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CALIFORNIA COASTAL COMMISSION

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



June 18, 1998

TO: Commissioners and Interested Persons

FROM: Chuck Damm, Senior Deputy Director
Gary Timm, District Manager
Mark H. Capelli, Coastal Program Analyst

RE: SANTA BARBARA COUNTY LCP Amendment 1-97-C Public Hearing
and Action at the California Coastal Commission Hearing of July 7-10,
1998 at the Hyatt Regency Hotel, No. 5 Embarcadero, San Francisco

Background

The County of Santa Barbara submitted Local Coastal Program (LCP) Amendment 1-97 on July 21, 1997 consisting of three parts. The Commission has previously acted on parts (A) and (B) of LCP Amendment 1-97 on October 9, 1997. Part (A) clarified the maximum square footage of accessory structures in the Montecito Community Plan Overlay District; Part (B) updated and revised the permitting process for communication facilities to provide consistency among County zoning ordinances.

This staff report and recommendation deals only with the remaining Part (C) of LCP Amendment 1-97, the Antiquated Subdivision Overlay District and related provisions. Part (C) would delete the previously certified Antiquated Subdivision Overlay District and Antiquated Subdivision Overlay lot area regulations and rescind the application of the Antiquated Subdivision Overlay District to antiquated subdivisions in the Naples and Montecito areas of Santa Barbara County.

The submittal was deemed complete and filed on August 15, 1997. At its September 1997 meeting the Commission acted to extend the 60 day time limit to act on Santa Barbara County's Local Coastal Program Amendment 1-97 for a period not to exceed one year. The Commission must complete action upon this amendment no later than its August 1998 meeting.

Amendment Proposal and Staff Recommendation

The proposed amendment would delete the previously certified Antiquated Subdivision Overlay District and Antiquated Subdivision Overlay lot area regulations, and rescind the application of the Antiquated Subdivision Overlay District to the Naples and Montecito antiquated subdivision areas within the Coastal Zone.

The staff is recommending approval of the proposed amendment as submitted by the County.

Additional Information

For further information about the amendment request, this report, or the amendment process, contact Mark H. Capelli at the South Central Coast Area Office, 89 South California Street, Ventura, CA (805) 641-0142.

Exhibits

1. Resolution No. 97-278
2. Ordinance No. 4266
3. Ordinance No. 4267
4. General Location Map
5. Naples Antiquated Subdivision Area Map
6. Gaviota Planning Area Land Use Plan Map
7. Montecito Antiquated Subdivision Area Map
8. Montecito Planning Area Land Use Plan Map

I. STAFF RECOMMENDATION

A. Approval of Implementation Ordinance Amendment as Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion

I move that the Commission reject the Implementation Ordinance Amendment 1-97-C to the Santa Barbara County LCP as submitted.

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

Resolution

The Commission hereby certifies Amendment 1-97-C to the Implementation Plan of the Santa Barbara County LCP on the grounds that the amendment to the Local Coastal Program Zoning Ordinance, as submitted, conforms to and is adequate to carry out the provisions of the certified LCP Land Use Plan. There are no feasible alternatives

available which would substantially lessen any significant effects which the approval of the Implementation Plan amendment may have on the environment.

II. RECOMMENDED FINDINGS

1. Standard of Review

The standard of review of an amendment to the certified LCP Zoning Ordinance is whether the ordinance conforms with and is adequate to carry out the provisions of the certified LCP Land Use Plan (PRC Section 30513 (a)). In addition, procedural elements of the LCP Zoning Ordinance must conform to the applicable provisions of the California Coastal Act and the applicable provisions of the Commission's Administrative Regulations. The Coastal Act provides that the Commission may only reject the proposed zoning ordinance amendment if a majority of the Commissioners present finds that it does not conform with or is inadequate to carry out the provisions of the certified Land Use Plan.

2. Proposal

The proposed amendment would delete the previously certified Antiquated Subdivision Overlay District and Antiquated Subdivision Overlay lot area regulations, and rescind the application of the Antiquated Subdivision Overlay District to the Naples and Montecito antiquated subdivision areas within the Coastal Zone. These elements of the County's currently certified Local Coastal Program were certified as part of LCP Amendment 2-88 by the Commission in 1989. The current Amendment 1-97-C to rescind portions of Amendment 2-88 dealing with the Antiquated Subdivision Overlay District and related provisions does not change the underlying Land Use Plan designations or the accompanying Zoning Ordinance designations for any of the parcels in either the Naples or Montecito area which were originally certified by the Commission in 1982 as part of the certification of the County of Santa Barbara's Local Coastal Program. (See Exhibits 2 and 3.)

The Antiquated Subdivision Overlay District requires the combination of substandard sized lots, to the maximum extent feasible, to meet current minimum lot sizes and building requirements prior to development, if the lots were held under common ownership at the time of the adoption of the County ordinance (July 2, 1984). Under the provisions of the Antiquated Subdivision Overlay District, Coastal Development Permits would not be issued by the County for dwellings unless the parcels conform, to the maximum extent feasible, to the minimum parcel size established by the County's Local Coastal Program. However, a single dwelling unit could be permitted on an undersized lot without lot merger if was held under separate ownership prior to July 2, 1984.

