

CALIFORNIA COASTAL COMMISSION

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

**ADDENDUM**

DATE: September 8, 2008

TO: Commissioners and Interested Parties

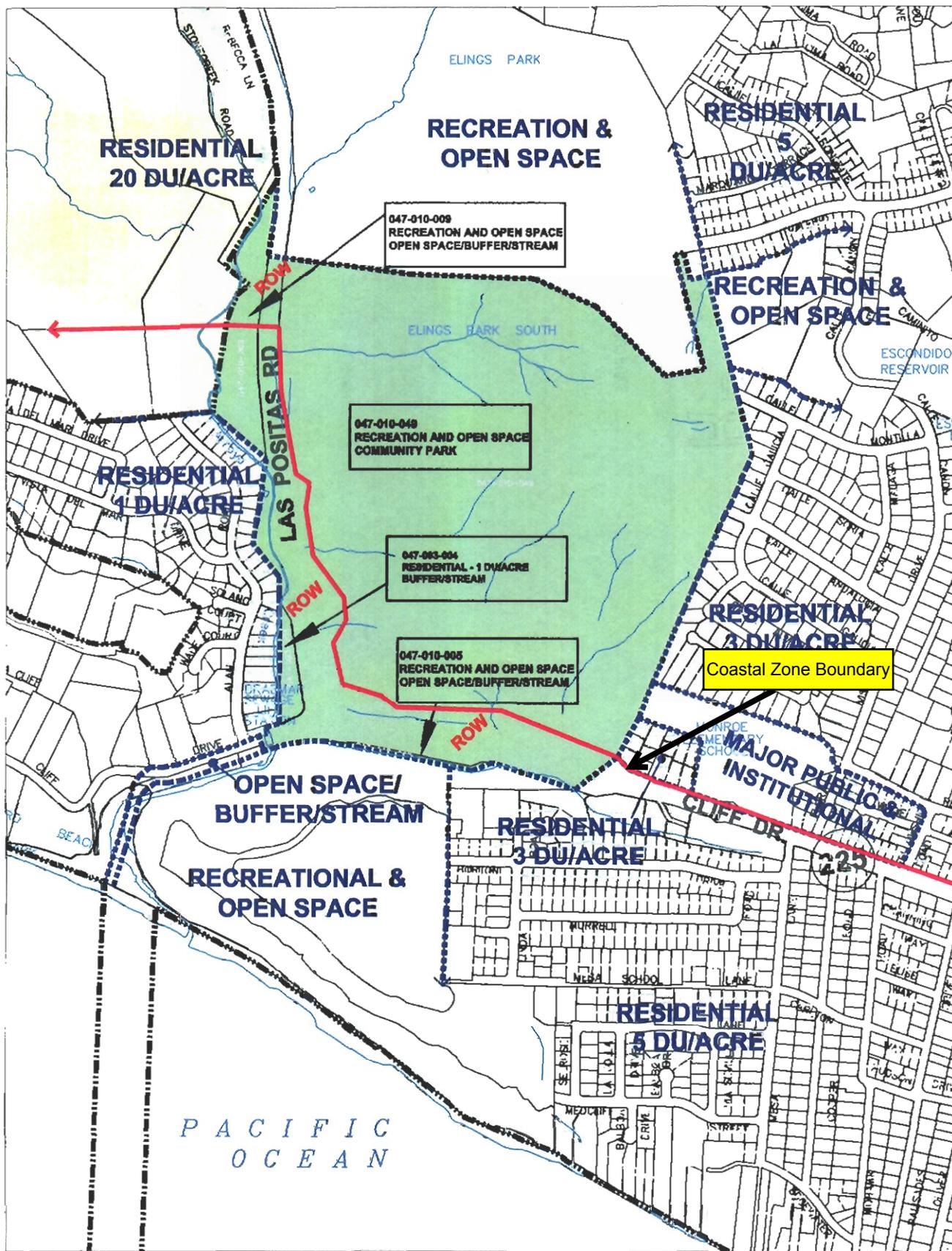
FROM: South Central Coast District Staff

SUBJECT: Agenda Item 24d, Wednesday, September 10, 2008, City of Santa Barbara Major Amendment 1-08 (Las Positas Reorganization/Annexation)

W24d

The purpose of this addendum is to replace Exhibits 2 and 3 with revised land use and zoning maps which identify the Coastal Zone.

1. Replace Exhibit 2, Proposed Land Use Plan Designations, with the attached Revised Exhibit 2 which shows the Coastal Zone Boundary.
2. Replace Exhibit 3, Proposed Zoning, with the attached Revised Exhibit 3 which shows the Coastal Zone Boundary.



