would not materially affect the visual and scenic resources which are visible from U.S. 101, or the adjacent community of Summerland. Finally, the Summerland Community Plan currently contains a number of specific policies (Policies VIS-S-1 through VIS-S-7) which serve to control developments within the Summerland Planning Area to protect the scenic and visual qualities of the Summerland Community.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Sections 30251 of the California Coastal Act.

#### B. Coastal Access

PRC Section 30210 provides that:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212.5 provides that:

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

(See also PRC Sections 30211 and 30212(a).)

The Summerland Community Plan recognized that the Josten's/QAD property provides an important trail link between the communities of Montecito and Summerland. The Parks, Recreation, and Trail Map (PRT-2 map) identified a number of potential multi-use trails on and through the property. Trail 31 and 32 are identified as the Josten's bike/hike path which runs around the perimeter of the property. Trail 31a is identified as the CalTrans alternate and runs along the south side of the property at the base of the south slope. Trail 32a is identified as the Josten's Vista Trail and bisects the developable area of the property. (See Exhibits 4 and 5.)

The proposed amendment would modify the PRT-2 map (and the related Figure 15 of the Summerland Community Plan) by deleting Trail 32a, redesignating Trail 31a as the Ortega Hill Class I Bikeway, and redesignating Trails 31 and 32 as the Ortega Hill Loop Trail.

The County of Santa Barbara has approved a Development Plan for the Josten's/QAD property in conjunction with the Land Use Plan amendment.

The Development Plan for a new research and development office park at the Josten's/QAD site would include a substantial expansion of the existing square footage of buildings: from 54,600 to 122,812 square feet. The space would be allocated as follows: 85,250 square feet of office space, 8,490 square feet of visitor center, 10,530 square feet of employee services, and 18,542 square feet of support space. Additionally, the Development Plan provides for an increase of parking spaces from 236 to 370; approximately 53,600 square feet of this parking would be located outside the developable area defined in the Summerland Community Plan.

This Development Plan provides for the protection of the existing (or provision of alternative) access opportunities on the site, as well as for the provision of additional recreational access opportunities to off-set the intensification of use of the site. These provisions include dedication of a portion of the property to allow connection with the Ortega Hill Bikeway Class 1 Trail, and provision of maintenance of limited vehicular access to the top of the bluff to ensure access for handicapped individuals. The proposed onsite trail system and provision for a bikepath maintains the basic goals of the previously certified Summerland Community Plan for access to and through the Josten's/QAD site.

In order to ensure that the recreational opportunities currently provided for on the Josten's/QAD site through the Summerland Community Plan are preserved it is necessary to modify the County Land Use Plan amendment to include site specific development standards in the Summerland Community Plan. Specifically, the proposal to provide for a bikeway along the Ortega Hill Class I Bikeway route, and limited vehicular access for handicapped individuals to the bluff top area of the Josten's/QAD site must be reflected in the Summerland Community Plan to off-set the intensification of use of the site, and the deletion of the Josten's Vista Trail, permitted through this amendment.

These site specific development standards will also form the basis for the issuance of Coastal Development Permits for the future development of the Josten's/QAD property.

The following Suggested Modifications will off-set the intensification of use of the site and the deletion of one pre-existing trail route (Trail 32a) permitted as part of this amendment. Further, the effect of these Suggested Modifications is to incorporate the policy basis of the County's already approved Development Plan for the site into the Summerland Land Community Plan component of the County's Local Coastal Program Land Use Plan.

Suggestion Modification #1 requires that (1) future development shall provide for a bikeway, with the preferred location along the Ortega Hill Class I Bikeway along U.S. 101. If this location cannot be accommodated, a bikeway shall be provided on site generally following the northern segment of the Ortega Hill Loop Trail, and (2) future development shall provide for limited vehicular access for handicapped admittance to the top of the site to afford coastal views of the Summerland/Montecito coast.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested above, is consistent with and adequate to carry out the provisions of PRC 30210, 30211, 30212, and 30212.5 of the Coastal Act.

