

CALIFORNIA COASTAL COMMISSION

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



April 23, 1997

TO: Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
 Gary Timm, District Manager
 James C. Johnson, Coastal Program Analyst JG

Tu 19a

RE: CITY OF CARPINTERIA LOCAL COASTAL PROGRAM AMENDMENT NO. 2-97: Land Use Plan Map and Zoning Map Amendment, Ag Packing Houses to Palm Avenue Area, Brown-Serena Property Area, Faith Lutheran Church. Public Hearing and Action at the California Coastal Commission Hearing May 13 - 16 1997, in Santa Barbara.

SYNOPSIS

The City of Carpinteria initially submitted Local Coastal Program (LCP) Amendment 2-97 on November 21, 1996. The submittal was incomplete because additional information was needed on issues related to components of the amendment which were subsequently withdrawn by the City on January 31, 1997. The amendment was deemed complete and was filed on February 18, 1997. The City has submitted the amendment pursuant to Section 13551 (b) (2), as an amendment that will require formal local government adoption after Commission approval. The City's proposal would amend the Local Coastal Plan and Zoning Ordinance for three separate areas or components.

Component 1 Ag Packing Houses to Palm Avenue: Change Land Use designation and Zoning Map for ten parcels from General Industry to Multi-Residential and Planned Residential Development, respectively; and Change Land Use designation and Zoning Map for four parcels from General Industrial to General Commercial/Resort Visitor Serving Commercial and Commercial Planned Development, respectively.

Component 2 Brown-Serena-et al Property: Change Land Use designation Map for one parcel from "undesigned" to Planned Unit Development.

Component 3 Faith Lutheran Church: Change Land Use designation and Zoning Maps from Institutional / Government and Community Facility to Single Family Residential for one portion of a 2.7 acre parcel to eliminate the existing "split-zoning".

The City's Local Coastal Program was fully certified in January 1982; the City assumed the authority to issue coastal development permits on January 27, 1982.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after a public hearing, APPROVE the Land Use Plan, Map, and Zoning Map amendment AS SUBMITTED. The recommended Motions and Resolutions are provided on page three (3) of this report.

ADDITIONAL INFORMATION

For further information on the amendment request, or to obtain a copy of the staff report, contact James Johnson at the South Central Coast District Office, 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 certified LUP, pursuant to Section 30512 (c) of the Coastal Act, is that the proposed amendment is in conformance with the Chapter 3 policies of the Coastal Act. The standard of review for the proposed Implementation Plan (Zoning Ordinance Map) amendment, pursuant to Sections 30513 and 30514 of the Coastal Act, shall be conformance with and adequacy to carry out the provisions of the Land Use Plan portion of the certified City of Carpinteria Local Coastal Program.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local government to provide for public participation in preparation of the LCP amendment. The City of Carpinteria City Council and Planning Commission held numerous public hearings on August 20, September 30, October 7, 1996, October 15, 1996, and October 17, 1996 regarding this LCP amendment. Each hearing was duly noticed to the public consistent with Sections 13551 and 13552 of the California Code of Regulations (Coastal Commission 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. Nine members of the public spoke during the public hearings relative to component one. The issues raised included support for the proposed commercial land use, support to retain the existing industrial land use and support for mixed use. One member of the public spoke during the public hearing relative to component two, supporting the proposed residential land use designation.

PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of the California Code of Regulations, the City resolution for submittal (Resolution No. 4330, dated October 17, 1996) indicates that the amendment will become operative after formal local government adoption once approved by the Commission.

SUBSTANTATIVE FILE DOCUMENTS

City of Carpinteria Local Coastal Program certified 1982 and as amended; City of Carpinteria Local Coastal Program Amendment No. 2-97 submittal file.

EXHIBITS

1. Coastal Zone Location Map
2. Carpinteria Vicinity Map
3. Proposed New Land Use and Zoning Map for Ag Packing Houses to Palm Avenue
4. Proposed New Land Use Map for Brown-Serena et. al. property
5. Proposed New Land Use and Zoning Map for Faith Lutheran Church
6. Approved Land Use for Bluffs Area I
7. City Resolution 4330 for Local Coastal Program Amendments

I. STAFF RECOMMENDATION

A. Approval of Land Use Plan (and Map) 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 2-97 to the City of Carpinteria LCP as submitted.

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 motion.

Resolution I

The Commission hereby CERTIFIES the Land Use Plan Amendment 2-97 to the City of Carpinteria Local Coastal Program as submitted and finds for the reasons discussed below that the Land Use Plan Amendment meets the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic goals specified in Section 30001.5 of the Coastal Act, and that 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.

B. Approval of Implementation Plan (Zoning Map) As Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion II

I move that the Commission REJECT the Implementation Plan Amendment 2-97 to the City of Carpinteria LCP as submitted.

Staff recommends a NO vote, on Motion II 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 II

The Commission hereby CERTIFIES Amendment 2-97 to the Implementation Plan of the City of Carpinteria LCP on the grounds that the amendment to the Local Coastal Program Zoning Map 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 (Land Use Plan)

The standard of review of LCP Land Use Plan Amendment, pursuant to Section 30512 of the Coastal Act, is that the amendment is in conformity with the policies of Chapter 3 of the California Coastal Act.

1. Proposal and Background

The City proposes to amend the Coastal Plan Land Use Plan map in three areas; each are considered a separate component of this amendment submittal.

Component 1 Ag Packing Houses to Palm Avenue. This component proposes changes to two areas along 6th Street. First, ten (10) parcels (APNs 3-360-01, 2, 3, 4, 5, 6, 7, 8, 9, 10) bounded by 6th Street, Maple Avenue, Walnut Avenue, and the Southern Pacific Railroad Easement are to be redesignated on the Land Use Plan Map from General Industry to Multi-Residential. Second, four (4) parcels (APNs 3-360-12, 13, 16, 18) bounded by 6th Street, Palm Avenue, Olive Avenue, and the Southern Pacific Railroad Easement are to be redesignated on the Land Use Plan Map from General Industry to General Commercial/Resort Visitor Serving Commercial. (Exhibit 3)

Component 2. Brown-Serena-et al Property. This component proposes to amend the Land Use Plan Map designation for one parcel (APN 1-170-10, 4.13 acres in size) from "undesigned" to Planned Unit Development. This parcel is also known as a portion of the "Bluffs One" property bounded by the Chevron marine terminal facility on the west, the Southern Pacific Railroad Easement on the north, and the Pacific Ocean on the south. (Exhibit 4)

Component 3. Faith Lutheran Church. This component proposes to amend the Land Use Plan Map designation for one portion of a 2.7 acre parcel (about 0.7 acres of APN 3-14-32) from Institutional / Government to Single Family Residential. (Exhibit 5)

The City submitted Resolution Number 4330 (Exhibit 7) which approved, for purposes of submittal to the California Coastal Commission, a mitigated negative declaration, and the Local Coastal Plan (LCP) Amendments. The City initially submitted fourteen amendment components to the LCP. Eleven of these were withdrawn by the City leaving the subject three LCP amendment components for submittal to the Commission.