COUNTY JURISDICTION
 ANNEXED LAND

CITY LIMITS
 COASTAL ZONE BOUNDARY
 ZONING BOUNDARIES

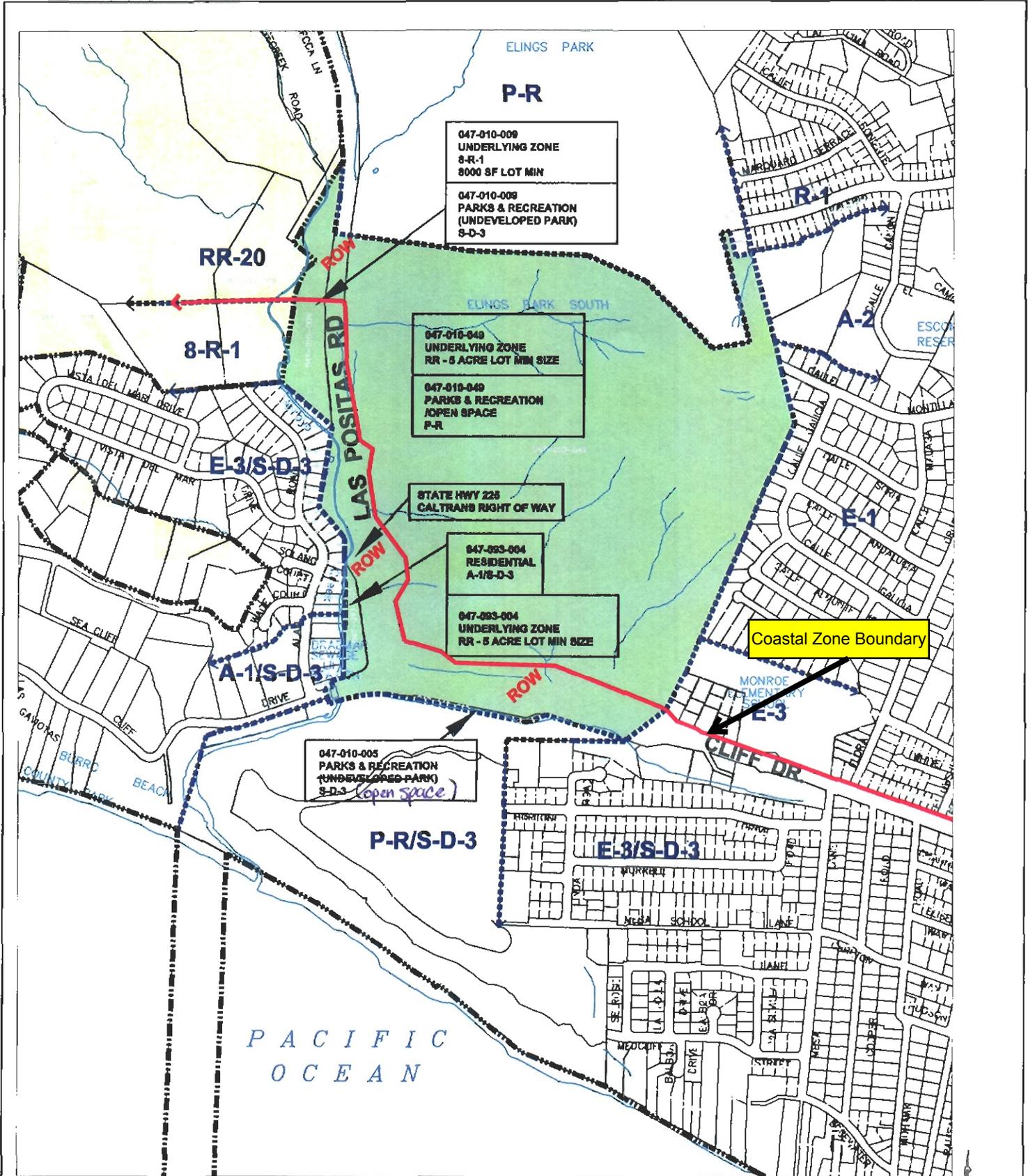
3 DU/ACRE LAND
 RIGHT

Exhibit 2 (Revised)
 SBC-MAJ-1-08

Proposed Land Use Plan
 Designations

COUNTY ANNEXATION
SR-225 GENERAL PLAN/LAND USE
 LAS POSITAS ROAD AND CLIFF DRIVE





COUNTY JURISDICTION
 ANNEXED LAND

CITY LIMITS
 COASTAL ZONE BOUNDARY
 ZONING BOUNDARIES

S-D-3 ZONING
ROW

Exhibit 3 (Revised)
 SBC-MAJ-1-08
 Proposed Zoning

NO.	DESCRIPTION	DATE	BY

COUNTY ANNEXATION
SR-225 ZONING
 LAS POSITAS ROAD AND CLIFF DRIVE



CITY OF SANTA BARBARA
 PUBLIC WORKS & DEPARTMENT AND ENGINEERING

CALIFORNIA COASTAL COMMISSION

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

W24d

DATE: August 21, 2008

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director
Shana Gray, Supervisor, Planning and Regulation
Jenn Feinberg, Coastal Program Analyst

SUBJECT: City of Santa Barbara Local Coastal Program Amendment MAJ-1-08 (Las Positas Reorganization/Annexation) for Public Hearing and Commission Action at the September 10, 2008 Commission Meeting in Eureka.

DESCRIPTION OF THE SUBMITTAL

The City of Santa Barbara is requesting an amendment to the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (CZO/IP) portions of its certified Local Coastal Program (LCP) to apply land use designations and zone districts to three properties and portions of the Las Positas Road and Cliff Drive rights-of-way within the coastal zone that have been annexed from Santa Barbara County to the City of Santa Barbara.

This project is part of a larger annexation of land in the Las Positas Valley; only a portion of the project is within the coastal zone (**see Exhibit 1**). The subject parcels include: APN 047-140-005, 047-093-004, a 2.8-acre portion of 047-010-009, and portions of the State Route (SR) 225 Caltrans Right-of-Ways on Las Positas Road and Cliff Drive, all located within Las Positas Valley. The subject amendment proposes to modify the existing (County) land use and zoning designations on the two parcels owned by the City of Santa Barbara from residential to *Park and Recreation (PR) / Undeveloped Park* and *PR / Open Space*. The land use and zoning designations on the privately-owned parcel would retain a residential designation. Each of the parcels (or portions of the parcel within the Coastal Zone) would have an additional Coastal Zone Overlay (S-D-3) which indicates that the parcel is within the Coastal Zone and therefore subject to the LCP. The rights-of-way along Las Positas Road and Cliff Drive will also be designated as *PR / Undeveloped Park*.

The LCP amendment was submitted to the Commission on May 14, 2008. The submittal was deemed complete and filed on July 17, 2008. The time limit to act upon this LCP Amendment is 90 days, unless extended pursuant to Section 30517 of the Coastal Act and California Code of Regulations Section 13535(c). The 90th day after filing the complete submittal is October 15, 2008.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission **approve** the proposed LUP/LIP amendment as submitted. As discussed in the findings set forth in this report, the proposed amendment conforms with, and is adequate to carry out, the requirements of Chapter Three of the

Coastal Act and relevant provisions of the City’s certified Land Use Plan. **The motions and resolutions for Commission action begin on page 4.**

The City of Santa Barbara has annexed approximately 162 acres in the Las Positas Valley, previously under the jurisdiction of Santa Barbara County. Approximately 16 acres are within the coastal zone and are the subject of this amendment. This amendment serves to incorporate the coastal zone portion of the annexation into the City of Santa Barbara’s Local Coastal Program (LCP) by applying land use and zoning designations to three parcels and portions of the Las Positas Road and Cliff Drive rights-of-way located within the Coastal zone.

The proposed amendment would result in a reduction in the overall amount of residential build-out in the area. Two parcels would be re-designated from residential to Park and Recreation (Undeveloped and Open Space Categories), thereby providing additional public access and recreational opportunities in the Las Positas Valley. The third parcel would retain its residential zone designation and the rights-of-way would be zoned Park and Recreation (Undeveloped Park Category). Additionally, any future projects on these parcels would be subject to the policies and provisions of the City of Santa Barbara’s certified LCP, including but not limited to the protection of public access, public views, and environmentally sensitive habitat areas. The proposed re-designation of these parcels is consistent with the Chapter 3 policies of the Coastal Act and consistent with, and adequate to carry out, the policies and provisions of the LUP, as amended.

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EXHIBITS

- Exhibit 1: Coastal Zone Boundary
 - Exhibit 2: Land Use Map
 - Exhibit 3: Zoning Map
 - Exhibit 4: City of Santa Barbara Resolution Nos. 06-032, 06-033, and 06-034
 - Exhibit 5: Ordinance No. 5387
-

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara's Coastal Plan, certified in May 1981, as amended through July 1994; City of Santa Barbara's Implementation Plan, dated November 11, 1986; County of Santa Barbara's Land Use Plan, certified in 1981; County of Santa Barbara's Coastal Zoning Ordinance, dated September 2006; City of Santa Barbara's Council Agenda Report, dated May 2, 2006; City of Santa Barbara's Planning Commission Staff Report, dated November 3, 2005; and Resolution Nos. 06-032, 06-033, 06-34, 06-035, and 06-036, adopted by Santa Barbara City Council on May 2, 2006; and Santa Barbara Local Agency Formation Commission's Resolution 06-6, dated April 7, 2008.

Additional Information: Please contact Shana Gray, California Coastal Commission, South Central Coast Area, 89 So. California St., Second Floor, Ventura, CA. (805) 585-1800.

I. PROCEDURAL ISSUES

A. STANDARD OF REVIEW

The Coastal Act provides:

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200)... (Section 30512(c))

The Coastal Act further provides:

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter.

...The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (Section 30513)

The standard of review that the Commission uses in reviewing the Land Use Plan Map changes, as proposed by the City, is whether the changes are consistent with, and meet the requirements of, the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed amendment to the Zoning Map, which is part of the Implementation Plan of the certified Local Coastal Program, pursuant to Section 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the City of Santa Barbara's certified Local Coastal Program. In addition, all Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified City of Santa Barbara's LUP as guiding policies.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LCP. The City held public hearings (Planning Commission Hearing on November 10, 2005, and City Council Hearing on May 2, 2006) and received written comments regarding the project from concerned parties and members of the public. The hearings were noticed to the public by publishing the notice in the local newspaper and by mailing notice to interested parties, consistent with Section 13515 of Title 14 of the California Code of Regulations. Notice of the Coastal Commission hearing for LCP Amendment 1-08 has been distributed to all known interested parties.

C. PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of Title 14 of the California Code of Regulations, the City resolution for submittal may specify that a Local Coastal Program Amendment will either require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The City Council Resolution for this amendment states that the amendment will take effect automatically after Commission certification.

II. STAFF RECOMMENDATION, MOTION, AND RESOLUTION ON THE LAND USE PLAN AND IMPLEMENTATION PROGRAM AMENDMENTS

Following public hearing, staff recommends the Commission adopt the following resolution and findings in order to **approve** the proposed amendments to the Land Use Plan and Implementation Program / Zoning Maps of the City of Santa Barbara's Local Coastal Program, **as submitted**.