The Antiquated Subdivision Overlay District did not establish any new Land Use Plan or Zoning Ordinance designations or modify previously approved land use densities; it merely provided a mechanism by which substandard sized parcels may be brought into

conformance, to the maximum extent feasible, with the land use and zoning designations contained in the County's certified Local Coastal Program.

3. Background

On August 8, 1988, the Santa Barbara County Board of Supervisors adopted Zoning Ordinances 3717 through 3723 which implemented the Antiquated Subdivision Overlay District.

On November 9, 1988 the County submitted LCP Amendment 2-88 to the Coastal Commission which included the Antiquated Subdivision and Overlay District and its application of the District to the Naples and Montecito areas within the Coastal Zone.

On February 7, 1989, the Coastal Commission certified LCP Amendment 2-88, including the Antiquated Subdivision Overlay District and its application to the Naples and Montecito areas, as submitted by the County. The County acknowledged the Commission's action on March 20, 1989, and the Commission concurred with the County's acknowledgment on April 12, 1989.

On May 12, 1994 the Supreme Court of California, in the case *Morehart v. County of Santa Barbara* ((1994) 7 Cal.4th 725), declared portions of the Antiquated Subdivision Overlay District ordinances invalid because they were impliedly preempted by certain statutory provisions of the Subdivision Map Act. The Subdivision Map Act only provides limited circumstances under which a local agency can require the merger of contiguous lots by ordinance. One condition under which mergers can be required is when a parcel has been "identified or designated" prior to July 1, 1981 under the California Coastal Act of 1976 "as being insufficient in size to support residential development." Examples of other conditions allowing merger include when one of the parcels comprises less than 5,000 square feet, or was not created in compliance with applicable law, or fails to meet current standards for sewage disposal, water supply, slope stability or vehicular access, or "[i]s inconsistent with the applicable general plan and any applicable specific plan, other than minimum lot size or density standards." (Gov. Code Section 66451.11 et seq.)

While the court recognized the County's authority to set minimum parcel size standards for development, so long as the requirements are not conditioned on lot merger, and to require land owners to initiate the merger of parcels as a condition of development for lots that could be merged by ordinance under Section 66451.11 of the Subdivision Map Act, it held that the merger standards contained in the County Antiquated Subdivision Overlay regulations must be consistent with the standards identified in the Subdivision Map Act (Gov. Code Section 66410 et seq.). Because the County's zoning ordinance required merger of undersized lots based on zone district minimum lot size requirements, while the Map Act allows merger based on lot size only for lots less than 5,000 square feet, the Court held the Antiquated Subdivision Overlay Ordinance merger requirements

was impliedly preempted. The Court did not address the question of whether the County was required to recognize parcels shown on antiquated maps.

In response to the Supreme Court's decision, the County was required to change its regulations governing the development and merger of parcels smaller than the minimum lot size required in a zone district. The County has maintained a clear distinction between the determination of parcel validity and the subsequent regulation of development of a valid parcel.

As a result, the County is proposing to delete the previously certified Antiquated Subdivision Overlay District and Antiquated Subdivision Overlay lot area regulations, and rescind the application of the Antiquated Subdivision Overlay District to the Naples and Montecito antiquated subdivisions in the Coastal Zone. This amendment will remove the invalid portions of these ordinances from the County's Local Coastal Program Implementation Ordinances.

The Antiquated Subdivision Overlay District has been applied by the County through LCP Amendment 2-88 to two areas within the Coastal Zone which contain substantial numbers of substandard sized lots which do not meet the land use designations and zoning density requirements of the County's certified Local Coastal Program: an antiquated subdivision along the Gaviota Coast known as Naples and an antiquated subdivision in the Montecito area of the Carpinteria Valley. (See Exhibits 4, 5 and 6.)

A. Naples

The Naples area is located along the Gaviota Coast approximately 7.5 miles west of the unincorporated community of Goleta. The Naples subdivision contains approximately 390 acres and includes approximately 1.2 miles of beach frontage. With the exception of several residences and minor structures, the area is undeveloped. The current LCP Land Use Plan Designation and Zoning is AG-II-100 (Rural Area, Agriculture, 100 acres minimum lot size) (See Exhibit 6.) In addition to the basic agricultural land use and zoning designations along the Gaviota Coast, the County's certified LCP Land Use Plan also contains a number of specific policies designed to protect and encourage coastal agriculture on rural lands. These policies include criteria for the designation and conversion of agricultural land, establishing minimum parcel sizes for new parcels, and development standards on agriculturally designated lands - all of which are intended to preserve agricultural lands. (Policies 8-1 through 8-10)

The 1882 Plan of Naples showed 253 blocks, 300 by 400 feet, with the smallest individual parcels being 25 feet by 150 feet (3,750 square feet). The current number of antiquated lots has been reduced as a result of a "reversion to acreage" filed in conjunction with an agricultural preserve (#77-AP-11). Additionally, in 1995 the County adopted and recorded a parcel map for the unincorporated Town of Naples with a total of 273 lots. These lots range in size from 5,000 square feet to three acres, with the exception of several lot fragments of approximately 400 square feet. The lot

configuration recognized previously existing lots, and was mutually agreed to by the County and the lot owners; furthermore, it is not dependent upon the Antiquated Subdivision Overlay District, or its related lot size regulation provisions.