The Governor's Office of Planning and Research has requested that the City revise the General Plan, Coastal Plan, and Zoning Ordinance to make them internally consistent. Although the City's revisions were to be completed by 1994, OPR has granted numerous time extensions to allow the City to complete the process. Components one, two, and three of this amendment are proposed as part of this effort.

2. Consistency with Coastal Act

a. New Development

PRC Section 30250 states 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. ...

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

PRC Section 30222 states that:

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.

COMPONENT 1

The principal issue raised by the amendment (component one) is whether the proposed Land Use Plan Map changes are consistent with Coastal Act policies providing for new development within existing developed areas and for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation.

The Coastal Act requires new development to be concentrated within developed areas to avoid expensive infrastructure costs associated with urban sprawl while protecting coastal resources such as prime agricultural lands, the scenic quality of coastal areas, and sensitive habitat areas. Further, visitor-serving commercial recreational facilities are given priority over private residential, general industrial, or general commercial development. Coastal Act policies also encourage that visitor-serving commercial facilities be located within existing developed areas.

The City's Coastal Plan notes that the Land Use Plan provides for about 80 acres designated for commercial use within the City, 40 acres for visitor-serving priority uses and five acres for visitor-serving as the principal permitted use. The majority of the visitor serving commercial areas are located along Linden Avenue from Fifth Street to the vicinity of Carpinteria Avenue and along Carpinteria Avenue. Linden Avenue is the primary visitor serving access route to the beach as it connects Highway 101 and Carpinteria Avenue to Carpinteria City Beach and the State Beach Park. The five acre site designated for visitor serving uses as a principal permitted use is a bluff top parcel at the far east side of the City at the intersection of Highways 101 and 150.

The certified LCP includes a number of provisions governing development in Carpinteria. These include: Policy 2-1 under the Planned Unit Development designation that the entire site be planned as a unit; Policy 2-2 requiring the use of flexible and innovative design concepts to protect scenic qualities, protect coastal resources, and provide public open space, recreation, or beach access; Policy 7-21 requiring a percentage of the total square footage of all properties fronting Linden Avenue from 5th to 8th Street be maintained as visitor-serving uses; and Policies 12-1, through 12-5 assure an adequate water supply. Development of any parcel would require a coastal development permit and require the project to conform to the above LCP policies.

Component 1 is located within a four block area along the north side of the Southern Pacific Railroad Easement which is now designated for General Industrial land uses. This area extends from Linden Avenue on the west to Olive Street on the east and south of Sixth Street. The City proposes to change the land use designation for two of these four blocks. One block between 6th Street, Maple Street, Walnut Street, and the Southern Pacific Railroad Easement is proposed to be changed from General Industrial to Residential land use. This block consists of a mixture of land uses including residential, industrial and commercial. Land uses surrounding this block include: industrial for the block to the west (which borders Linden Avenue); primarily residential for the block to the north; industrial for the block to the east; and the railroad tracks and Carpinteria State Park and Beach to the south. The primary public access corridors are Linden Avenue one block to the west and Palm Avenue one block to the east. Clearly this area is an existing developed area and is currently served by public services, including water and sewage. Because these access corridors are located one block away from this site, the block is less appropriate for visitor serving uses. There are more appropriate areas in the vicinity of this site for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation that exist along other sections of Linden Avenue, as noted in Policy 7-21. However, other areas could be considered for visitor serving land uses, particularly along Palm Avenue near the entrance to Carpinteria State Beach Park as noted below. Therefore, the proposed change in land use from industrial to multi-residential meets the Coastal Act policies noted above.

Regarding the other portion of component one (1), the City proposes to change the land use for a portion of one block between 6th Street, Palm Avenue, Olive Avenue, and the Southern Pacific Railroad Easement from General Industry to a combination of General Commercial and Resort Visitor Serving Commercial. This block now consists of a mixture of land uses including residential, commercial and industrial. Palm Avenue is the primary access to Carpinteria State Beach Park and Campground. The area along Palm Avenue between the subject site and Carpinteria Avenue is designated and built out with two schools and residential land uses. These subject parcels have street frontage along Palm Avenue leading to the State Beach. Former uses included a bait and fishing shop within one of the existing residences. Potential uses include ocean oriented recreational equipment rentals such as small boats and windsurfing equipment (potential applicants have inquired with the City and property owners regarding such uses.) Under the Coastal Act, commercial visitor serving uses are a priority land use. This location fronting an access route to the beach and a state park is an ideal location for these land uses. Therefore, the proposed land use designation allowing for general commercial/resort visitor serving commercial land uses is found consistent with Coastal Act sections which encourage the use of private lands suitable for visitor-serving commercial recreational facilities.

COMPONENT 2

In addition to the development policies of the Coastal Act noted above, the Coastal Act includes numerous policies requiring the provision of public access and recreational uses to and along the coast (Sections 30210, 30211, 30212, 30212.5, and 30214). Additional Coastal Act Policies address the protection of environmentally sensitive habitat areas (Sections 30230 and 30240) and the protection of scenic and visual quality along the coast (Section 30251).

Regarding component two (2), the City proposes to change the land use plan designation from "undesignated" to Planned Unit Development (PUD) for a four (4) acre parcel on the bluff top near the east portion of the City. This parcel is one of the Bluff Area I parcels planned as a unit within the Carpinteria Bluff Areas I, II, and III in the City's Coastal Plan. The majority of the surrounding property to the north and east is also designated as PUD. The site is seaward of the railroad tracks. The land to the immediate east is designated as Recreation, however, that land is along a very narrow portion of the bluff top seaward of the railroad tracks. To the west of the subject site is the Chevron Casitas Pier and land designated as coastal dependent industry. The PUD designation allows for well-planned development of large lots that would be appropriate for a combination of land uses such as visitor-serving commercial, residential, open space, etc. and which are subject to environmental constraints or have important resource values. The PUD designation is subject to five Policies intended to avoid resource degradation while allowing flexibility and innovation in design and the provision of open space. The City's LCP was certified in 1982 to require a specific plan for Bluffs area I consistent with the Planned Unit Development designation and allowed land uses of up to 314 residential units and a hotel with 150 rooms.