A. APPROVAL OF LAND USE PLAN AMENDMENT AS SUBMITTED

MOTION I: *I move that the Commission certify Land Use Plan Amendment SBC-MAJ-1-08 as submitted by the City of Santa Barbara.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AND ZONING AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment SBC-MAJ-1-08 as submitted by the City of Santa Barbara and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. APPROVAL OF IMPLEMENTATION PROGRAM / COASTAL ZONING ORDINANCE AS SUBMITTED

MOTION II: *I move that the Commission reject the City of Santa Barbara Implementation Program / Coastal Zoning Ordinance Amendment for SBC-MAJ-1-08 as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program for City of Santa Barbara Amendment SBC-MAJ-1-08 as submitted and adopts the findings set forth below on grounds that the Implementation Program conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan as amended, and certification of the Implementation Program will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

III. FINDINGS FOR APPROVAL OF THE LOCAL COASTAL PROGRAM AMENDMENT AS SUBMITTED

The following findings support the Commission’s approval of the Local Coastal Program amendment as submitted. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION

The City of Santa Barbara’s proposed Local Coastal Program Amendment No. 1-08 consists of changing the land use and zoning designations for parcels in the Las Positas Valley that have been annexed from the County of Santa Barbara to the City of Santa Barbara and revisions to the Land Use Map and Zoning Map of the certified Local Coastal Program to include the annexed parcels into the City of Santa Barbara’s Coastal Zone (**Exhibits 2 and 3**). This amendment is part of a larger annexation of land in the Las Positas Valley; only a portion of the project is within the coastal zone (**Exhibit 1**). The parcels that are subject to the proposed amendment include two parcels that are owned by the City of Santa Barbara (Assessor Parcel Numbers (APN) 047-010-009 and 047-140-005), areas of Rights-of-Way along Las Positas Road and Cliff Drive on State Route 225, and one parcel that is privately owned (047-093-004). A portion of APN 047-010-009 and the Las Positas Road right-of way are located outside of the Coastal Zone.

Table 1. The existing and proposed land use and zoning designations for the three parcels and areas of Las Positas Road and Cliff Drive rights-of-way located within the Coastal zone.

APN	Area (Acres)	General Plan Designation		Zoning	
		Existing County	Proposed City	Existing County	Proposed City
047-010-009 (City of Santa Barbara)	3.1	Residential (4 du/acre)	Recreation and Open Space/ Open Space/Buffer Stream	8-R-1, 8,000-sq-foot minimum lot size	PR (Undeveloped Park)/S-D-3
047-093-004 (Private Ownership)	1.56	Residential (4.6 du/acre)	Residential (1 du/acre)/ Buffer/Stream	RR-5 5-acre minimum lot size	A-1 (1 acre minimum lot size)/ S-D-3
047-140-005 (City of Santa Barbara)	0.5	Residential (10 du/acre)	Recreation and Open Space/ Buffer/Stream	RR-5 5-acre minimum lot size	PR (Open Space)/ S-D-3
Caltrans Rights-of-Way on Las Positas Road and Cliff Drive	10.4	NA	Recreation and Open Space/ Community Park/Buffer/ Stream	NA	PR (Undeveloped Park)/ S-D-3

8-R-1: Single-Family Residential (One single-family dwelling unit allowed on minimum lot size of 8,000 square feet)
PR: Park and Recreation Zone
RR-5: Rural Residential (One single-family dwelling per acre allowed)
A-1: One-Family Residence Zone (1 acre minimum lot size)
S-D-3: Coastal Zone Overlay

The subject amendment proposes to modify the existing (County) land use and zoning designations on the two parcels owned by the City of Santa Barbara from residential to Undeveloped Park. The land use and zoning designations on the privately owned parcel would retain its residential designation. Additionally, the City is proposing to apply zoning

designations to the rights-of-way along Las Positas Road and Cliff Drive. Each of the parcels (or portions of the parcel within the Coastal Zone) would also have a coastal zone overlay of S-D-3 which indicates that the parcel is subject to the LCP. The following table summarizes the allowable uses for each of the City of Santa Barbara Zones:

Table 2. Allowable Uses in the Applicable Zone Districts.

Zone District City of Santa Barbara LCP	Allowable Uses
PR (Undeveloped Park)	Trails, picnic areas, informal parking lots
PR (Open Space)	Trails, minor buildings (restrooms, storage, equipment sheds, caretaker's residences), picnic areas, day camps, informal parking, small formal parking (less than ten spaces), general lighting for security, safety, or decorative purposes
A-1	Single-family residence or group home, accessory buildings (garage, carport, storage sheds, home business, day care, mobile home, agriculture. Must be located on at least a one acre lot.

The Las Positas Road and Cliff Drive rights-of-way, which comprise a portion of State Route (SR) 225, did not have land use or zoning designations under the County's LCP. The City does not generally provide for land use designations or zoning for road right-of-ways. However, in this case, the right-of-ways would have land use designations of Recreation and Open Space/ Community Park/Buffer/Stream and would be zoned *Park and Recreation (PR)/ Undeveloped Park*. Although it is unlikely that any development other than roadway repairs or landscaping improvements would be approved within the Caltrans right-of-ways, the City has decided to apply these designations to establish consistency with the zoning of parcels adjacent to the roadway to avoid any potential future development conflicts.

The Las Positas Road and Cliff Drive rights-of-way are being annexed to the City in order to avoid conflicts with the Santa Barbara Local Agency Formation Commission (LAFCO) policies that require annexations to avoid creating islands of one jurisdiction within another. The overall annexation includes property outside of the Coastal Zone, including parcel 047-010-049 (Elings Park South), a 13.1-acre portion of a 23.5-acre area of Las Positas Road, and a 3.1-acre portion of the 5.89-acre City of Santa Barbara property (047-010-009) (**Exhibit 3**). Annexation of these properties, in addition to those areas within the Coastal Zone, without including the adjacent road right-of-ways along SR 225 on Las Positas Road and Cliff Drive, would create islands of property within the County of Santa Barbara's jurisdiction surrounding by property within the City's jurisdiction. Therefore, to avoid this situation and comply with LAFCO's policies on annexation, the portions of SR 225 on Las Positas Road and Cliff Drive are also being annexed from the County to the City.

The proposed LCP amendment would only involve changes to the Land Use and Zoning Maps of the City's certified LCP. No changes to the text of the LCP are necessary because all of the land use designations and zoning classifications that are proposed for the newly annexed parcels are already established in the City's existing Land Use Plan (Coastal Plan) and Implementation Plan.

The City held public hearings on the subject LCP amendment, including a Planning Commission Hearing on November 10, 2005, and a City Council Hearing on May 2, 2006.

On April 7, 2008, LAFCO approved the annexation of the five above-listed parcels to the City of Santa Barbara through Resolution 06-6. On May 2, 2008, Santa Barbara City Council approved Resolution 06-033 for the reorganization of boundaries and annexation of the subject parcels from the County to the City as well as resolutions 06-032, 06-034, **(Exhibit 4)** and Ordinance 5387 **(Exhibit 5)**, approving the LCP Amendment, zone change, and General Plan amendment.

B. NEW DEVELOPMENT AND CUMULATIVE IMPACTS

1. Coastal Act Policies

Section 30213 of the Coastal Act states, in relevant part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30240 of the Coastal Act states:

(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.

Section 30250 of the Coastal Act states, in relevant part:

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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels...

2. Existing LUP Policies

Policy 3.1: *Publicly owned property in the coastal zone where recreation is the primary use shall be zoned for public recreation and open space.*

Policy 6.1: *The City through ordinance, resolutions, and development controls shall protect, preserve, and where feasible restore the biotic communities designated in the City's Conservation Element of the General Plan and any further annexations to the City, consistent with PRC Section 30240.*

3. Discussion

In order to ensure that new development is located in areas able to accommodate it and where it will not have significant cumulative impacts on coastal resources, as required by Section 30250 of the Coastal Act, it is necessary for the LCP to designate the appropriate location, density, and intensity for different kinds of development. Such designations must also take into account the requirements of other applicable policies of Chapter 3 of the Coastal Act, including public access, recreation, land and marine resources, and scenic and visual quality.