B. Montecito

The Montecito Antiquated Subdivision area is located approximately 1/2 mile east of the City of Santa Barbara. The area is bounded on the east by the Santa Barbara Cemetery and on the west by the Santa Barbara Biltmore Hotel. The Montecito Antiquated Subdivision encompasses approximately 101 acres and contains approximately 0.4 miles of beach frontage. The area is largely developed with single family residences; there are, however, some undeveloped larger parcels. A majority of the area is zoned 20-R-1 (Residential, 20,000 square feet minimum lot size), with some areas zoned 1-E-1 (Residential, 1 acre minimum lot size). In addition to the basic large lot residential land use designations for the Montecito planning area, the County's certified LCP Land Use Plan also contains a number of policies regarding the protection of scenic and visual amenities, environmentally sensitive habitats, archaeological resources, as well as general development standards designed to ensure adequate provision of public services such as roads, water and sewer capacity, etc. (Policies 4-1 through 4-11; Policies 9-1 through 9-43; Policies 10-1 through 10-4; Policies 2-1 through 2-22)

The Montecito Land Company Map covering the Montecito Antiquated Subdivision area was recorded with the County in 1887. It originally showed 706 lots with an average size of 50 by 175 feet (8,750 square feet). Several subsequent maps recorded by the County have superseded the 1887 map so that the total number of lots has been substantially reduced. The County's analysis of the parcel maps for the Montecito Antiquated Subdivision area indicates that under the present zoning there are 155 additional building sites with potential for new buildings; of these, 132 sites are antiquated lots inconsistent with the County's current lot and density standards. (See Exhibit 7 and 8.)

4. Coastal Issues

A. Naples

The Local Coastal Program land use designation for the Naples area is AG-II (Rural Area, Agriculture, 100 acres minimum lot size). With a few exceptions for individual parcels designated visitor-serving, recreation, or coastal dependent industry, an agricultural designation (with minimum lot sizes ranging from 100 to 320 acres) has been applied to the entire Gaviota Coast between Ellwood and Point Conception in the County's certified Local Coastal Program Land Use Plan. (See Exhibit 6.)

The analysis supporting the agricultural designation along the Gaviota Coast in the County's certified Local Coastal Program Land Use Plan notes that:

Since agriculture in this area is mostly non-prime, i.e., cattle grazing and forage crops, large acreages are required to be economically viable and

100-acre minimums are specified for most areas under present zoning. . . . On the basis of economic viability and resource constraints, both the 100 acre and 10 acre minimum are inadequate for non-prime agricultural lands. Yet, on the Gaviota Coast between Ellwood and El Capitan, the vast majority of parcels are less than 100 acres in size and existing agriculture is a mixture of prime and non-prime pursuits. A 100-acre minimum, therefore, continues to be the most appropriate minimum parcel size for agriculturally designated land in this areas.

Regarding the Naples Antiquated Subdivision area, the County's certified Local Coastal Program Policy 2-13 provides that:

The existing townsite of Naples is within a designated rural area and is remote from urban services. The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development. If the County determines that transferring development rights is not feasible, the land use designation of AG-100 should be re-evaluated.

As noted above, the Antiquated Subdivision Overlay District did not establish any new Land Use Plan or Zoning Ordinance designations or modify previously approved land use densities; it merely provides one mechanism by which substandard sized parcels may be brought into conformance, to the maximum extent feasible, with the land use and zoning designations contained in the County's certified Local Coastal Program. Similarly, the proposed amendment does not modify the previously certified Land Use Plan designation (AG-II, Rural Area, Agriculture, 100 acre minimum parcel lot size), or any of the applicable Local Coastal Program Land Use Plan Policies for the Naples portion of the Gaviota Coast Planning Area. As a result, individual applications for Coastal Development Permits will be reviewed for consistency with the applicable policies and provisions of the County's certified Local Coastal Program in the same manner that is currently used to process Coastal Development permit applications.

The Commission therefore finds that the proposed deletion of the Antiquated Subdivision Overlay District and Antiquated Subdivision Overlay lot area regulations and their application to the Naples Antiquated Subdivision area conform with and are adequate to carry out the provisions of the certified LCP Land Use Plan.

B. Montecito

The Montecito area is largely developed with single family residences; there are, however, some undeveloped larger parcels. A majority of the area is zoned 20-R-1 (Residential , 20,000 square feet minimum lot size), with some areas zoned 1-E-1

measures available which would substantially lessen any significant adverse effects which the activity may have on the environment."

As discussed in the findings above, the proposal amendment to the County LCP Coastal Zoning ordinance will not change any of the existing Land Use Plan or Coastal Zoning designations on any parcels, or alter the substance or application of any existing LCP policies governing development within the County's portion of the Coastal Zone.

The amendment as proposed would therefore be consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

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

EXHIBIT NO. 1

APPLICATION NO.

S.B. LCP Amend

1-97-C

IN THE MATTER OF APPROVING AMENDMENTS
TO THE SANTA BARBARA COUNTY LOCAL
COASTAL PROGRAM TO AMEND THE COASTAL
ZONE ORDINANCE, ARTICLE II OF CHAPTER 35 OF
THE SANTA BARBARA COUNTY CODE, TO RESCIND
AND DELETE THE ANTIQUATED SUBDIVISION
OVERLAY DISTRICT.