The Commission certified the City's LCP Amendment 1-94 in 1994 which addressed the Carpinteria Bluffs property as Bluffs Area I, II, and III. This amendment revised the certified land uses to provide for the development on the 92 acres of Bluffs I of up to 60 residential units, a 100 room hotel or up to 220 rooms if residential units are reduced or eliminated, and up to 10 affordable-to-lower-income household employee residences as part of the hotel development, consistent with the Planned Unit Development (PUD) designation. Since the City's LCP Land Use Plan defines PUD as applicable to large undeveloped parcels suitable for a combination of land uses, i.e., residential, recreational, visitor-serving commercial and convenience establishments, any of these land uses could be approved. However, the purpose of this designation is to prevent piecemeal development by requiring that the entire parcel be planned and developed as a unit. Use of flexible and innovative design concepts is encouraged. Therefore, with the above approved land uses for the entire 92 acre site including the subject four acres of undesignated land within Bluff Area I, the Commission found that these land uses in LCP Amendment 1-94 were consistent with the Coastal Act.

However, the Commission found that a modification was needed to approve Amendment 1-94 which would adequately detail the coastal access, recreation and open space areas. The City submitted LCP Amendment 1-95 to include the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program as a LCP Implementation Plan. The Commission certified this amendment in April 1996. The City's Coastal Access, Recreation, and Open Space Master Program states that the preferred land use for the subject parcel is open

space because development of visitor-serving or residential uses on this parcel could significantly impact a harbor seal haulout area at the base of the parcel's bluff. The Master Program further states:

"However, visitor-serving or residential uses may be permitted on this parcel pursuant to the provisions of Policy D.1.3 of the Carpinteria Bluffs Local Coastal Plan Amendment which permits reconfiguration of open space, provided that the identified purposes of designated open space areas can be satisfied within reconfigured boundaries. In the case of the 4.13 acre parcel south of the rail line, these impacts include: open space purposes including mitigation for potential biotic resource impacts (seal haulout and rookery), visual impacts (preservation of ocean views), and potential loss of coastal recreation and access (mitigation provided through trail and view point construction). Thus, the open space configuration contained in figure 5 (see Exhibit 6) may be further reconfigured pursuant to the provisions of Local Coastal Plan Amendment Policy D.1.3 if the following standards are met:

- . Placement of visitor-serving and/or residential uses on the 4.13 acre parcel south of the rail line will not result in any greater impacts to biotic resource impacts (seal haulout and rookery), view corridors and aesthetics, and potential loss of coastal recreation and access than that which would occur without development of visitor-serving and/or residential uses.
- . Permitted maximum development intensity of Area I is not exceeded.
- . Safe and adequate vehicular and pedestrian access to the parcel is provided as part of its development.

In exchange for preserving the 4.13 acre parcel south of the rail line in open space, pursuant to Policy D.1.7 of the Carpinteria Bluffs Local Coastal Plan/General Plan Amendment, its proportion of the entire development potential of Bluffs Area I will be transferred to the parcel to the north, which is currently under the same ownership."

Therefore, the Commission has found that development of the subject parcel with visitor-serving or residential land uses in a manner consistent with the resources was consistent with the Coastal Act. As an alternative, the Bluff Area Plan also allows for the transfer of these development rights to consolidate development elsewhere on the Bluffs Area I site (i.e. inland parcels) while preserving the entire subject site for open space. This alternative has also been found by the Commission as consistent with the Coastal Act. Considering the fact that the coastal zoning ordinance, certified by the Commission, designates the subject site as PUD and the City's assertion that the site was inadvertently undesignated for a land use in 1982 when the LCP was first certified, it is reasonable to designate the land use for the site as PUD, consistent with the zoning designation. The proposed PUD designation allows for restricted land uses as noted in the combination of land use policies above. Thus, the Commission finds that the City's proposal to change the land use plan designation from "undesignated" to Planned Unit Development is consistent with the Coastal Act.

Component 3

Regarding component three (3), the City proposes to designate a portion of a 2.7 acre site as a Single Family Residential land use. This portion of the parcel, about 0.7 acres in size, is now designated as Institutional / Government. The remainder of the parcel has a land use designation as Single Family Residential. The site includes an existing church and is surrounded by residential land uses to the east and north. To the west is a vacant lot designated for residential land use and an existing school. By changing the designation of this portion of this site to single family residential consistent with the remaining portion of the parcel, the resulting land use designation is the same for an entire parcel, a generally agreed upon land use principal among planners. The proposed change is consistent with the applicable Coastal Act policies addressing development because the site is located inland of Highway 101 and distant from the beach, is consistent with the surrounding residential land use designation, and the site now developed with a church is served by adequate water and sewage services.

In summary, the Commission finds that the City's proposed changes in the Land Use Plan are consistent with and adequate to carry out Sections 30222, and 30250 of the Coastal Act.

B. Findings for Resolution II (Implementation Measures)

The standard of review for an amendment to the certified LCP Zoning Ordinance and Map is whether the map and zoning designation conforms with and is adequate to carry out the provisions of the certified LCP Land Use Plan (PRC Section 30513 (a) and 30514). 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.

1. Proposal

Regarding component one (1) the City proposes to change the zoning map from General Industry to Planned Residential Development, 20 units per acre (PRD-20). As noted above, the City proposes to change the land use designation to Multi-Residential. The proposed zoning map change to PRD-20 will carry out the land use designation with multiple residential development with a maximum density of 20 dwelling units per acre. The City also proposes to change the zoning map from General Industrial to Commercial Planned Development. The proposed zoning map change to CPD will carry out the General Commercial/Resort Visitor Serving Commercial land use designation.

Regarding component two (2), the City does not propose any changes to the existing PUD zoning designation on this site. The PUD zoning designation will carry out the new PUD land use designation because the zoning is now consistent with the PUD land use designation.

Regarding component three (3) the City proposes to change the zoning map from Community Facility to Single Family Residential, 7-R-1. As noted above, the City proposes to change the land use designation to Single Family Residential. The proposed zoning map change to 7-R-1 will carry out the land use designation with single family residential development with a minimum lot area of 7,000 square feet.

For these reasons, the Commission finds that the proposed Zoning Ordinance and Map changes are consistent with and adequate to carry out the provisions of the certified Local Coastal Program Land Use Plan.