### C. Archaeology

PRC Section 30244 provides that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The Summerland Planning area was previously densely populated by the historic Chumash population, and contains today a number of archaeological sites, including the Josten's//QAD site. The Summerland Community Plan contains a number of policies (Policies HA-S-1 through HA-S-1.4) which provide for the protection of archaeological resources through site specific surveys, and mitigation measures. These policies require the identification of potential archaeological sites through record searches and site specific surveys; and the incorporation of recommendations for mitigation into all project proposals. These policies are supplemented by detailed archaeological guidelines based on standards established by the State Office of Historic Preservation which provide technical guidance in the surveying, evaluation, and mitigation of archaeological resources.

The proposed amendment would confine all buildings to the previously approved developable area of the Summerland Community Plan, but would allow parking structures and other incidental, low scale development (access driveway, kiosk, gate, retention basins) outside of the building area on the north side of the property. Allowance for some development outside of the designated potentially developable area identified in the Summerland Community would enable some development to be relocated outside the developable area to avoid sensitive archaeological resources within the identified potentially developable area.

The Commission therefore finds that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Section 30244.

### D. Environmentally Sensitive Habitats

PRC Section 30240 provides that:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The Josten's/QAD property contains a number of environmentally sensitive habitats, including riparian woodland, oak woodland, and coastal sage scrub. These habitats are generally located on the periphery of the site. The potentially developable area is generally located within the central portion of the site and is currently developed with research park facilities. The proposed amendment would allow certain types of development outside of the

defined potentially developable area, including parking lots and other low scale development (access driveway, kiosk, gate, retention basins) on the north side of the property.

The Summerland Community Plan contains a number of policies (Policy BIO-S-1 through BIO-S-7.2) which provide protection for environmentally sensitive habitats, including native trees. The proposed amendment would not expand the potentially development area into any woodland habitats, but would expand into mixed savannah habitat which is comprised principally of non-native grasses and other weedy species. The proposed development approved as part of the County's Planned Development would require the removal of one native coast live oak tree. The adverse effects of this removal would be off-set through the development of a Tree Protection Plan which would entail planting of native oaks under the provisions of Policy BIO-S-6 and related Action BIO-S-6.4 and BIO-S-6.5 of the Summerland Community Plan. These provisions require the development of tree protection plans for all new development where native and specimen trees may be impacted by the new development. (Additionally, Policy BIO-S-5 and the related Action BIO-S-5.1 requires the use of drought-tolerant and native landscaping in the Summerland Community Planning Area.)

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Section 30240.

#### E. Public Services

PRC Section Section 30250 provides, in part, that:

(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.

The Josten's/QAD property is located within the urban/rural boundary of the Summerland Community Planning Area. The project would receive water from the Montecito Water District which has indicated that it has sufficient supplies to serve all existing commitments.

The Commission therefore finds that the Land Use Plan amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Section 30250.

#### III. LCP/CEQA

The proposed amendment is to the County of Santa Barbara's certified Local Coastal Program. The Commission originally certified the County's Local Program Land Use Plan and Zoning Ordinance in 1981 and 1982 respectively.