The proposed changes to the land use designations and zoning would result in a reduced number of residential units than what is currently allowed in the County of Santa Barbara's LCP (see Table 3 below). As shown in Table 3, under the County's existing land use plan and zoning, development of up to 17 residential units could occur on the subject parcels within the Coastal Zone. Implementation of the proposed amendment would reduce the amount of residential development allowed on the subject parcels down to a maximum of two residential units.

Table 3: Proposed land use and zoning designations and residential development potential for the three parcels and areas of Las Positas Road and Cliff Drive rights-of-way located within the Coastal Zone.

APN	General Plan Designation		Zoning		Development Potential	
	Existing County	Proposed City	Existing County	Proposed City	Existing County	Proposed City
047-010-009	Residential (4 du/acre)	Recreation and Open Space/ Open Space/Buffer Stream	8-R-1, 8,000-sq-foot minimum lot size	PR (Undeveloped Park)/S-D-3	15 units	0 units
047-093-004	Residential (4.6 du/acre)	Residential (1 du/acre)/ Buffer/Stream	RR-5 5-acre minimum lot size	A-1 (1 acre minimum lot size)/ S-D-3	1 unit	1 unit
047-140-005	Residential (10 du/acre)	Recreation and Open Space/ Buffer/Stream	RR-5 5-acre minimum lot size	PR (Open Space)/ S-D-3	1 unit	1 caretaker unit
Caltrans Las Positas Road and Cliff Drive Right-of-Ways	NA	Recreation and Open Space/ Community Park/Buffer/ Stream	NA	PR (Undeveloped Park)/ S-D-3	0 units	0 units
TOTAL					17 units	2 units

- 8-R-1: Single-Family Residential (One single-family dwelling unit allowed on minimum lot size of 8,000 square feet)
- PR: Park and Recreation Zone
- RR-5: Rural Residential (One single-family dwelling per acre allowed)
- A-1: One-Family Residence Zone (1 acre minimum lot size)
- S-D-3: Coastal Zone Overlay

Under the County's certified land use plan (Residential, 4 dwelling units/acre) and zoning ordinance (8-R-1, one dwelling unit/8,000-square-foot lot), the City of Santa Barbara parcel

APN 047-010-009 has residential development potential for a maximum of up to 15 units within the Coastal Zone. The City's proposed LCP amendment would eliminate all residential development potential on this parcel by re-designating it as Recreation/Open Space/Buffer/Stream and zoned *Parks and Recreation (PR) / Undeveloped Parkland*. Allowable uses within this zone designation would include trails, picnic areas, and informal parking lots.

Under the County's certified LCP, the City of Santa Barbara's 0.5-acre parcel, APN 047-140-005, has a land use designation of Residential (10 units/acre) and is zoned Rural Residence (RR-5), allowing for the residential development of one residence on the property. The subject amendment would re-designate this parcel as *Parks and Recreation/Open Space*. Allowable uses within this zone district would include trails, minor buildings (restrooms, storage, equipment sheds, caretaker's residences), picnic areas, day camps, informal parking, small formal parking (less than ten spaces), and general lighting for security, safety, or decorative purposes. Therefore, the proposed zoning would continue to allow one residential unit (in this case a caretaker residence); however, the City has indicated that it does not intend for this area to include a caretaker unit.

Under the County's certified LCP, the privately-owned parcel, APN 047-093-004, has a land use designation of Residential (4.6 units/acre) and is zoned Rural Residence (RR-5), allowing for the development of one residence on the property. The City's amended land use designation (Residential, 1 dwelling unit/acre/Buffer/Stream) and zoning classification (*One-Family Residential (A-1)*, one dwelling unit on a minimum of one acre lot size) would also allow for one single-family residence on this parcel; however, development of the site may be constrained by the parcel size and proximity to Arroyo Burro Creek. The Buffer/Stream land use designation on this parcel has also been applied to the subject property to ensure protection of Arroyo Burro Creek. The LCP amendment would not change the development potential on this parcel over what is currently allowed under the County's LCP.

The proposed LCP amendment involves revisions to the Land Use and Zoning Maps of the City of Santa Barbara's certified Local Coastal Program to include the parcels annexed from the County into the City's Coastal Zone. These revisions involve changing the land use and zoning designations for these parcels and would result in a reduction in the amount of residential build-out on the subject parcels. Several parcels would be re-designated from residential to recreation and open space, thereby providing additional public access and recreational opportunities in the Las Positas Valley. Additionally, any future projects on these parcels would be subject to the policies and provisions of the City of Santa Barbara's certified LCP, including but not limited to the protection of public access, public views, and environmentally sensitive habitat areas.

For the reasons discussed above, the Commission finds that the proposed LUP amendment, as submitted, is consistent with Sections 30213, 30240, and 30250 of the Coastal Act and the Coastal Zoning Ordinance / Implementation Plan amendment is consistent with and adequate to carry out the requirements of the relevant policies of the City's certified LUP.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in approving an LCP submittal to find that the LCP does conform with the provisions of CEQA, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. Sections 13542(a), 13540(f), and 13555(b). The City of Santa Barbara LCP Amendment 1-08 consists of an amendment to both the Land Use Plan (LUP) and the Local Implementation Plan (IP) portions of the certified LCP.

As outlined in this staff report, the LCP amendment is consistent with the Chapter 3 policies of the Coastal Act and the certified Land Use Plan, as submitted. Therefore, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. Therefore, the Commission certifies LCP amendment request 1-08 as submitted.