III. CONSISTENCY WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

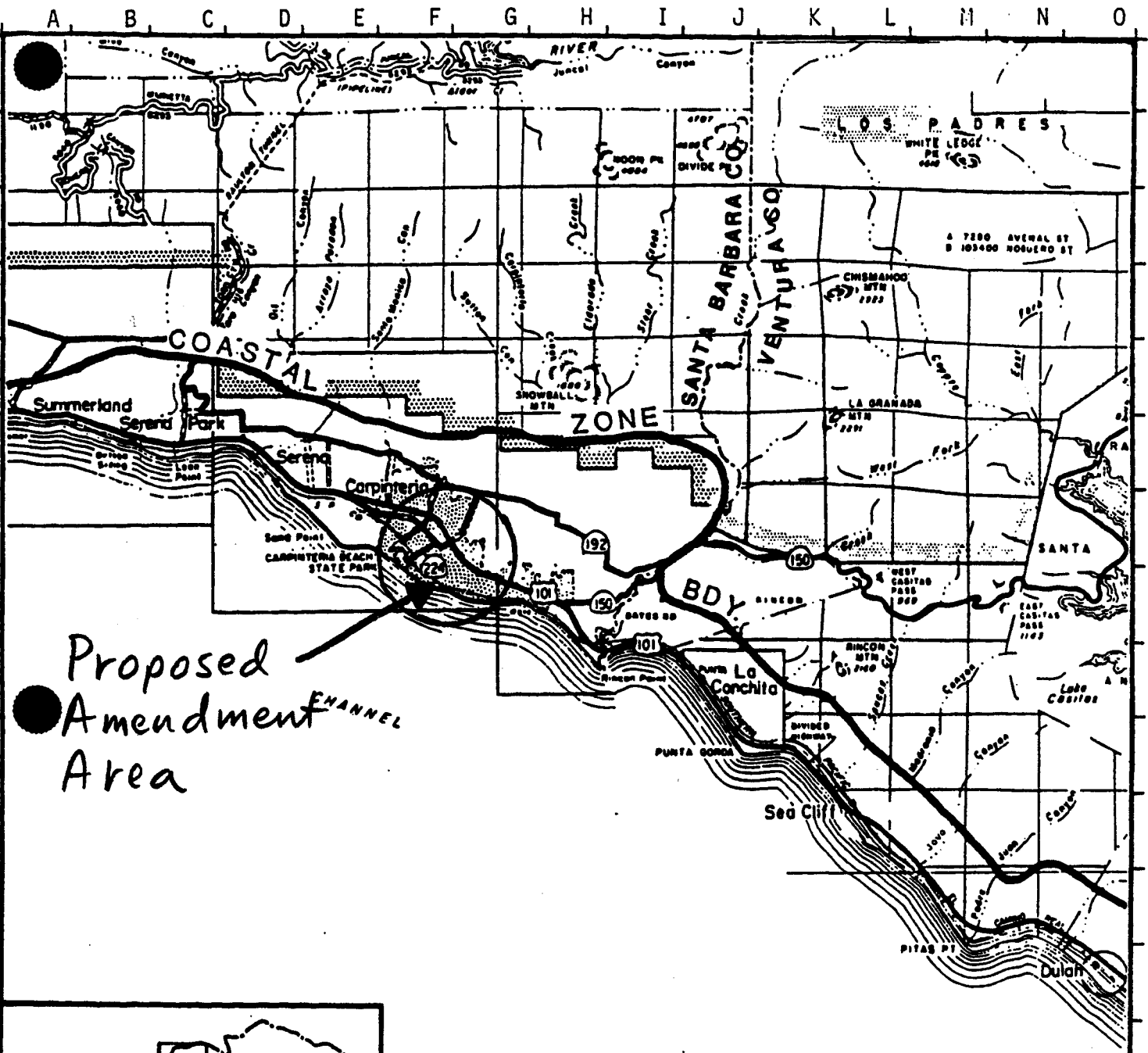
The Coastal Commission's Local Coastal Program process has been designated as the functional equivalent of CEQA. CEQA requires the consideration of less environmentally damaging alternatives and the consideration of mitigation measures to lessen significant environmental impacts to a level of insignificance.

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 City adopted, on October 17, 1996, a Negative Declaration addressing these LCP Amendment changes. 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, and thus, is consistent with the California Environmental Quality Act.

Thus, the the Commission finds that the amendment is consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

7880A



● Proposed
Amendment
Area

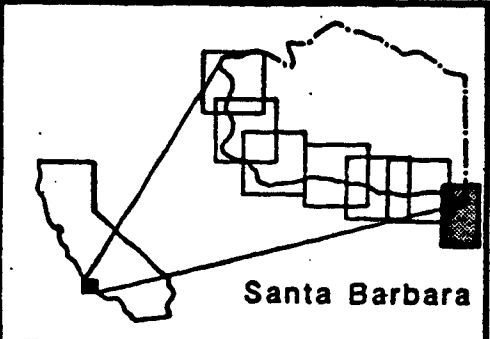
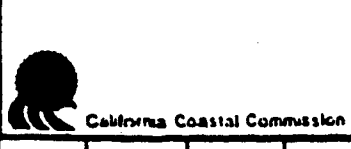
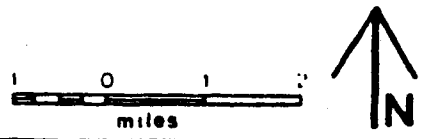


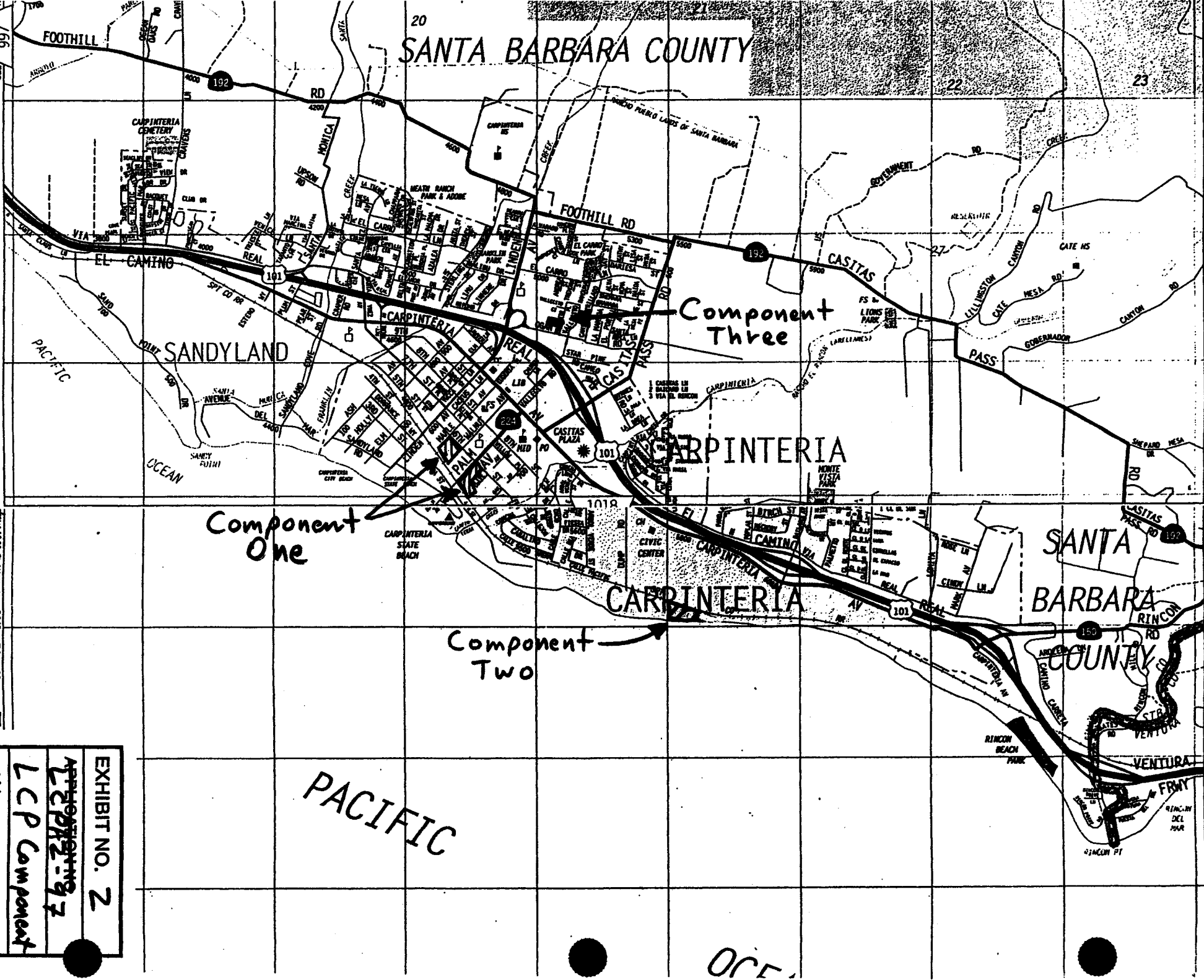
EXHIBIT NO.	1
APPLICATION NO.	LCPA 2-97
Location Map	