)
)
) RESOLUTION NO.: 97- 278
) CASE NO.: 94-OA-013
) 94-RZ-010
)
)

1 of 3

WITH REFERENCE TO THE FOLLOWING:

- A. Prior to the adoption of land use regulations, an undetermined number of antiquated plats were drawn in Santa Barbara County, without consideration of lot size and density requirements and basic health and safety considerations.
- B. To regulate such plats, the Board of Supervisors on July 12, 1984, adopted Resolutions No. 84-298 and 84-299 which initiated a rezoning of certain areas and recognized these antiquated plats as subdivisions in Santa Barbara County, subject to certain merger requirements.
- C. On August 8, 1988, the Board of Supervisors adopted Ordinances 3717 through 3723 inclusive which implemented the above Resolutions and effectuated the rezoning of certain subdivisions by rezoning these areas with the AS Antiquated Subdivision Overlay District.
- D. On May 12, 1994, the Supreme Court of California, in the case of Morehart v. County of Santa Barbara declared portions of the said ordinances to be invalid inasmuch as they are impliedly preempted by certain statutory provisions of the Subdivision Map Act.
- E. It is now deemed in the interest of the orderly development of the County to adopt Ordinance Amendments to Article II of Chapter 35, Coastal Zoning Ordinance and adopt Rezones (Exhibits 35-54.4.7, Montecito; Exhibits 35-54.15.2, Gaviota Coastal Plan) to delete the AS Antiquated Subdivision Overlay District, and to delete text provisions of the Coastal Zoning Ordinance implementing the Antiquated Subdivision Overlay District.
- 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 Section 65353 of the Government Code, and the Planning

Commission has sent its written recommendations to the board pursuant to Section 65354 of the Government Code.

- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendments 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 Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Coastal Plan and Coastal Zoning Ordinance text.
- 3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
- 4. The Board submits these Local Coastal Plan amendments to the California Coastal Commission for review and certification.
- 5. The Chairman 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 of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 24th day of June 1997, by the following vote:

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

NOES: None

ABSENT: None

Thomas B. Monahan
Chair of the Board of Supervisors,
County of Santa Barbara

ATTEST:

Michael F. Brown
Clerk of the Board of Supervisors

By: Robert Cohen
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By: [Signature]
Deputy County Counsel

EXHIBIT NO. 2
APPLICATION NO.
S.B. CO. LCP Amendment
1-97-C

ORDINANCE NO. 4266

AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 35 OF 1 of 3
THE SANTA BARBARA COUNTY CODE TO DELETE THE ANTIQUATED
SUBDIVISION OVERLAY DISTRICT AND INCONSISTENT PROVISIONS BY
AMENDING DIVISION 1 (IN GENERAL), DIVISION 5 (OVERLAY DISTRICTS) AND
DIVISION 7 (GENERAL REGULATIONS).

Case No. 94-OA-013

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

Section 35-53, Overlay District Designations and Applicability, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to delete the Antiquated Subdivision (AS) Overlay District as follows:

In addition to the regulations governing the zoning districts described in Sec. 35-53, the following overlay districts and the symbols used to represent them on the zoning maps are established as follows:

SD	Site Design
FA	Flood Hazard Area
VC	View Corridor
ESH	Environmentally Sensitive Habitat Area
D	Design Supervision
ARC	Agriculture Residential Cluster
F	Airport Approach Area
ARC-CI	Agriculture Residential Cluster - Channel Islands
AS	Antiquated Subdivision
SF	Single Family Restricted
GMO	Growth Management Ordinance
HWMF	Hazardous Waste Management Facility
AH	Affordable Housing

The regulations of the overlay district shall apply to the land in the same manner as the zoning district regulations. Overlay district regulations shall apply wherever the symbol and the boundaries of the area are shown on the zoning maps. When a symbol for an overlay district is added to a zoning district symbol, the regulations of the overlay district shall be applicable in addition to the zoning district regulations. If any of the provisions of the overlay district conflict with provisions of the zoning district regulations, the provisions which are most restrictive shall govern. Exceptions may be made for the AH Overlay District provided that the overlay shall be applied in a manner consistent with all applicable policies and provisions of the Local Coastal Program. The provisions of the ESH Overlay District are more restrictive than any base zone district and therefore the provisions of the ESH shall govern over the regulations of any base zone.

SECTION 2:

Section 35-102, AS - Antiquated Subdivision Overlay District, of Article II of Chapter 35 of the County Code is hereby amended as follows:

THIS SECTION IS RESERVED FOR FUTURE USE**Sec. 35-102. AS ~~ANTIQUATED SUBDIVISION OVERLAY DISTRICT~~****~~Sec. 35-102.1 Purpose and Intent.~~**

~~The purpose and intent of this overlay district is to recognize that in certain instances subdivision maps have been recorded in the county, and that the lots on such subdivision maps are not consistent with current standards for parcel size according to the adopted zoning and general plan designations. By adoption of an overlay designation for such subdivision, the parcels will be required to be recombined to the maximum extent possible to comply with current density standards. However, this designation shall not be applied to deprive property owners of all reasonable use of their property if a lot or lots with combined area insufficient to meet minimum lot size requirements were held in separate ownership prior to the date of a Board of Supervisors resolution initiating a rezoning to the AS Antiquated Subdivision Overlay District.~~