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



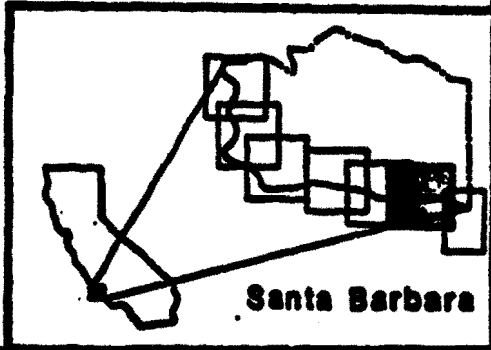
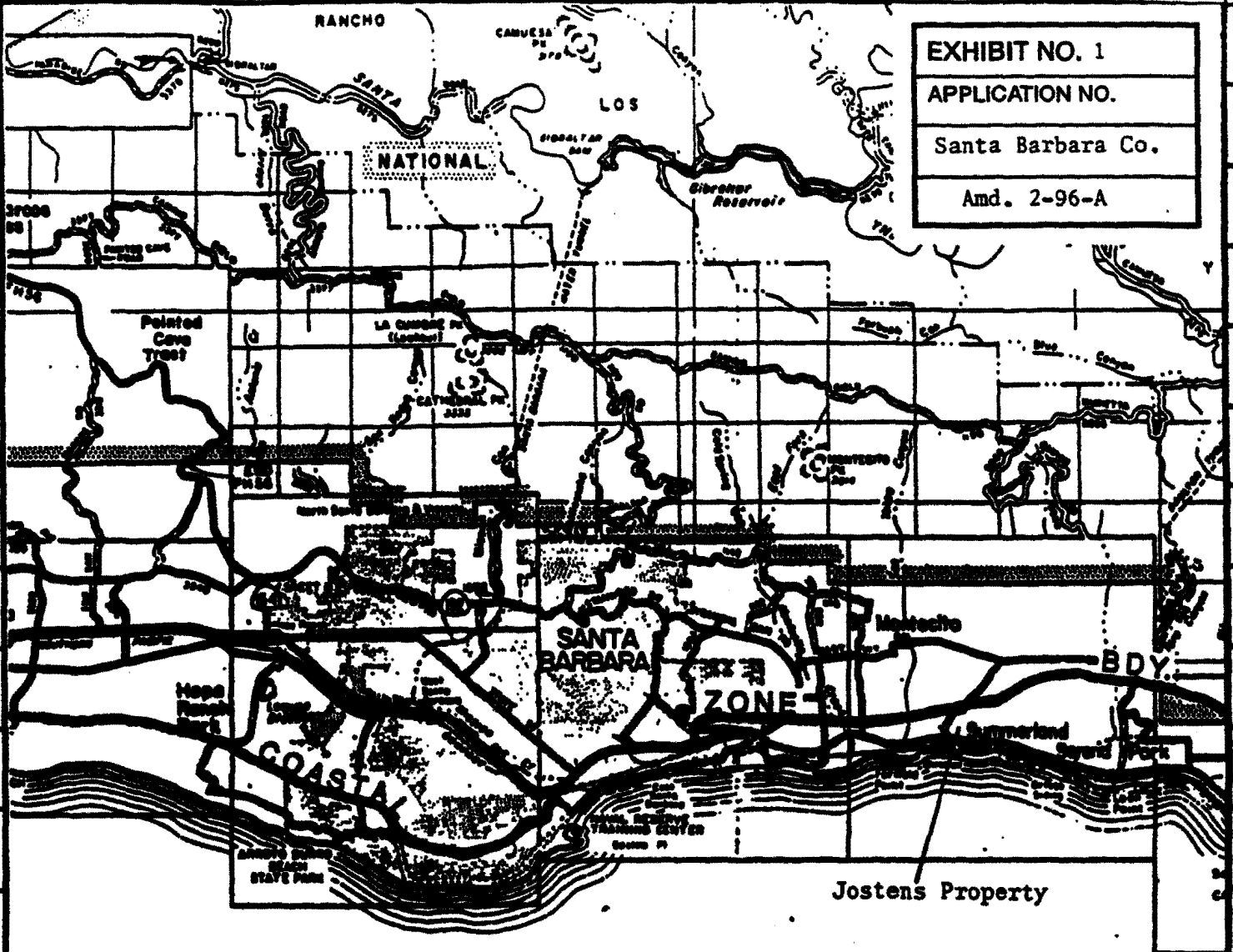
measures to lessen significant environmental impacts to a level of insignificance. As discussed in the findings above, the proposed amendment, if modified as suggested, would adequately address the protection of recreation and access issues, and would therefore have no significant impacts within in the meaning of the California Environmental Quality Act.