LOCATION MAP



SANTA BARBARA COUNTY



Component One

Component Two

Component Three

PACIFIC

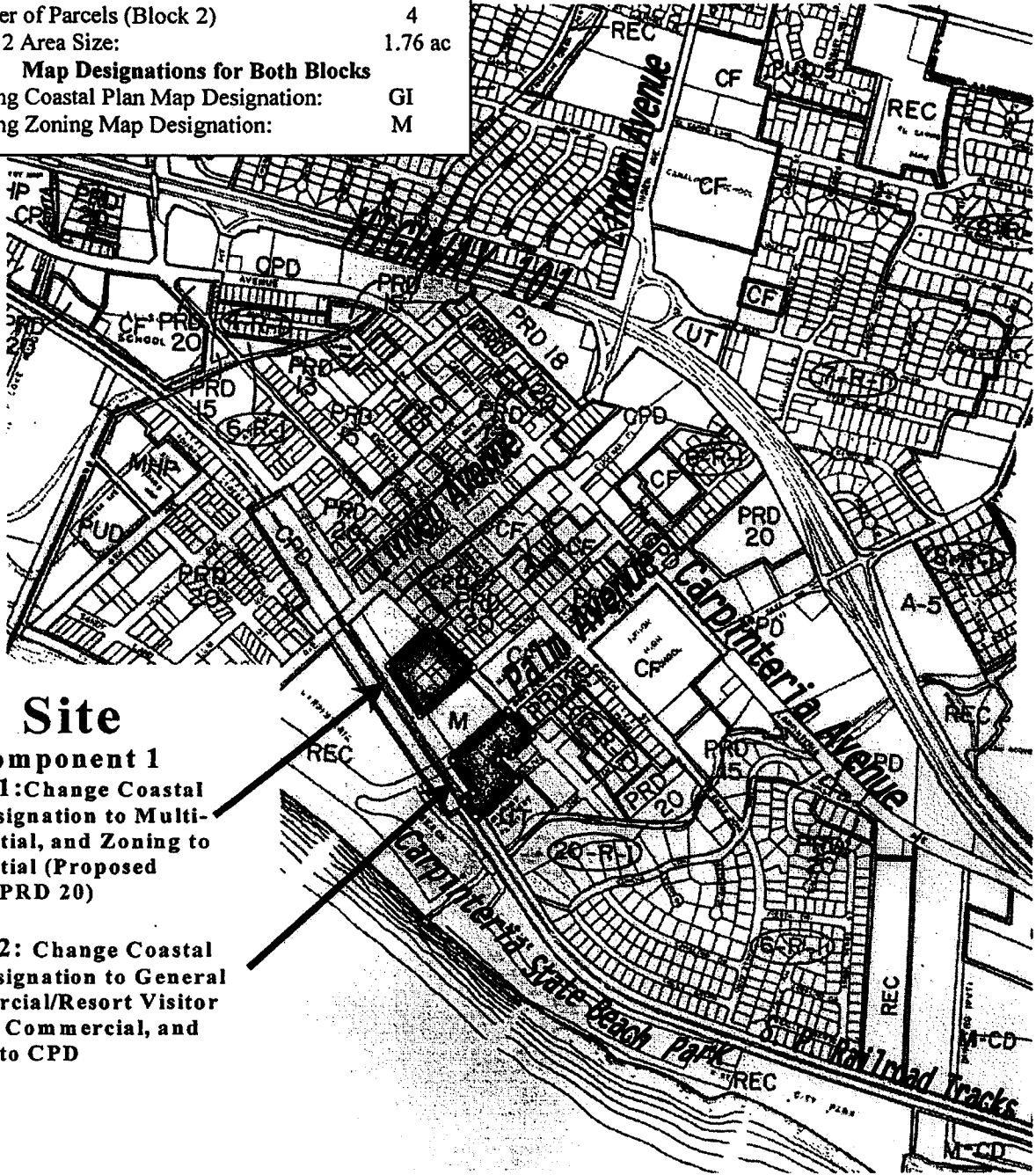
OCEAN

EXHIBIT NO. 2
APPROPRIATING
LCP Component
Map

COPYRIGHT 1995 Thomas Bros. Map

SEE MAP 4501

Proposed Site	
Multiple Property Owners	
Number of Parcels (Block 1)	10
Block 1 Area Size:	2.0 ac
Number of Parcels (Block 2)	4
Block 2 Area Size:	1.76 ac
Map Designations for Both Blocks	
Existing Coastal Plan Map Designation:	GI
Existing Zoning Map Designation:	M