~~Sec. 35-102.2 Effect of AS Overlay District.~~

~~Within the AS overlay district, land use permits pursuant to Section 35-169 shall not be issued for a dwelling unit unless the parcel or parcels conform to the minimum area requirements of Sec. 35-128.5.~~

~~Sec. 35-102.3 Processing.~~

~~Prior to the issuance of a land use permit for a dwelling unit pursuant to Sec. 35-169, parcels within an AS Antiquated Subdivision overlay district shall be required to be combined in order to comply to the maximum extent possible with the current density standards by recordation of a reversion to acreage, voluntary merger, final parcel map or final tract map.~~

SECTION 3:

Section 35-128.5, Area of Lots, General Regulations, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

5. ~~Notwithstanding the provisions of Subsection 4, or any contrary provision of the Specific District regulations, within any area designated as an AS Antiquated Subdivision overlay district pursuant to Section 35-102, no lot shall be excused from the minimum lot size requirements of the applicable specific district regulations of the Comprehensive Plan, except that a lot or lots with combined area insufficient to meet minimum lot size requirements for a single dwelling may be used as a single building site if such lot or lots were held in separate ownership prior to the date of a Board of Supervisors resolution initiating a rezoning to the AS Antiquated Subdivision overlay.~~

SECTION 4:

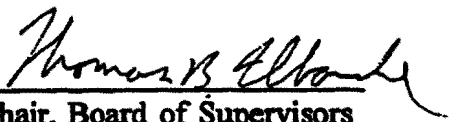
Except as amended by this ordinance, Sections 35-53 and 35-128 of Article II of Chapter 35 of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 24th day of June, 1997, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Staffel, Urbanske
NOES: None
ABSTAIN: None
ABSENT: None


Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
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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ARTICLE II (REZONE ONLY)

EXHIBIT NO.	3
APPLICATION NO.	
S.B. Co. LCP Amend	
1-97-C	

AN ORDINANCE AMENDING SECTION 35-54,
ADOPTING AN AMENDMENT TO THE ZONING ORDINANCE
OVERLAY AND MAP, OF ARTICLE II OF CHAPTER 35 OF THE
CODE OF THE COUNTY OF SANTA BARBARA, CALIFORNIA,
TO RESCIND THE ANTIQUATED SUBDIVISION (AS) OVERLAY DISTRICT

1 of 2

Case No. 94-RZ-010

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1.

Pursuant to the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries" of Article II of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby rescinds by reference the zoning overlay map identified as Board of Supervisors Exhibit No. 35-54.15.1, Gaviota Coastal Plan and 35-54.4.1, Montecito, dated August 8, 1988 which deletes all references to the AS Antiquated Subdivision Overlay.

SECTION 2.

The Chairman of the Board of Supervisors is hereby authorized and directed to show that Exhibit No. 35-54.15.1, Gaviota Coastal Plan and 35-54.4.1, Montecito, have been rescinded by this Board thereby creating Exhibits No. 35-54.15.2, Gaviota Coastal Plan and 35-54.4.7, Montecito.

SECTION 3.

Except as amended by this Ordinance, Section 35-54 of the Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 4.

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 24th day of June, 1997, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Staffel, Urbanske
NOES: None
ABSTAIN: None
ABSENT: None

Thomas B. Elmore
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
CLERK OF THE BOARD OF SUPERVISORS

By: Robert Cohen
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By: Shane Stark
Deputy County Counsel