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

7478A

A B C D E F G H I J K L M N O

EXHIBIT NO. 1
APPLICATION NO.
Santa Barbara Co.
Amd. 2-96-A



California Coastal Commission

# LOCATION MAP



## County of Santa Barbara

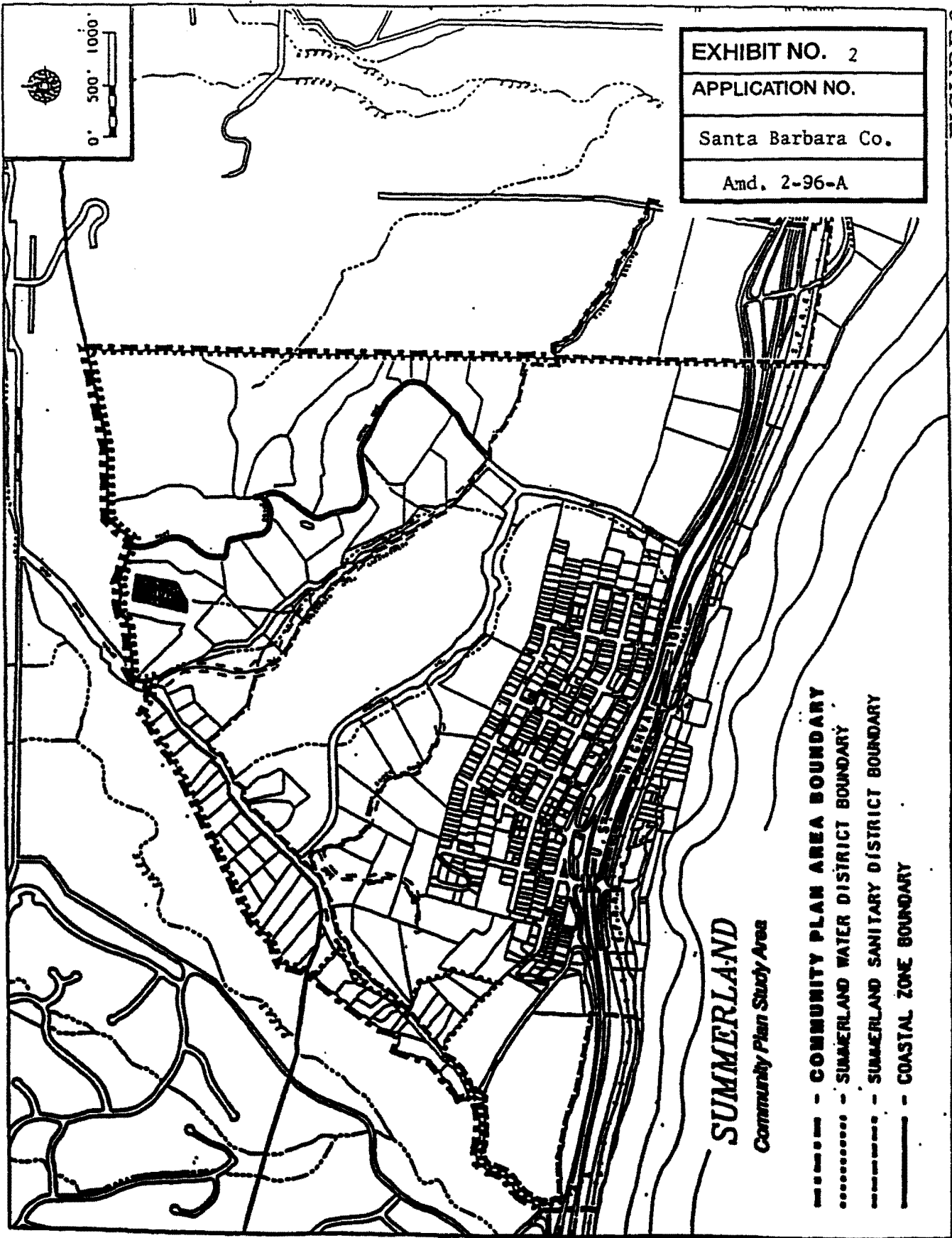


EXHIBIT NO. 2