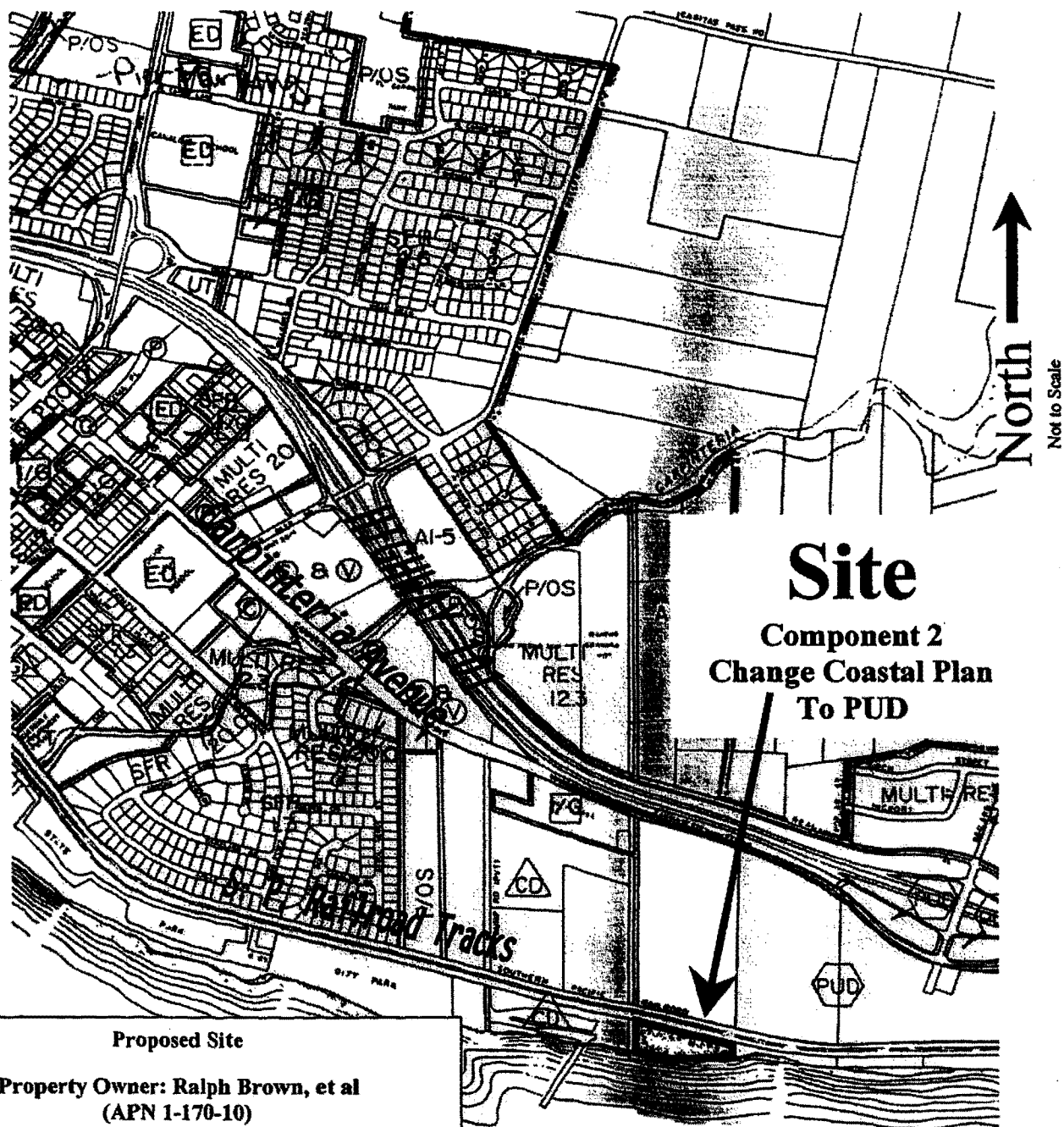
Site

Component 1

Block 1: Change Coastal Plan designation to Multi-Residential, and Zoning to Residential (Proposed Zoning PRD 20)

Block 2: Change Coastal Plan designation to General Commercial/Resort Visitor Serving Commercial, and Zoning to CPD

EXHIBIT NO. 3
APPLICATION NO.
LCPA 2-97
COMPONENT 1



Proposed Site

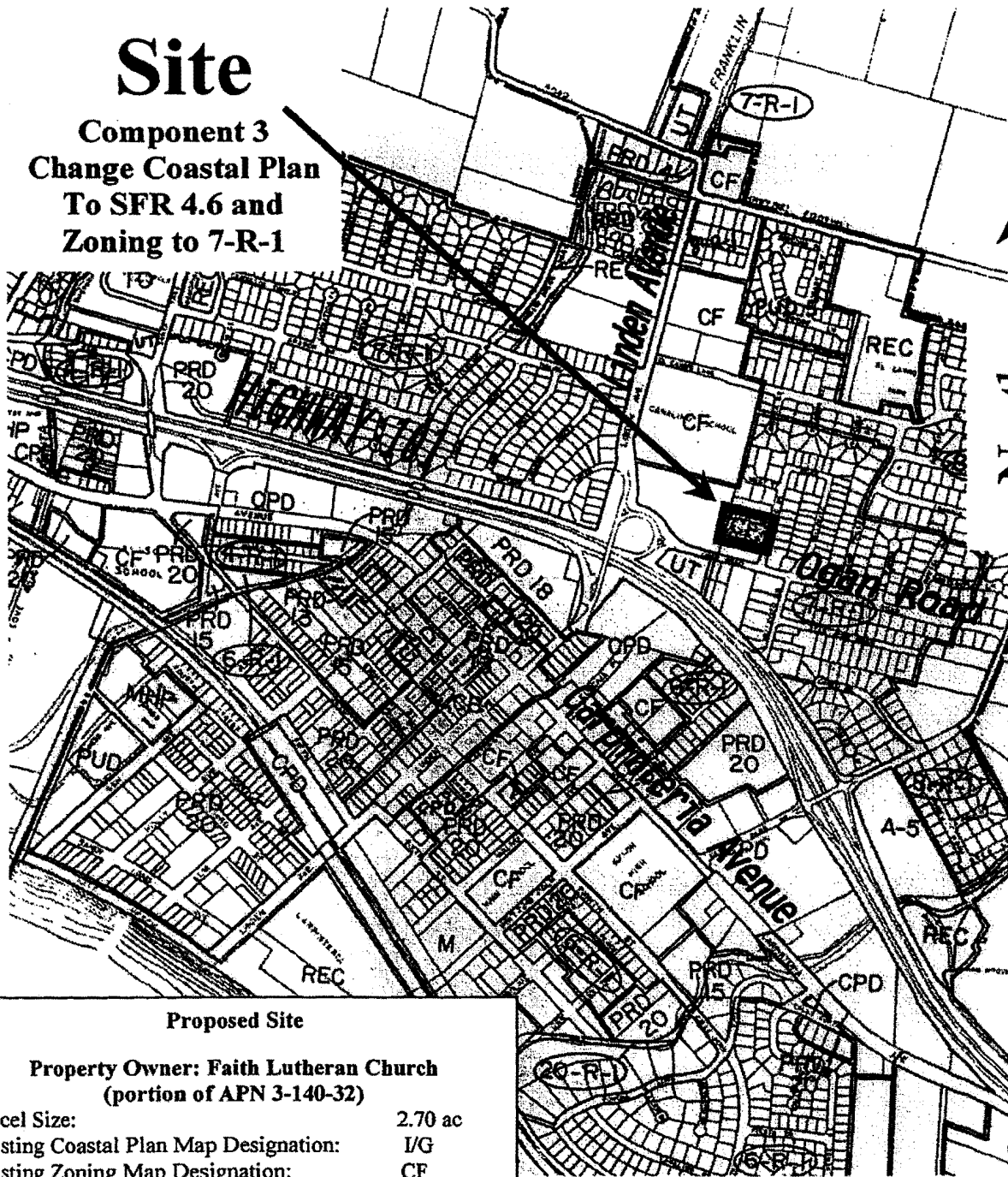
Property Owner: Ralph Brown, et al
(APN 1-170-10)