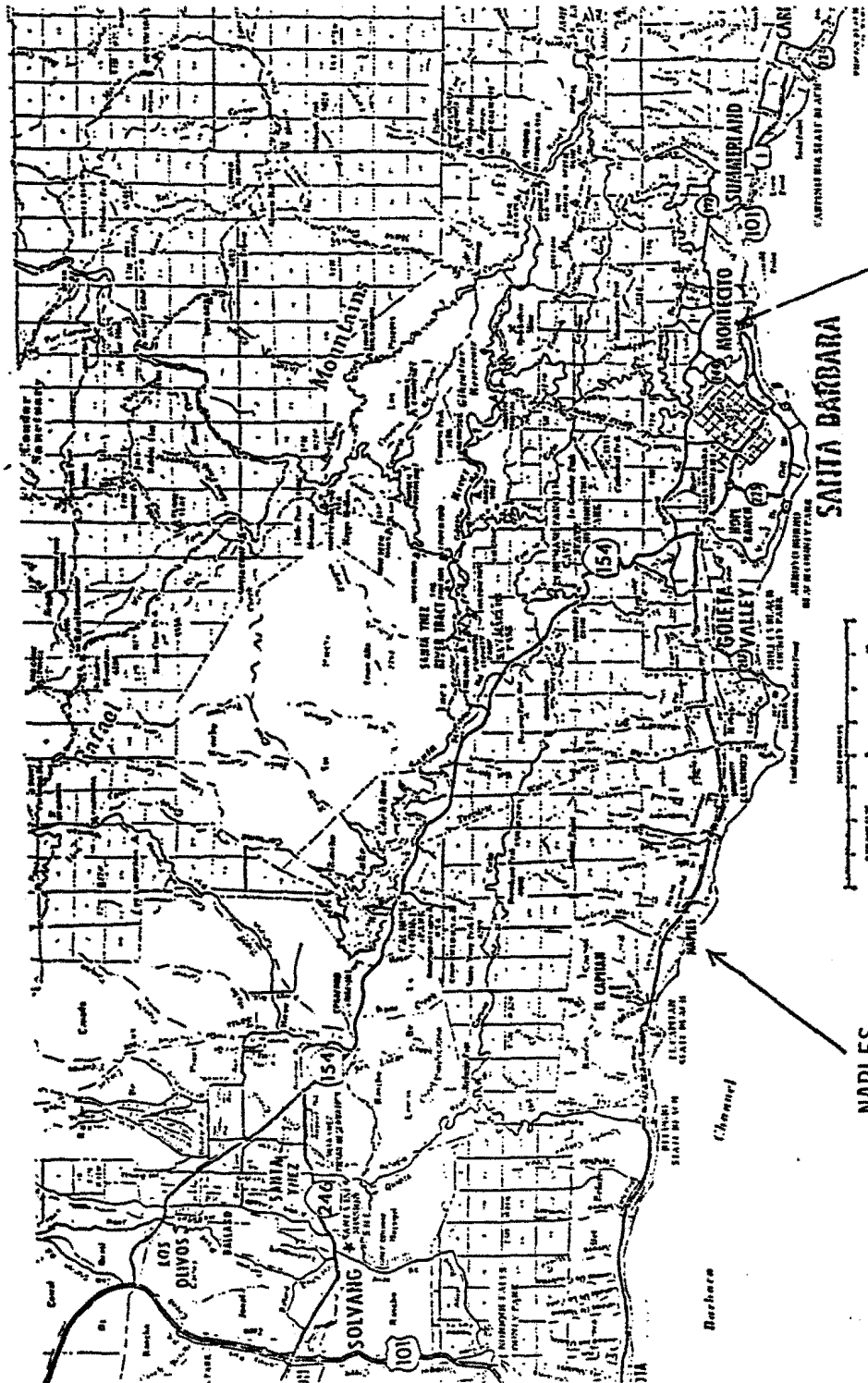
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EXHIBIT NO. 4

APPLICATION NO.