APPLICATION NO.
Santa Barbara Co.
Am. 2-96-A

**SUMMERLAND**  
Community Plan Study Area

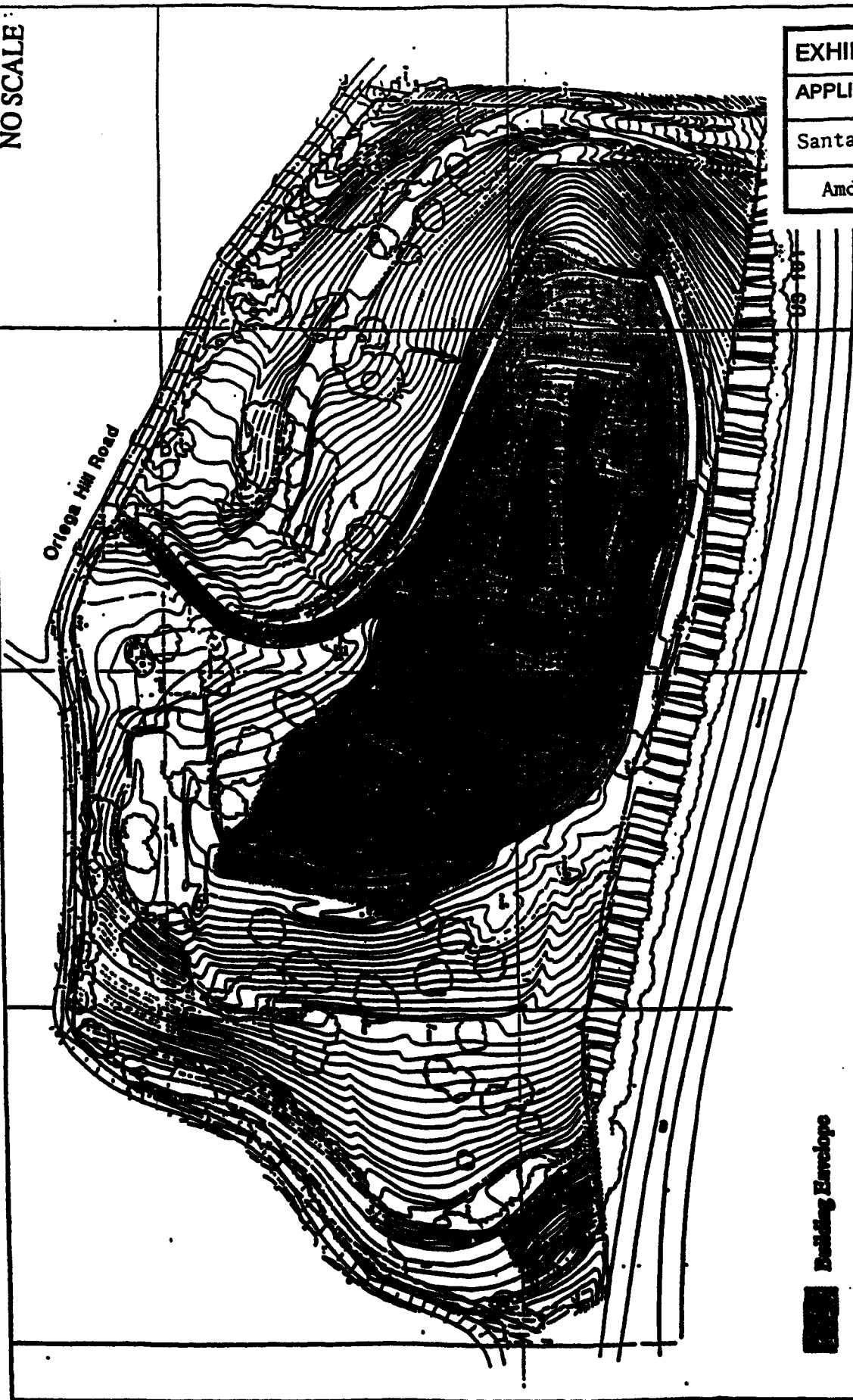
- - - - - COMMUNITY PLAN AREA BOUNDARY
- ..... SUMMERLAND WATER DISTRICT BOUNDARY
- . - . - SUMMERLAND SANITARY DISTRICT BOUNDARY
- COASTAL ZONE BOUNDARY