Parcel Size: 4.13 ac
 Existing Coastal Plan Map Designation: Undesignated
 Existing Zoning Map Designation: PUD

EXHIBIT NO. 4
APPLICATION NO.
LCPA 2-97
COMPONENT 2

Site

**Component 3
Change Coastal Plan
To SFR 4.6 and
Zoning to 7-R-1**



Proposed Site

**Property Owner: Faith Lutheran Church
(portion of APN 3-140-32)**

Parcel Size:	2.70 ac
Existing Coastal Plan Map Designation:	I/G
Existing Zoning Map Designation:	CF

EXHIBIT NO. 5

APPLICATION NO.

LCPA 2-97

COMPONENT 3

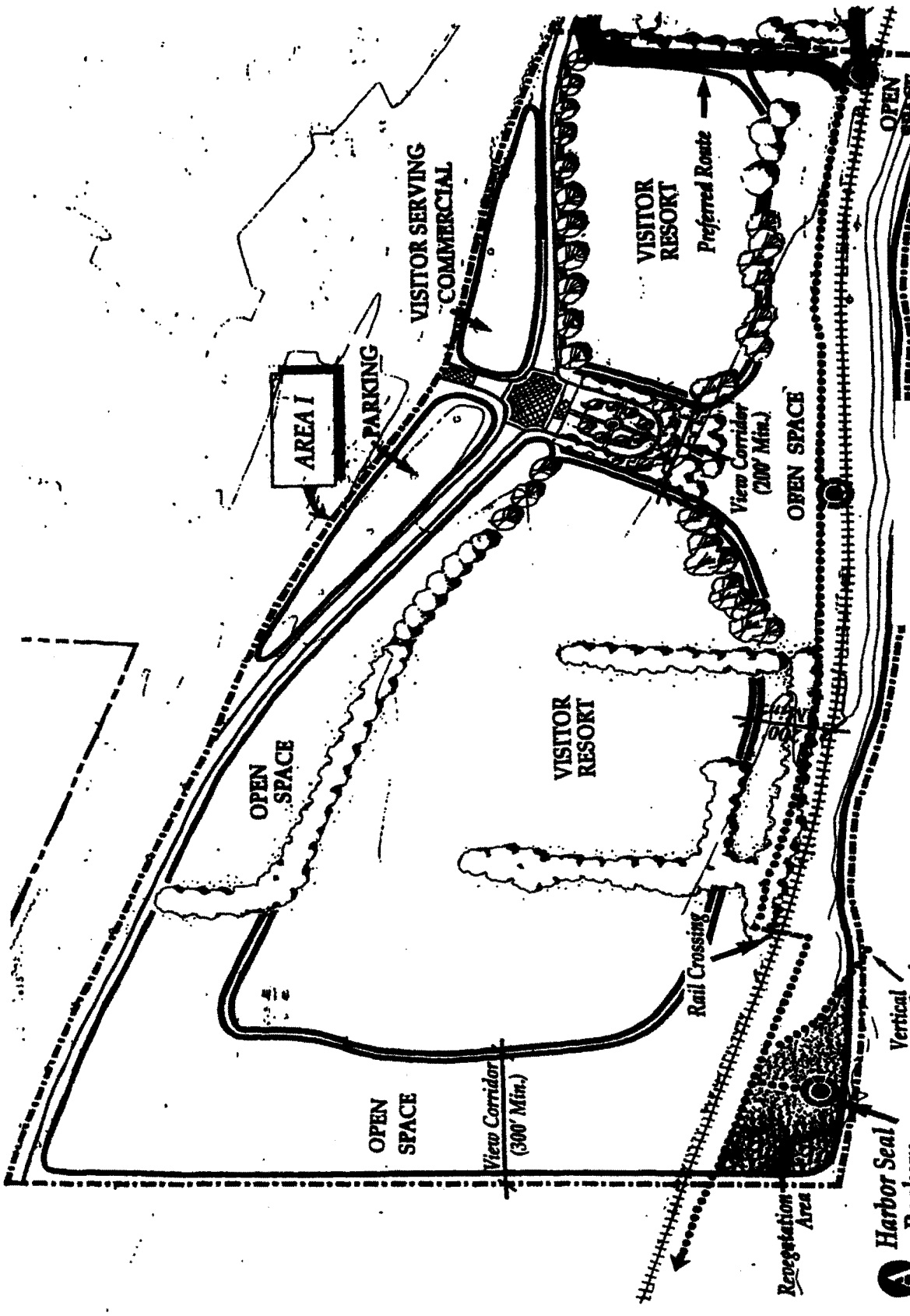


EXHIBIT NO. 6
 APPLICATION NO.
 Carpintera 2-97
 Bluffs Area I
 Land Use

- LEGEND:
- City Limits
 - Planning Area Boundary
 - Harbor Seal Rookery
 - Vertical Access to Beach
 - Existing Trees
 - Proposed Access Trees
 - Proposed Buffer
 - Public Trail
 - View Point

72695(CCC-403)



Figure 5

Approved
 Bluffs Area I - Proposed Land Use and Trails Map
 CCP Amendment 95

RESOLUTION NO. 4330

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA,
CALIFORNIA, APPROVING, FOR PURPOSES OF SUBMITTAL TO THE
CALIFORNIA COASTAL COMMISSION, THE MITIGATED NEGATIVE
DECLARATIONS, LOCAL COASTAL PLAN AMENDMENTS AND GENERAL PLAN
AMENDMENTS FOR PROJECT NUMBERS**