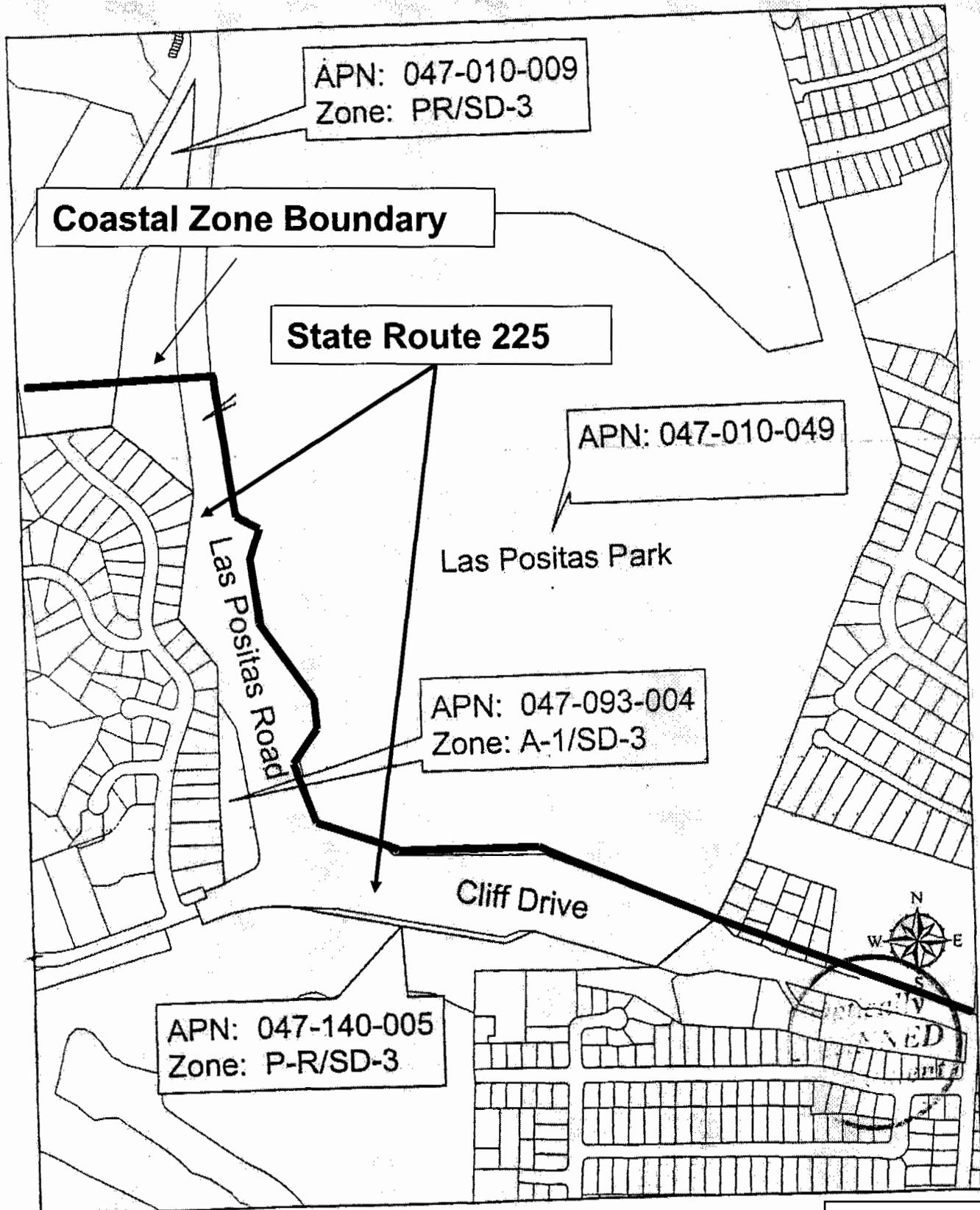
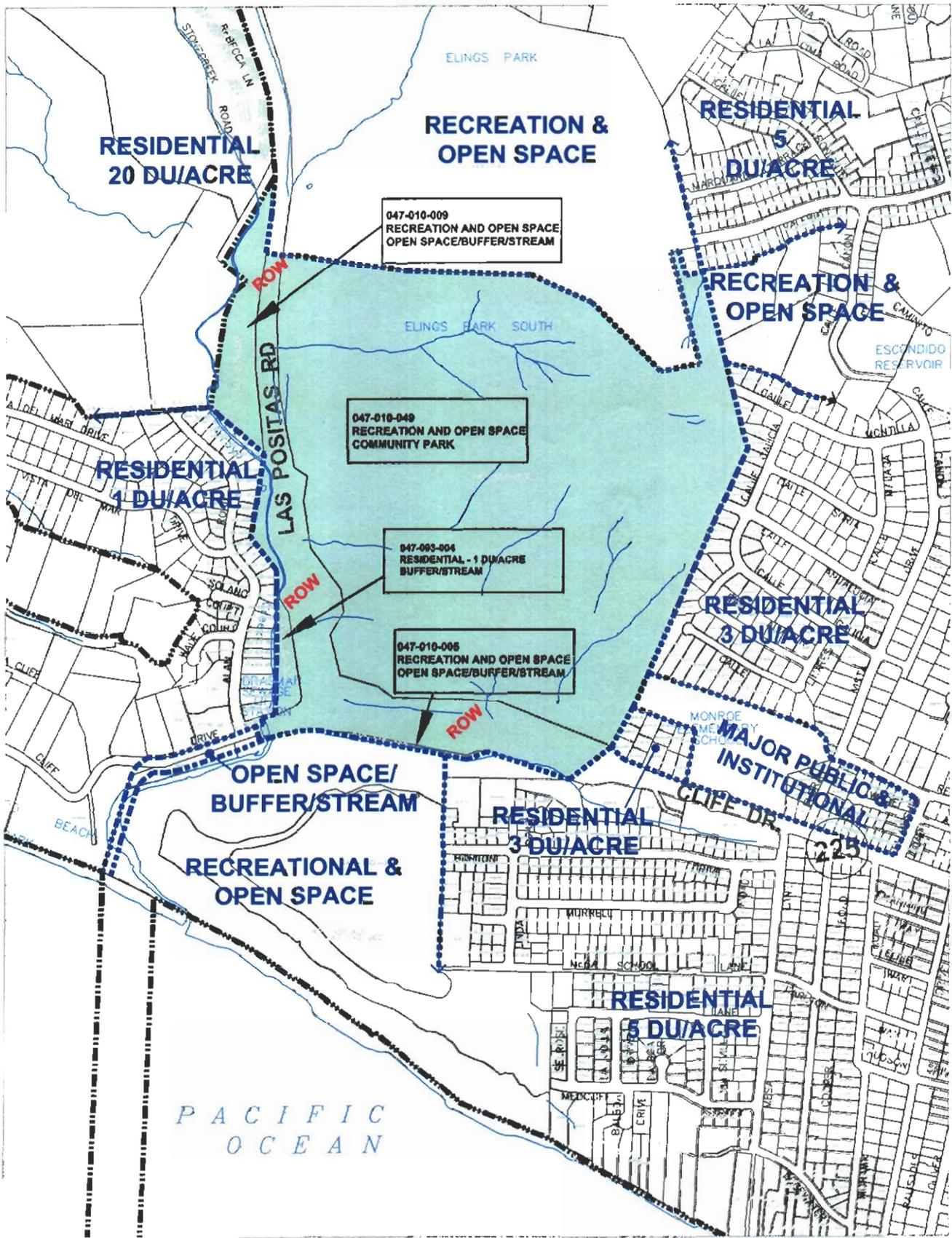


Exhibit 1
SBC-MAJ-1-08
Project Area Showing
Coastal Zone Boundary



COUNTY JURISDICTION
 ANNEXED LAND

CITY LIMITS
 ZONING BOUNDARIES

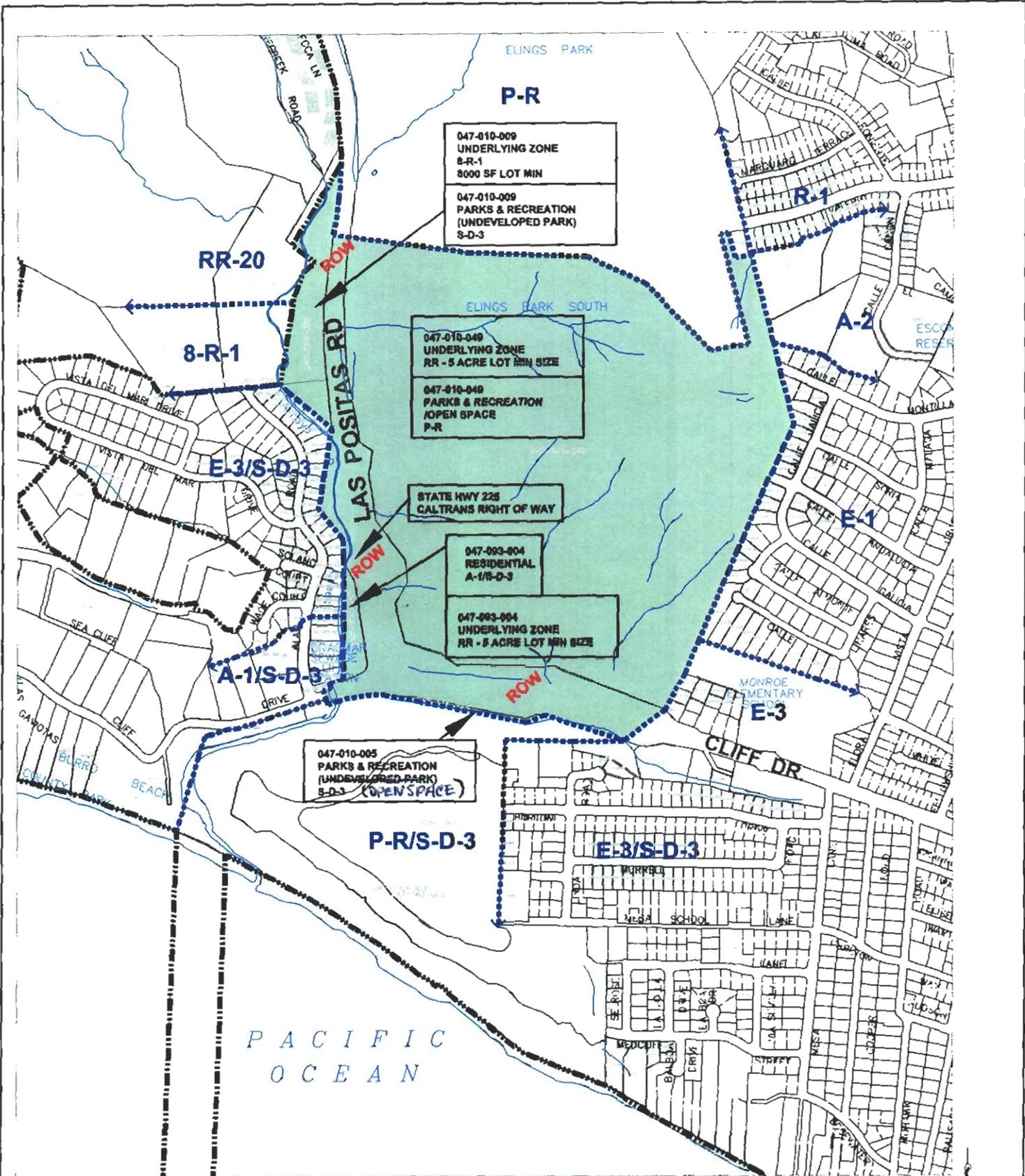
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ROW RIGHT