FIGURE 2


NO SCALE

EXHIBIT NO. 3
APPLICATION NO.
Santa Barbara Co.
Amd. 2-96-A

INTERFACE



Building Envelope

AREA A SITE PLAN MAP 



ANDY  
HELMANN

PROPOSED RAD OFFICE PARK FOR  
GAD  
2111 ORTEGA HILL ROAD  
SUMMERLAND, CA

EXHIBIT NO. 4
APPLICATION NO.
Santa Barbara Co.
Amd 2-96-A

**REMARKS**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

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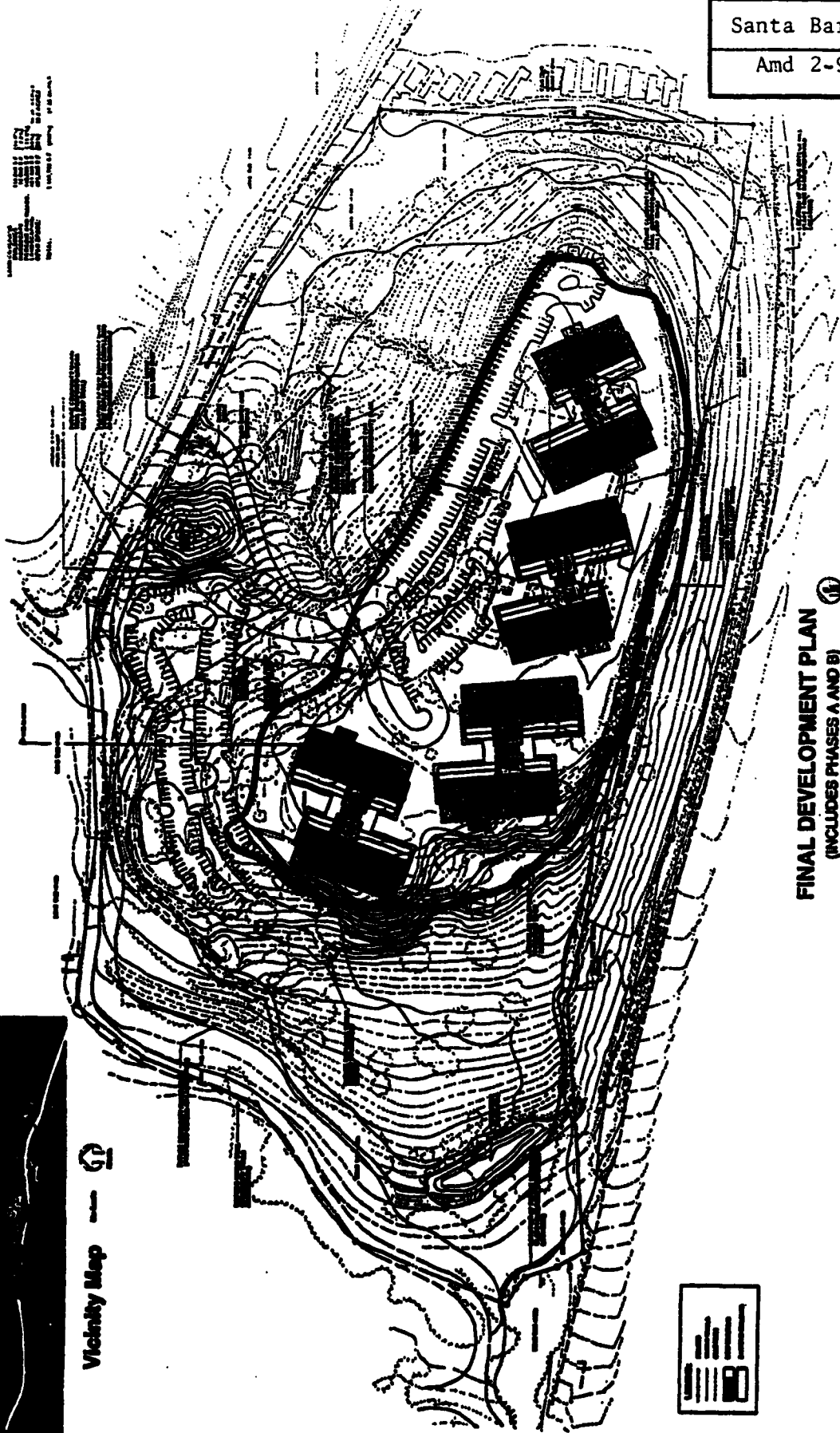
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Note: bold line delineates developable area

FINAL DEVELOPMENT PLAN  
(INCLUDES PHASES A AND B)