96-771-LCPA/GPA	<i>(West Side Downtown Residential)</i>
96-774-LCPA/GPA	<i>(East Side Downtown Residential)</i>
96-764-LCPA/GPA	<i>(Ag Packing Houses to Palm Avenue)</i>
96-760-LCPA/GPA	<i>(Pier Parking Area)</i>
96-762-LCPA/GPA	<i>(Brown-Serena et al Property)</i>
96-763-LCPA/GPA	<i>(Bluff Face)</i>
96-761-LCPA/GPA	<i>(Old 7-Up Property)</i>
96-765-LCPA/GPA	<i>(Whitney Property)</i>
96-769-LCPA/GPA	<i>(GTE Building)</i>
96-770-LCPA/GPA	<i>(Faith Lutheran Church)</i>
96-758-LCPA/GPA	<i>(Ogan Road @ Linden Avenue)</i>
96-775-LCPA/GPA	<i>(Reynolds @ 7th Street)</i>
96-756-LCPA/GPA	<i>(Hetrick Property)</i>
96-777-LCPA/GPA	<i>(Kim's Market Area)</i>

THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Carpinteria finds, determines, and declares:

a. A full and complete copy of the project materials (96-756-LCPA/GPA, 96-758-LCPA/GPA, 96-760-LCPA/GPA, 96-761-LCPA/GPA, 96-762-LCPA/GPA, 96-763-LCPA/GPA, 96-764-LCPA/GPA, 96-765-LCPA/GPA, 96-769-LCPA/GPA, 96-770-LCPA/GPA, 96-771-LCPA/GPA, 96-774-LCPA/GPA, 96-775-LCPA/GPA, 96-776-LCPA/GPA, and 96-777-LCPA/GPA) is on file with the City's Community Development Department.

b. Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA"), the California Code of Regulations, Title 14, Section 15000 et seq. ("CEQA Guidelines") and the City of Carpinteria's Environmental Review Guidelines as applicable, the City prepared or caused to be prepared Initial Studies which were presented to the City's Environmental Review Committee ("ERC") on August 8, 1996. The ERC concluded that projects 96-761-LCPA/GPA, 96-762-LCPA/GPA, 96-763-LCPA/GPA, 96-765-LCPA, 96-766-LCPA/GPA, 96-769-LCPA/GPA, 96-770-LCPA/GPA, 96-771-LCPA/GPA, and 96-776-LCPA/GPA, were categorically exempt from environmental review and recommended Mitigated Negative Declarations for 96-756-LCPA/GPA, 96-758-LCPA/GPA, 96-760-LCPA/GPA, 96-764-LCPA/GPA, 96-774-LCPA/GPA AND 96-777-LCPA/GPA, 96-775-LCPA/GPA Coastal Plan/General Plan Amendments.

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c. After action by the California Coastal Commission, the City desires and intends to use the Categorical Exemptions and Mitigated Negative Declarations (collectively "Environment Documents") for formal adoption of the Project, as well as any future discretionary actions described in the Environmental Documents, in accordance with CEQA

d. At a duly noticed public hearings on August 20, September 30, and October 7, 1996, the City Council considered the Projects and Environmental Documents. On October 7, 1996 the City Council and the City Council considered the projects and environmental documents and on October 15, 1996 the Planning Commission finalized its recommendations to the Council by adopting Resolution 96-2. On October 17, 1996, after considering the Planning Commission's recommendations, receiving public comment, due consideration, and lengthy discussions among the Council and with staff, a majority of the City Council approved, for submittal to the California Coastal Commission pursuant to Public Resources Code Section 30510(a) and California Code of Regulations Title 14 Section 13551(b)(2), the Local Coastal Plan and General Plan Amendments referenced in the table of Map Changes which is attached hereto (Exhibit 1).

e. On October 17, 1996, the City Council adopted this resolution certifying that the proposed Local Coastal Plan and General Plan Amendments are intended to carry out the City's Local Coastal Plan consistent with the California Coastal Act and directing that the proposed amendments be transmitted to the California Coastal Commission for filing in accordance with Section 13551(b)(2) of Title 14 of the California Code of Regulations.

f. The Local Coastal Plan and General Plan Amendments, have been presented to the City Council of the City of Carpinteria for its review and consideration and recommendation to the City Council prior to making any recommendations relating to the Project.

g. The proposed amendments approved for submittal to the California Coastal Commission by the City Council as set forth below and as attached hereto and incorporated herein by reference, reflect the recommendations of the Planning Commission and necessary modifications by the City Council.

h. The actions of the City Council as set forth below and as attached hereto and incorporated herein by reference are consistent with the time extension granted by the Governor's Office of Planning and Research on October 20, 1994 and represent significant progress in the City's efforts to update the City's Coastal Plan and General Plan.

i. The Environmental Documents have been presented to the City Council of the City of Carpinteria and approved for submittal and filing with the California Coastal Commission.

j. Documents constituting the record of proceedings on the Project : Environmental Documents are located and under the custody of the Community I

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Director, City of Carpinteria Community Development Department, 5775 Carpinteria Avenue,
Carpinteria, California.

Section 2. NOW, THEREFORE, BE IT RESOLVED that the City Council of the City
of Carpinteria recommends that the California Coastal Commission consider the Environmental
Documents, attached hereto as Exhibits 2, 3, 4, 5, 6, 7 8, and 9 (Mitigation Monitoring Program).

Section 3. BE IT FURTHER RESOLVED THAT pursuant to Public Resources Code
Section 30510(a) and Government Code Sections 65353 and 65354, the City Council held public
hearings on the proposed amendments to the Local Coastal Plan Map and the General Plan Map is
transmitting all proposed amendments to the California Coastal Commission for submittal and filing
pursuant to California Code of Regulations, Title 14 Section 13551(b)(2).

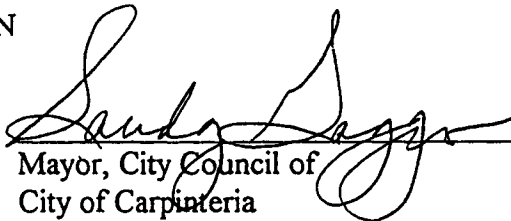
PASSED, APPROVED AND ADOPTED this 17th day of October, 1996, by the following
called vote:

AYES: Councilmembers: NIELSEN, STEIN, MARTINEZ, GAGGERO

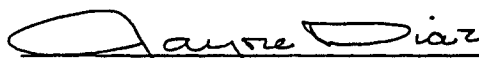
NOES: Councilmembers: NONE

ABSENT: Councilmembers: NONE


ABSTAIN: Councilmembers: JORDAN


Mayor, City Council of
City of Carpinteria

ATTEST:


City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted
at a regular meeting of the City Council of the City of Carpinteria held on the 17th day of October
1996.


City Clerk, City of Carpinteria

APPROVED AS TO FORM:

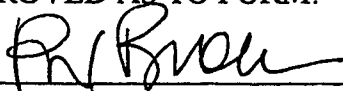

City Attorney

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