S.B. Co. LCP Amend

1-97-C



MONTECITO
ANTIQUATED SUBDIVISION

NAPLES
ANTIQUATED SUBDIVISION

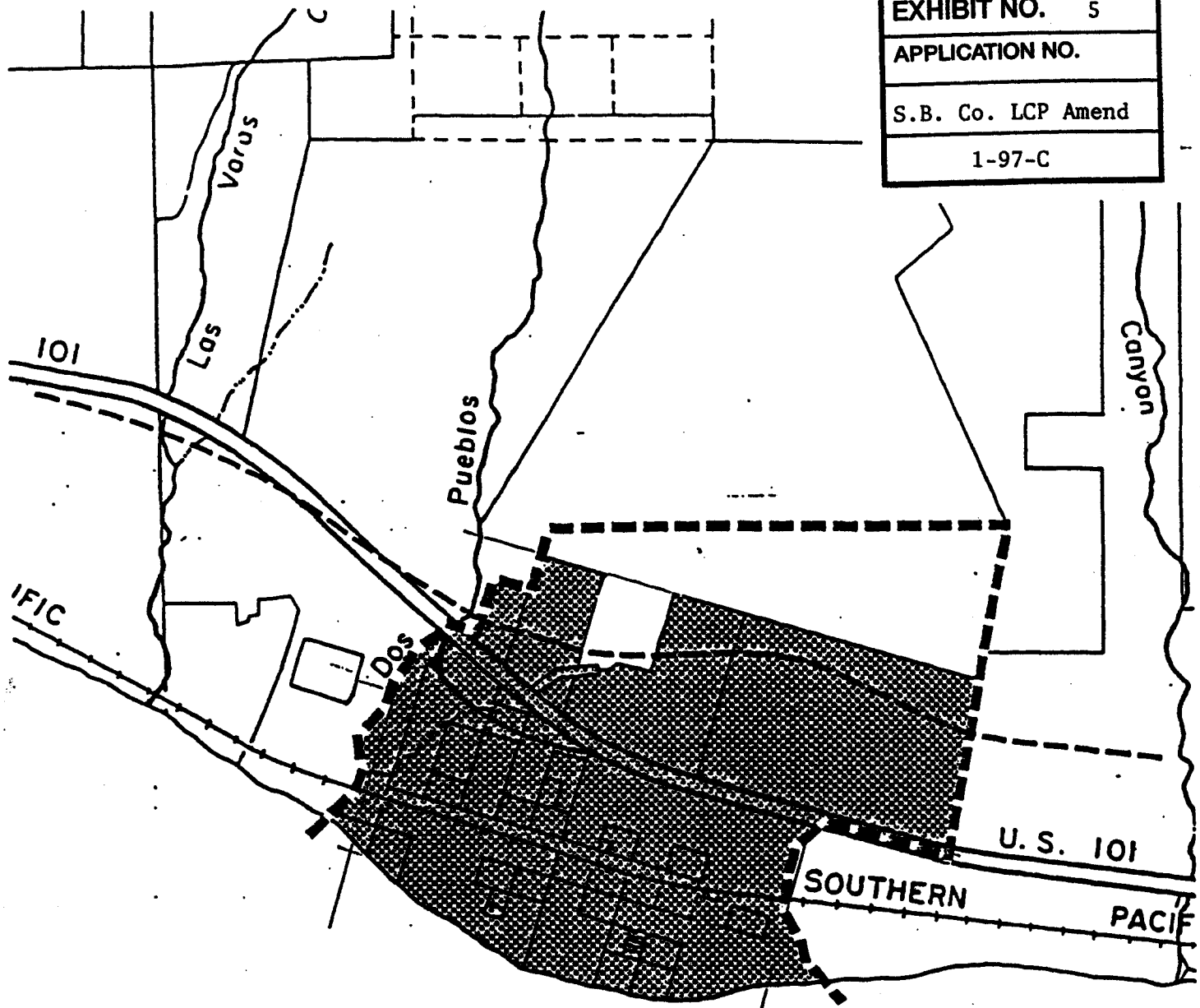
Naples Antiquated Subdivision Area

EXHIBIT NO. 5

APPLICATION NO.

S.B. Co. LCP Amend

1-97-C

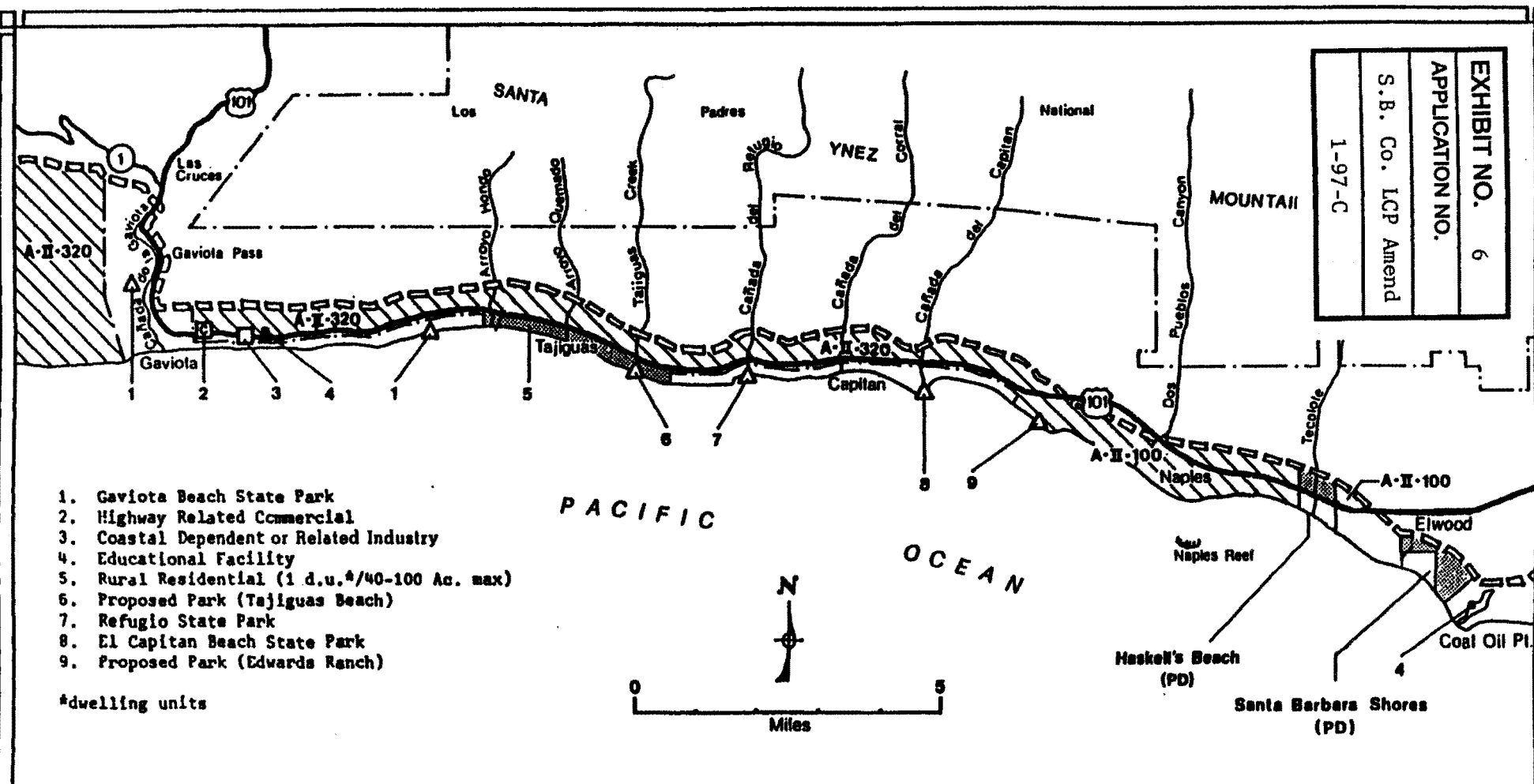


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N

--- Plan of Naples Boundary

--- Coastal Zone Boundary

Area



J. VanCoy 3-77

Montecito Antiquated Subdivision Area

EXHIBIT NO. 7
APPLICATION NO.
S.B. Co. LCP Amend
1-97-C

ROAD

PALM TREE

HERNANDEZ

COAST

VILLAGE

CHANNING

Santa Barbara Shumore

Montecito - Summary Disposal Plan

THE

UP

Λ - - - - Montecito Land Company Map Boundary

N - - - - Coastal Zone Boundary

APPLICATION NO.

