

CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

June 14, 2002

To: Commissioners and Interested Parties

From: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Bonnie Luke, Coastal Program Analyst

Re: **County of Ventura LCP Minor Amendments (1-02 and 2-02) to the Implementation Plan** to be reported at the July 9-12, 2002 Commission hearing at the Waterfront Hilton Resort Hotel, 21100 Pacific Coast Highway, Huntington Beach.

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 parcels 206-0-254-210 and 206-0-254-200 from "Coastal Residential Planned Development - 33 units per acre (C-R-PD-33U)" to "Residential Beach Harbor (R-B-H)".

Determination

Pursuant to Section 30514(c) of the Coastal Act and Sections 135545 (a)(c) of the Commission's regulations, the Executive Director has determined the proposed amendment is "minor" in nature. Section 13554 (a) of the Regulations defines a use as "minor" when proposed changes: 1) make the use as designated in the zoning ordinance 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 will not change the kind, location, intensity, or density of use as designated in the zoning ordinance and on the zoning district maps. The parcels' zoning was changed from R-B-H to C-R-PD-33U in 1987 under minor amendment VNT-3-86. The proposed amendment will result in a reversion of the parcels' designation to R-B-H. The surrounding neighborhood and adjacent properties are also zoned as R-B-H. The purpose of the residential beach harbor (R-B-H) zone is to provide for the development and preservation of unique beach-oriented residential communities with small lot subdivision patterns, with a minimum lot size of 1,750 sq. ft. for a single-family dwelling, and 3,000 sq. ft. per two-family dwelling. The proposed zoning change will result in the properties having the potential to be developed with one single-family residence each. Similarly, 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.

Therefore, the proposed amendments to re-designate assessor's parcel No.s 206-0-254-210 and 206-0-254-200 from CPRD-33U to R-B-H are consistent with the certified LUP, and considered "minor" as defined under Section 13554(a).

Section 13554(a) of the Regulations defines an amendment as "minor" when there is a change in the notification and hearing procedures, consistent with the Coastal Act. The proposed amendments do not result in any changes to notification or hearing procedures.

Procedures

The County of Ventura Board of Supervisors approved the proposed amendments, to alter the designation of APNs 206-0-254-210 and 206-0-254-200 from CRDP – 33U to R-B-H by Ordinance No.s 4263 and 2464 on 5/14/02. Therefore, 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 will be mailed June 21, 2002. The ten day objection period will therefore terminate on July 5, 2002. The Commission will be notified at the July 9-12, 2002 meeting of any objections.