Exhibit 2
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 Proposed Land Use Plan
 Designations

NO.	DESCRIPTION	DATE	BY

COUNTY ANNEXTION
SR-225 GENERAL PLAN/LAND USE
 LAS POSITAS ROAD AND CLIFF DRIVE





047-010-009
 UNDERLYING ZONE
 8-R-1
 8000 SF LOT MIN

047-010-009
 PARKS & RECREATION
 (UNDEVELOPED PARK)
 S-D-3

047-010-049
 UNDERLYING ZONE
 RR - 5 ACRE LOT MIN SIZE

047-010-049
 PARKS & RECREATION
 OPEN SPACE
 P-R

STATE HWY 225
 CALTRANS RIGHT OF WAY

047-093-004
 RESIDENTIAL
 A-1/S-D-3

047-093-004
 UNDERLYING ZONE
 RR - 5 ACRE LOT MIN SIZE

047-010-005
 PARKS & RECREATION
 (UNDEVELOPED PARK)
 S-D-3 (OPENSOURCE)

COUNTY JURISDICTION
 CITY LIMITS
 ZONING BOUNDARIES
 ROW

NO.	DATE	DESCRIPTION

COUNTY ANNEXATION
SR-225 ZONING
 LAS POSITAS ROAD AND CLIFF DRIVE



CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT/ENGINEERING

Exhibit 3
 SBC-MAJ-1-08
 Proposed Zoning

RESOLUTION NO. 06-032

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE LOCAL COASTAL PLAN TO EXTEND THE S-D-3 COASTAL OVERLAY ZONE TO INCLUDE PORTIONS OF PROPERTY CURRENTLY WITHIN THE COUNTY COASTAL ZONE IN THE CITY'S COASTAL ZONE

WHEREAS, in June 1981, the State Coastal Commission certified the Land Use Plan of the City's Local Coastal Program;

WHEREAS, Section 30514 of the California Coastal Act provides that all amendments to a certified Local Coastal Plan shall be processed in accordance with Sections 30512 and 30513 of the California Coastal Act;

WHEREAS, in January 2005, the City Council directed City Staff to initiate relinquishment of a portion of State Route 225;

WHEREAS, on November 10, 2005, the Planning Commission held a noticed public hearing to discuss staff recommendations for relinquishment and annexation of a portion of State Route 225 and properties adjacent to State Route 225, and recommended that the General Plan Map and Local Coastal Program Amendments be approved; and

WHEREAS, on May 2, 2006, the City Council held a noticed public hearing to take public testimony and consider the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

The City Council approves the extension of the City Coastal Overlay Zone (S-D-3) to include portions of the property currently within the County Coastal Zone as shown in the attached Exhibit and subject to the following findings:

1. Coastal Act Policies 30210-30214 - The proposed project would not result in any impacts to access in the coastal zone because the project does not include any development of the land to be annexed nor would development be allowed by the approved General Plan and Zoning designations result in adverse effects on Coastal access. When developments are proposed on the annexed lands, they would be subject to review to ensure they comply with the access requirements of the Coastal Act.

Exhibit 4
SBC-MAJ-1-08
City Council Resolutions for Proposed
Land Use Plan Amendment

2. Coastal Act Sections 30220-30224 - The proposed project would not result in any impacts to recreation in the coastal zone because the project does not include any development of the land to be annexed. When developments are proposed on the annexed lands they would be subject to review to ensure they comply with the recreation requirements of the Coastal Act. The project would also add more land to the city's inventory of undeveloped park that could be used for recreation purposes.
 3. Coastal Act Sections 30230-30237 - The proposed project would not result in any impacts to marine and biological resources and does not include any erosion control devices in the coastal zone because the project does not include any development of the land to be annexed. When developments are proposed on the annexed lands, they would be subject to review to ensure they comply with the marine and biological resource protection requirements of the Coastal Act and not add unnecessary hard bank protection. The project would add creek buffer requirements to the properties adjacent to Arroyo Burro Creek, which would provide additional protection to this creek habitat area.
 4. Coastal Act Sections 30240-30244 - The proposed project would not result in any impacts to sensitive biological or archaeological resources in the coastal zone because the project does not include any development of the land to be annexed. When developments are proposed on the annexed lands, they would be subject to review to ensure they comply with the resource protection requirements of the Coastal Act. The project would add creek buffer requirements to the properties adjacent to Arroyo Burro Creek, which would provide additional protection to this riparian habitat area.
-
5. Coastal Act Sections 30250-30255 - The proposed project would not result in any impacts to scenic and visual resources in the coastal zone because the project does not include any development of the land to be annexed. When developments are proposed on the annexed lands, they would be subject to review to ensure they comply with the scenic and visual resources protection requirements of the Coastal Act.

RECEIVED
MAY 14 2003
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RESOLUTION NO. 06-032

RECEIVED
MAY 14 2008

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on May 2, 2006, by the following roll call vote:

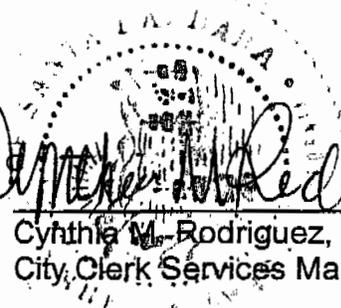
AYES: Councilmembers Iya G. Falcone, Roger L. Horton, Grant House, Helene Schneider, Das Williams

