

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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W24a



DATE: March 21, 2013

TO: Commissioners and Interested Parties

FROM: Charles Lester, Executive Director
John Ainsworth, Senior Deputy Director

SUBJECT: County of Santa Barbara LCP Amendment MAJ-1-12-B (Pescadero Lofts Affordable Housing): Executive Director's determination that the County's acknowledgement of receipt, acceptance, and agreement with the Commission's certification with suggested modifications is legally adequate. This determination will be reported to the Commission at the Wednesday, April 10, 2013 hearing in Santa Barbara.

On December 13, 2012, the Commission approved Local Coastal Program Amendment No. MAJ-1-12-B submitted by the County of Santa Barbara with suggested modifications. This amendment modifies the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (CZO/IP) portions of the certified Local Coastal Program (LCP) to : 1) amend the Goleta Planning Area Land Use Map of the Goleta Community Plan portion of the Coastal Land Use Plan by changing the land use designation of a 0.82 acre parcel (APN 075-020-005) from "*Multi-family Residential, 20 units per acre,*" to "*Multi-family Residential, 30 units per acre,*" 2) amend the text of CZO/IP Section 35-77, "*SR-H*" Zone District, to create a new zone district designated "*SR-H-30*" which would allow for a density of 30 units per acre and establish new criteria to apply to parcels rezoned to "*SR-H-30,*" which would be limited to 100 percent affordable housing projects, and 3) amend the zoning map for the parcel (APN 075-020-005) from "*SR-H-20*" to "*SR-H-30.*"

On February 19, 2013, the County Board of Supervisors adopted Resolution No. 13-28 (attached) acknowledging receipt of the Commission's certification of LCP Amendment No. MAJ-1-12-B and accepting and agreeing to all modifications suggested by the Commission.

Pursuant to Section 13544 of the California Code of Regulations, Title 14, Division 5.5, the Executive Director must determine that the action taken by the County of Santa Barbara acknowledging receipt and acceptance of, and agreement with the Commission's certification of the above referenced LCP amendment with suggested modifications is legally adequate and report that determination to the Commission. The certification shall become effective unless a majority of the Commissioners present object to the Executive Director's determination.

I have reviewed the County's acknowledgement and acceptance of, and agreement with the terms and suggested modifications of LCP Amendment MAJ-1-12-B, as certified by the Commission on December 13, 2012, as contained in the adopted Resolution of February 19, 2013 and find that the County's action and notification procedures for appealable development are legally adequate to satisfy the terms and requirements of the Commission's certification. I therefore recommend that the Commission concur in this determination.

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

IN THE MATTER OF APPROVING AN AMENDMENT)
TO THE SANTA BARBARA COUNTY LOCAL)
COASTAL PROGRAM TO AMEND THE GOLETA)
PLANNING AREA LAND USE MAP OF THE GOLETA)
COMMUNITY PLAN, AND TO AMEND THE)
COASTAL ZONING ORDINANCE, ARTICLE II OF)
CHAPTER 35 OF THE SANTA BARBARA COUNTY)
CODE, TO ADOPT THE HIGH-DENSITY STUDENT)
RESIDENTIAL (SR-H-30) ZONE DISTRICT)
ORDINANCE AMENDMENTS AND REZONE AS)
MODIFIED BY THE CALIFORNIA COASTAL)
COMMISSION)

RESOLUTION NO. 13- 28

County Case Nos.:
11ORD-00000-00034
11RZN-00000-00003
11GPA-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas on March 20, 2012, the Board of Supervisors of the County of Santa Barbara approved an amendment to the County's Local Coastal Program by amending the Coastal Zoning Ordinance, Article II of Chapter 35 of the County Code, by amending the text of Section 35-77, SR-H Zone District, to establish a new density of 30 units per acre and establish new criteria to apply to parcels rezoned to said density, and by amending the Goleta Community Plan Zoning Southern Section Zoning Map to rezone Assessor Parcel Number 075-020-005 from SR-H-20 to SR-H-30 (Ordinance No. 4830, Case Nos. 11ORD-00000-00034 and 11RZN-00000-00003); and
- B. Whereas on March 20, 2012, the Board of Supervisors amended the Local Coastal Program by adopting a resolution (Resolution No 12-63) amending the Goleta Planning Area Land Use Map of the Goleta Community Plan by changing the land use designation on Assessor Parcel Number 075-020-005 from Multi-Family Residential, 20 units per acre, to Multi-Family Residential, 30 units per acre (Case No. 11GPA-00000-00004); and
- C. Whereas on May 4, 2012, the Board of Supervisors of the County of Santa Barbara, by Resolution No. 12-86, submitted these amendments for consideration and certification to the California Coastal Commission; and
- D. Whereas on December 13, 2012, the California Coastal Commission approved a resolution of certification with one suggested modification for this amendment to the County's Local Coastal Program (Coastal Commission Case No. STB-MAJ-1-12-B); and
- E. Whereas the Board of Supervisors finds the suggested modification to be acceptable;

NOW THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

- 1. The above recitations are true and correct.

2. The Board of Supervisors acknowledges receipt of the Coastal Commission's resolution of certification with suggested modification and accepts and agrees to the modification through amendment of the Coastal Land Use Plan and Implementation Program (Coastal Zoning Ordinance) as required in Section 13544(a) of the Commission's Administrative Regulations, and agrees to issue Coastal Development Permits for the total area included in the certified Local Coastal Program consistent with the modification of Ordinance No. 4380 as certified by the Coastal Commission.
3. The Board of Supervisors will submit this acknowledgment to the California Coastal Commission to demonstrate conformity with the provisions of the Commission's action to certify the local coastal program, pursuant to Section 13544 of the Commission's Administrative Regulations.
4. The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to reflect the above mentioned 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 19th day of February, 2013, by the following vote:

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino

NOES: None

ABSTAINED: None

ABSENT: None



SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA WALLAR
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By Russ Benker

Deputy Clerk

By Raoul J. Muller

Deputy County Counsel