1-97-C

פירען

PALM TREE

HEXAMOSILLA 11/1/75

COAST

VALLEY

ROA:

Disposal Plan

715.

சென்னை: சிவசுந்தரம்
சுமார்

N-----Coastal Zone Boundary

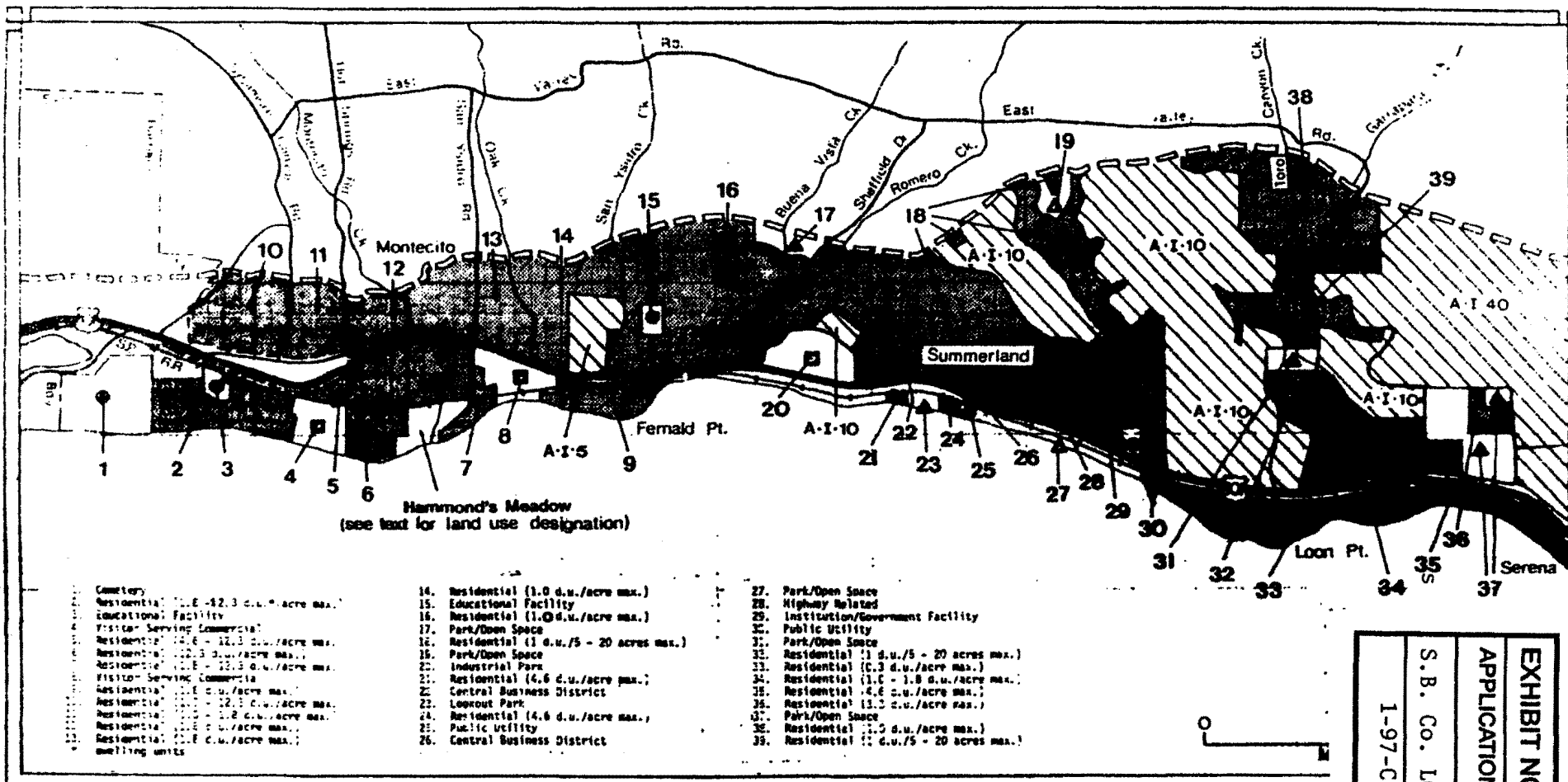


FIGURE 4-6

**Generalized Land Use Plan
Montecito/Summerland Planning Areas
County of Santa Barbara
Local Coastal Program**

— — — COASTAL ZONE BOUNDARY

Land Use Designations — see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- Ⓢ COMMERCIAL
- RESIDENTIAL
(see map list for densities)

OPEN LAND USES

- ▨ AGRICULTURE I (10-40 acre min.)
- △ RECREATION (existing parks and open space)

EXHIBIT NO. 8
APPLICATION NO.
S.B. Co. LCP Amend
I-97-C

