

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



RECORD PACKET COPY

October 23, 2002

To: Commissioners and Interested Parties

From: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Lillian Ford, Coastal Program Analyst

Re: **City of San Buenaventura LCP Minor Amendment (1-02) to the Implementation Plan** to be reported at the November 5, 2002 Commission hearing at the Doubletree Club Hotel, 1515 Hotel Circle South, San Diego, CA 92108.

Amendment Description

The proposed amendment request is to amend the County's Implementation Plan, i.e. Zoning Ordinance and Zoning Maps. Specifically, the proposed amendment would result in the re-designation of Assessor's Parcel No. 072-0-105-060 from "Residential Multiple Family (R-3-5)" to "Downtown Residential (DR)".

Determination

Pursuant to Section 30514(c) of the Coastal Act and Section 13554 (a) of the Commission's regulations, the Executive Director has determined the proposed amendment is "minor" in nature. Sections 13554 and 13554 (a) of the Regulations provide that a minor amendment includes, but is not limited to, changes which: 1) make the use as designated in implementing actions more specific; 2) do not change the kind, intensity, or density of use; and 3) are consistent with the certified Land Use Plan (LUP).

The proposed amendment concerns a single parcel located in a built-out residential neighborhood approximately 1/2 mile from the Pacific Ocean and within the planning area of the certified Downtown Specific Plan (DTSP). The parcel contains a single-family residence and a three-unit multi-family residence. The DTSP includes the parcel within the "Hillside Residential Transition" special study area and recommends that "Urban Residential Area" standards and guidelines, including Urban Residential densities, should apply. The proposed amendment provides a zoning designation for the parcel that is comparable to the existing designation. The proposed DR designation allows a density consistent with the DTSP and similar but fewer, more specific permitted uses than the R-3-5 designation. The proposed zone designation change does not alter the kind, intensity, or density of use on the site but allows for the subdivision of the lot into two parcels and the separate ownership of the existing single family residence and multi-family residence on the site. The proposed amendment does not necessitate changes to

the certified LUP, and the amended use will not result in any alteration of the intent of the policies of the LUP.

Therefore, the proposed amendment to change the zoning designation of APN 072-0-105-060 from R-3-5 to DR is consistent with the certified LUP, and considered "minor" as defined under Section 13554(a).

Procedures

The Council of the City of San Buenaventura approved the proposed amendment, to change the zoning designation of APN 072-0-105-060 from R-3-5 to DR, by Ordinance No. 2002-17 on August 5, 2002. Per Section 13551(b)(1) of the Commission's Regulations, the proposed amendment will take effect automatically upon Coastal Commission approval.

Section 13555 of the Commission's Regulations requires the Executive Director to prepare a report describing the proposed amendment and providing notice of the Executive Director's determination the amendment is of a "minor" nature. Section 13555 also requires the Executive Director to report to the Commission at the next meeting, his or her determination and objections to the determination, if any, that have been received within 10 working days. If one third of the appointed members of the Commission requests, the determination of minor amendment shall not become effective and the amendment shall be processed in accordance with Section 13555(b).

Notification and Objections

Notification of the proposed amendment was mailed October 22, 2002. The ten-day objection period will therefore terminate on November 4, 2002. The Commission will be notified at the November 5, 2002 meeting of any objections.