Vicinity Map



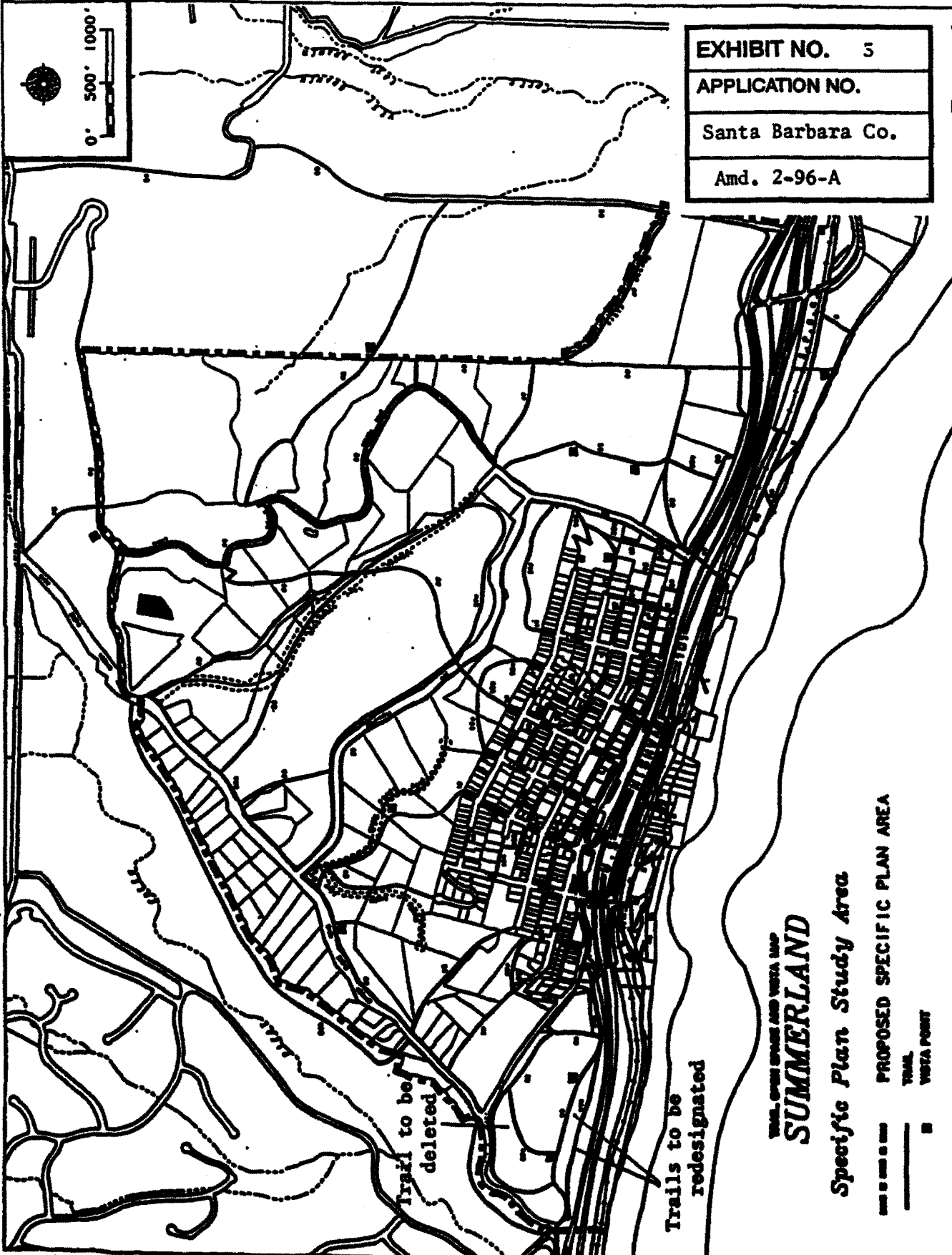
**TRAILS AND OPEN SPACE INDEX**

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EXHIBIT NO.	5
APPLICATION NO.	
Santa Barbara Co.	
Amd. 2-96-A	



Trails to be deleted

Trails to be redesignated

**SUMMERLAND**

Specific Plan Study Area

- PROPOSED SPECIFIC PLAN AREA
- TRAIL
- VISTA POINT

RESOLUTION OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN )  
AMENDMENT TO THE SUMMERLAND )  
COMMUNITY PLAN COMPONENT OF THE )  
COASTAL LAND USE PLAN OF THE )  
LOCAL COASTAL PROGRAM TO CHANGE )  
DEVELOPMENT STANDARD LU-S-J-1A, )  
SUMMERLAND COMMUNITY PLAN FIGURE )  
10 (AREA A) AND FIGURE 15 (TRAIL, )  
OPEN SPACE AND VISTA MAP) AND THE )  
RELATED PRT-2 MAP (CARPINTERIA- )  
MONTECITO-SUMMERLAND PARKS, )  
RECREATION AND TRAILS MAP) )  
\_\_\_\_\_ )