NOES: None

ABSENT: Councilmember Brian B. Barnwell, Mayor Marty Blum

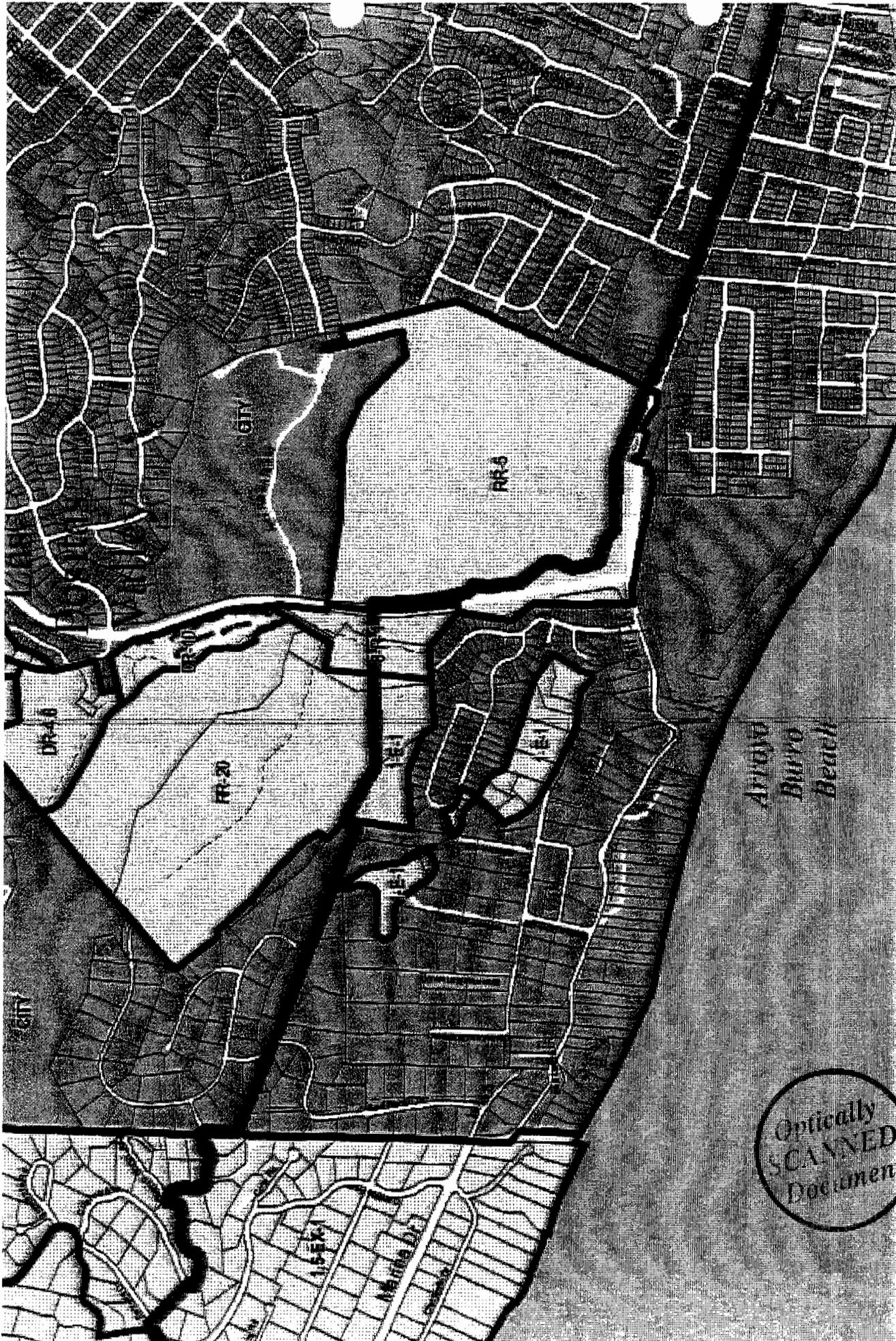
ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on May 3, 2006.


Cynthia M. Rodriguez
Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on May 3, 2006.

Marty Blum
Marty Blum
Mayor



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Beach

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SCANNED
Document

Proposed Coastal Plan Boundary

RESOLUTION NO. 06-033

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA INITIATING PROCEEDINGS FOR A REORGANIZATION OF BOUNDARIES, ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, FOR PROPERTY LOCATED ALONG LAS POSITAS ROAD, ASSESSOR'S PARCEL NUMBERS 047-010-049, 047-010-009, 047-093-004, AND 047-140-005, AND A 23.5-ACRE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RIGHT-OF-WAY PARCEL

RECEIVED
JUN 23 2008

WHEREAS, the Public Works Department submitted an application for: 1. An Annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; and 4. Relinquishment of CALTRANS right-of-way to the City;

WHEREAS, the proposed reorganization has been reviewed and recommended for approval by the Planning Commission with respect to environmental and planning matters;

WHEREAS, the Environmental Analyst has determined that the proposed annexation and relinquishment project qualifies for an exemption under California Environmental Quality Act Guidelines §15319 (a) and (b), annexation of existing facilities and lots for exempt facilities, and has determined that there is no substantial evidence that the project will have a significant effect on the environment; and

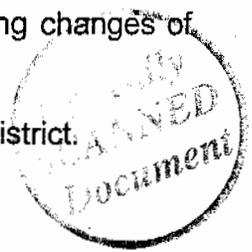
WHEREAS, the City desires to initiate a proceeding for the adjustment of boundaries specified herein.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

SECTION 2. This proposal is a reorganization and consists of the following changes of organization:

- a. Annexation to the City of Santa Barbara;
- b. Detachment from the Santa Barbara County Fire Protection District.



SECTION 3. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, attached hereto and by reference incorporated herein.

SECTION 4. It is desired that the proposal be subject to the following term and condition:

The affected territory will be subject to the existing general bonded indebtedness of the City of Santa Barbara.

SECTION 5. Upon annexation to the City, the annexed area will be designated on the General Plan as Recreation and Open Space/Open Space/Buffer Stream, Recreation and Open Space/Community Park, Recreation and Open Space/Community Park/Buffer/Stream, Residential 1 Dwelling Unit Per Acre/Buffer/Stream, and Residential 3 Dwelling Units Per Acre/Buffer/Stream as indicated in Resolution No. 06-034 amending the General Plan Map.

SECTION 6. Upon annexation to the City, the annexed area will be zoned PR (Undeveloped Park)/S-D-3(Coastal Overlay), PR (Undeveloped Park), PR (Open Space)/S-D-3 (Coastal Overlay), A-1 (One Family Residence, 1 acre minimum lot size)/S-D-3 (Coastal Overlay), E-1 (One Family Residence, 15,000 square feet minimum lot area) as indicated in Ordinance No. 5387 amending Chapter 28.12 of the Municipal Code.

SECTION 7. The reason for the proposal is to provide services to the subject properties in a manner considered in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

SECTION 8. Upon amendment, the proposal is consistent with the Spheres of Influence of the City and the affected special districts.

SECTION 9. The proceeding is subject to the terms and conditions approved by the Local Agency Formation Commission.

SECTION 10. The regular County assessment roll will be utilized.

SECTION 11. Consent is given to the waiver of conducting authority proceedings, with the condition that LAFCO does not subject completion of this annexation to the initiation or completion of other annexations.

SECTION 12. The City Clerk is directed to transmit two (2) certified copies of this resolution to the Santa Barbara Local Agency Formation Commission.

RESOLUTION NO. 06-034

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE GENERAL PLAN LAND USE MAP TO DESIGNATE APNS 047-010-009 AND 047-140-005 AS RECREATION AND OPEN SPACE/OPEN SPACE/ BUFFER/STREAM; APN 047-010-049 AS RECREATION AND OPEN SPACE/COMMUNITY PARK; APN 047-093-004 AS RESIDENTIAL, ONE DWELLING UNIT PER ACRE/BUFFER/ STREAM; A 6.1-ACRE CALTRANS RIGHT-OF-WAY PARCEL AS RESIDENTIAL, 4 DWELLING UNITS PER ACRE/ BUFFER/STREAM; AND A 23.5-ACRE CALTRANS RIGHT-OF-WAY PARCEL AS RECREATION AND OPEN SPACE/COMMUNITY PARK/ BUFFER/STREAM

WHEREAS, the Public Works Department submitted an application for: 1. An Annexation of the subject properties from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; and 4. Relinquishment of Control of portions of State Route 225 from CALTRANS to the City of Santa Barbara;

WHEREAS, on November 10, 2005, the Planning Commission considered the project applications and conducted a public hearing. Upon the close of the public hearing, the Planning Commission made the appropriate environmental findings and recommended to the City Council that the recommended annexation be approved;

WHEREAS, on May 2, 2006, the City Council conducted a public hearing concerning the requested Annexation. The Council considered the Planning Commission action, Staff reports, and heard testimony from the applicant, Staff, and members of the public. At the close of the public hearing, the City Council, on a 5-0-2 vote, initiated the annexation, and forwarded the request to the Local Agency Formation Commission for their review; and

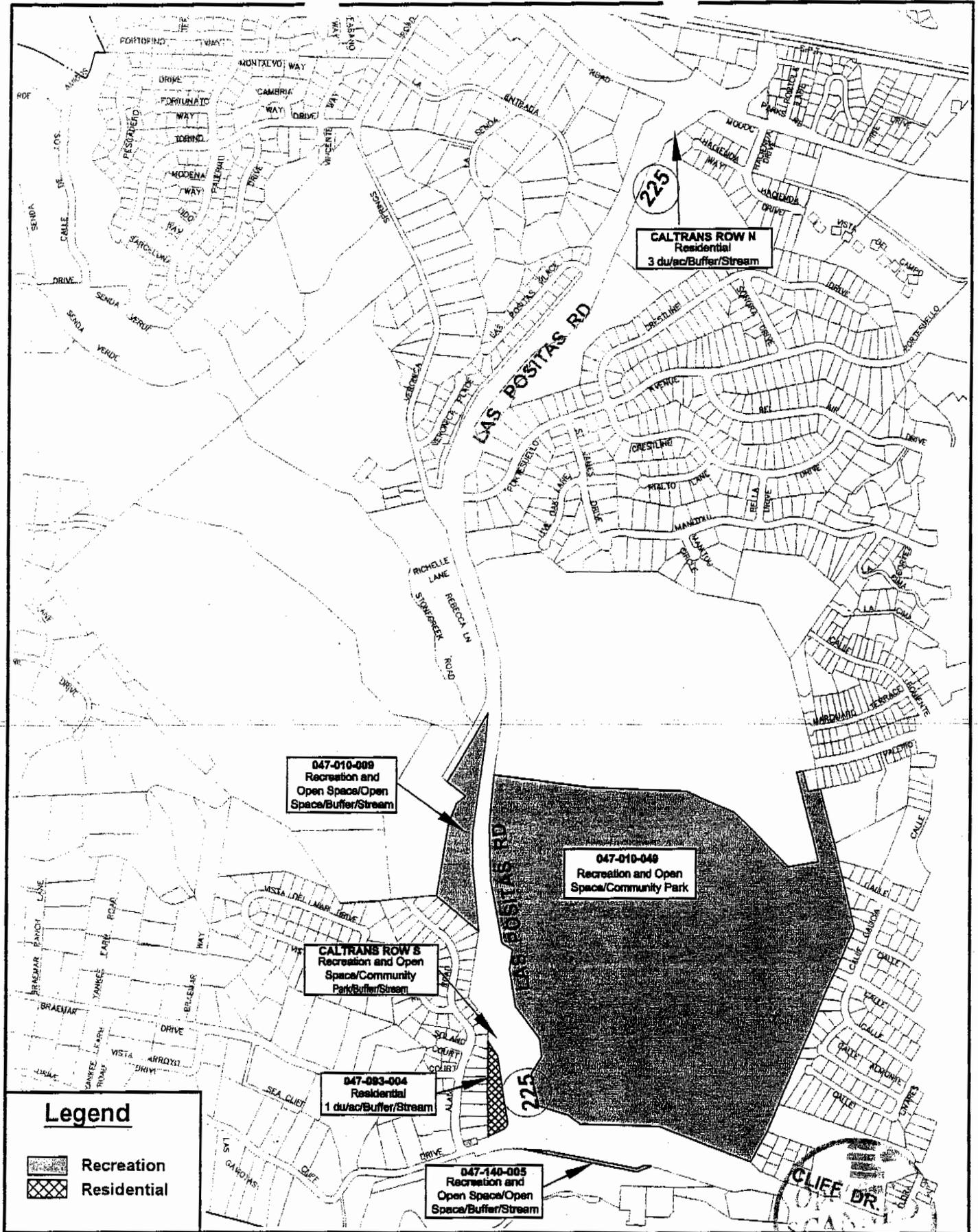
WHEREAS, the documents or other materials which constitute the record of proceedings upon which this decision is made are on file at the City of Santa Barbara Community Development Department.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. Annexation of the subject parcels will not cause development that exceeds the capacity of the City's public services or physical or natural resources, including water and sewer, public services, or other physical and natural resources, consistent with City Charter Section 1507.



SECTION 2. Upon annexation of the subject parcels, the General Plan map of the City of Santa Barbara is amended by designating Assessor Parcel Numbers 047-010-009 and 047-140-005 Recreation and Open Space/Open Space/Buffer/Stream, 047-010-049 Recreation and Open Space/Community Park, and 047-093-004 Residential 1 Dwelling Unit Per Acre/Buffer/Stream (as described in the Exhibit).



Proposed General Plan Land Use Designations

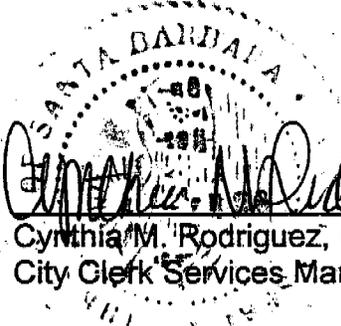
RESOLUTION NO. 06-034

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on May 2, 2006, by the following roll call vote:

- AYES: Councilmembers Iya G. Falcone, Roger L. Horton, Grant House, Helene Schneider, Das Williams
- NOES: None
- ABSENT: Councilmember Brian B. Barnwell, Mayor Marty Blum
- ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on May 3, 2006.


Cynthia M. Rodriguez
Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on May 3, 2006.

Marty Blum
Marty Blum
Mayor

ORDINANCE NO. 5387

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF THE MUNICIPAL CODE PERTAINING TO ZONING UPON ANNEXATION OF ASSESSOR PARCEL NUMBERS (APNS) 047-010-049, 047-010-009, 047-093-004, 047-140-005, AND THE 23.5 ACRE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RIGHT-OF-WAY PARCEL ON LAS POSITAS ROAD AND A PORTION OF CLIFF DRIVE

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sheet SE-02 of the City's Sectional Zone Maps specified in Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by adding the property legally described in Exhibit A, Assessor Parcel Number 047-010-009, totaling approximately 5.89 acres, located at 601 Las Positas Road shall have a Zoning Designation of PR (Undeveloped Park)/S-D-3 (Coastal Overlay Zone); Assessor Parcel Number 047-010-049, totaling approximately 130.3 acres located at 590 Las Positas Road shall have a Zoning Designation of PR (Undeveloped Park); Assessor Parcel Number 047-140-005 located at 2725 Cliff Drive shall have a Zoning Designation of PR (Open Space)/S-D-3 (Coastal Overlay Zone); and, Assessor Parcel Number 047-093-004 located at 401 Las Positas Road shall have a Zoning Designation of A-1 (Single Family Zone, 1 acre min lot size)/S-D-3 (Coastal Overlay Zone).

SECTION 2. This Ordinance shall not be effective until Assessor Parcel Numbers 047-010-009; 047-010-049; 047-140-005; and, 047-093-004 are annexed to the City of Santa Barbara, as evidenced by the recordation in the official records of Santa Barbara County of Local Agency Formation Commission (LAFCO) resolution of approval.

Exhibit 5
SBC-MAJ-1-08
Ordinance 5387 / Proposed Zoning
Amendment

ORDINANCE NO. 5387

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing ordinance was introduced on May 2, 2006, and was adopted by the Council of the City of Santa Barbara at a meeting held on May 9, 2006, by the following roll call vote:

- AYES: Councilmembers Brian B. Barnwell, Iya G. Falcone, Roger L. Horton, Grant House, Das Williams; Mayor Pro Tempore Helene Schneider
- NOES: None
- ABSENT: Mayor Marty Blum
- ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on May 10, 2006.



Cynthia M. Rodriguez
Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing ordinance on May 10, 2006.

Helene Schneider
Helene Schneider
Mayor Pro Tempore