RESOLUTION NO. 96-297  
CASE NO. 96-GP-008

EXHIBIT NO. 6
APPLICATION NO.
Santa Barbara Co.
Amd. 2-96-A

page 1 of 4

WITH REFERENCE TO THE FOLLOWING:

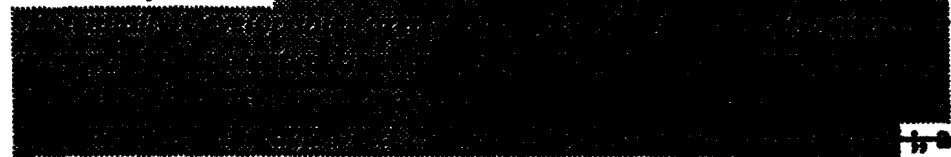
- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. On May 19, 1992, by Resolution No. 92-309, the Board of Supervisors adopted the Summerland Community Plan update to the Coastal Land Use Plan.
- D. In October 1992, the California Coastal Commission certified the Summerland Community Plan as part of the County's Local Coastal Program.
- E. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County that the Board of Supervisors amend the Local Coastal Program as specified below:

1. Pursuant to case number 96-GP-008 under the provisions of the Local Coastal Program and take action to amend the Coastal Land Use Plan, including the Summerland Community Plan (SCP) text and maps, and the County's Parks, Recreation and Trails Map for the Carpinteria-Montecito-Summerland area (PRT-2):

a. To modify Policy LU-S-J-1a as follows:

*LU-S-J-1: The following standards apply to 28 acres currently identified as the Jostens Property, APN 5-110-01:*

*a. Due to visual, archaeological, biological, and traffic constraints on the site, any expansion or addition shall be limited to the "Potentially Developable" area depicted in Figure 10 (Area A Site Plan) of the Community Plan.*



*All new modifications to existing buildings on Area A shall be limited to one story and 16 feet in height, and*

*b. A "Proposed Public or Private Park/Recreational Facility" overlay shall be placed upon the Josten's parcel as part of this Community Plan. If the MRP use ceases, the first priority for Area A (Josten's property) is for public open space. If public or other funds are available, Area A should be acquired for permanent public open space and recreational use. The second priority for Area A is Residential, with limited public recreational use of the property. and*

b. To modify the Summerland portion of the PRT-2 map and related Figure 15 of the Summerland Community Plan by deleting Trail 32a, redesignating Trail 31a as the Ortega Hill Class I Bikeway (preferred location), and redesignating Trails 31 and 32 as the Ortega Hill Loop Trail.

F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a duly noticed public hearing pursuant to Sections 65353 and 65854 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Sections 65354 and 65855 of the Government Code.



- G. This Board has held a duly noticed public hearing, as required by Sections 65355 and 65856 of the Government Code, on the proposed amendments, at which hearing the amendment(s) was/were explained and comments invited from the persons in attendance.
- H. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976.
- I. The Board now wishes to submit these amendments to the California Coastal Commission.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. **The above recitations are true and correct.**
2. **Pursuant to the provisions of Sections 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Local Coastal Program.**
3. **This Board certifies that these amendments are intended to be carried out as a manner fully in conformity with the California Coastal Act.**
4. **The Board shall submit these Local Coastal Program Amendments to the California Coastal Commission for review and certification.**
5. **The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.**

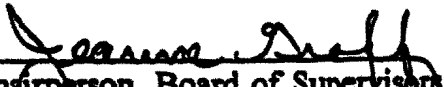
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 23rd day of July, 1996, by the following vote:

AYES: Supervisors Schwartz, Graffy, Wallace, Staffel, Urbanske

NOES: None

ABSENT: None

ABSTENTIONS: None

  
Chairperson, Board of Supervisors  
County of Santa Barbara

ATTEST:

KENT TAYLOR  
CLERK OF THE BOARD OF SUPERVISORS

By:   
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By:   
Deputy County Counsel

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