

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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# F17a

**DATE:** March 24, 2016

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, Deputy Director  
Barbara Carey, District Manager  
Jacqueline Phelps, Coastal Program Analyst

**SUBJECT:** City of Carpinteria Local Coastal Program Amendment No. LCP-4-CPN-14-0832-1-Part A for Public Hearing and Commission Action at the April 15, 2016 Commission Meeting in Santa Rosa.

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## DESCRIPTION OF THE SUBMITTAL

The City of Carpinteria ("City") is requesting an amendment to the Land Use Plan (LUP) and Implementation Plan (IP) components of its certified Local Coastal Program (LCP) to modify the land use designation of four properties, and to modify the zoning designation of 37 properties.

The City of Carpinteria submitted Local Coastal Program Amendment LCP-4-CPN-14-0832-1-Part A to the Commission on September 26, 2014. After the submittal of additional information requested by Commission staff, the amendment proposal was deemed complete and filed on February 10, 2015. At the April 17, 2015 hearing, the Commission granted a one year time extension to act on the subject amendment pursuant to Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535(c).

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## SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission approve the proposed City of Carpinteria LCP Amendment No. LCP-4-CPN-14-0832-1-Part A as submitted. The motions to accomplish this recommendation are found on **Page 4** of this staff report.

The City of Carpinteria is requesting an amendment to the Land Use Plan (LUP) and Implementation Plan (IP) component of its certified Local Coastal Program (LCP) to modify the land use designation of four properties, and to modify the zoning designation of 37 properties. The proposed land use designation modifications do not conflict with Coastal Act policies regarding priority land uses, public access, or coastal resource protection. Thus, as proposed, the land use designation modifications meet the requirements of, and are in conformity with, the Chapter 3 policies of the Coastal Act. Furthermore, as proposed, the zoning designation modifications conform with and adequate to carry out the certified LUP.

<p><b>Additional Information:</b> For further information, please contact Jacqueline Phelps at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The proposed amendment to the City of Carpinteria Local Coastal Program (LCP) is available for review at the Ventura Office of the Coastal Commission.</p>
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## **TABLE OF CONTENTS**

<b>I. PROCEDURAL ISSUES.....</b>	<b>3</b>
A. STANDARD OF REVIEW .....	3
B. PUBLIC PARTICIPATION .....	3
C. PROCEDURAL REQUIREMENTS .....	4
<b>II. STAFF RECOMMENDATION, MOTION, &amp; RESOLUTION ON THE LAND USE PLAN AMENDMENT.....</b>	<b>4</b>
A. APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED .....	4
<b>III. STAFF RECOMMENDATION, MOTION, &amp; RESOLUTION ON THE IMPLEMENTATION PLAN AMENDMENT .....</b>	<b>5</b>
A. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED .....	5
<b>IV. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT AND IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED .....</b>	<b>5</b>
A. AMENDMENT DESCRIPTION AND BACKGROUND .....	5
B. CONSISTENCY ANALYSIS .....	8
1. <i>Land Use Designation Modifications</i> .....	10
2. <i>Zoning Designation Modifications</i> .....	11
C. CALIFORNIA ENVIRONMENTAL QUALITY ACT .....	12

## **EXHIBITS**

- Exhibit 1.**     [City of Carpinteria City Ordinance No. 669](#)  
**Exhibit 2.**     [City of Carpinteria Resolution No. 5547](#)

## **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 Commission may suggest modifications... (Section 30513)*

The standard of review that the Commission uses in reviewing the adequacy of the Land Use Plan, as the City is proposing to amend it, is whether the Land Use Plan, as amended, would remain 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 Implementation Plan of the certified Local Coastal Program, pursuant to Section 30513 and 30514 of the Coastal Act, is whether the Implementation Plan, with the proposed amendment would be in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the City of Carpinteria’s certified Local Coastal Program, as amended.

### **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 on the subject amendment request on July 7, 2014, August 4, 2014, and September 8, 2014. The hearings were noticed to the public consistent with Sections 13551 and 13552 of Title 14 of the California Code of Regulations. Notice of the subject amendment 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 that it is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. City of Carpinteria Resolution No. 5547 and Ordinance 669, state that the Land Use Plan and Implementation Plan Amendment must return to the City for City Council action, prior to final certification.

## **II. STAFF RECOMMENDATION, MOTION, & RESOLUTION ON THE LAND USE PLAN AMENDMENT**

Following public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to the resolution.

### **A. APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED**

#### **Motion:**

*I move that the Commission **certify** Land Use Plan Amendment LCP-4-CPN-14-0832-1-Part A as submitted by the City of Carpinteria.*

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:**

The Commission hereby certifies the Land Use Plan Amendment LCP-4-CPN-14-0832-1-Part A as submitted by the City of Carpinteria 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.

### **III. STAFF RECOMMENDATION, MOTION, & RESOLUTION ON THE IMPLEMENTATION PLAN AMENDMENT**

Following public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to the resolution.

#### **A. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED**

##### **Motion:**

*I move that the Commission **reject** Implementation Plan Amendment LCP-4-CPN-14-0832-1-Part A for the City of Carpinteria as submitted.*

Staff recommends a **NO** vote. Passage of this motion will result in certification of the Implementation Plan amendment LCP-4-CPN-14-0832-1-Part A 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:**

The Commission hereby certifies the Implementation Program for the City of Carpinteria Implementation Plan Amendment LCP-4-CPN-14-0832-1-Part A 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, 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.

### **IV. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT AND IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED**

The following findings support the Commission's approval of the proposed Land Use Plan and Implementation Plan Amendment as submitted. The Commission hereby finds and declares as follows:

#### **A. AMENDMENT DESCRIPTION AND BACKGROUND**

The City of Carpinteria ("City") is requesting to amend to the Land Use Plan (LUP) and Implementation Plan (IP) components of its certified Local Coastal Program (LCP) to modify the land use designation of four parcels and to modify the zoning designation of 37 parcels. These proposed changes are described in further detail below.

Land Use Designation Modifications

The City proposes to modify the land use designation of four parcels, as described in the chart below:

<b>Assessor's Parcel No.</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>
001-180-062 (Farmer Parcel)	Research Development Industrial (RDI)	Open Space/Recreation (OSR)
001-253-007 (Carpinteria Creek)	Low Density Residential (LDR)	Open Space/Recreation (OSR)
003-191-004 (1053 Vallecito Rd)	Visitor-serving Commercial (VC)	Medium Density Residential (MDR)
003-101-020 (4424 Via Real)	Low Density Residential (LDR)	Public Facility (PF)

Zoning Designation Modifications

The City proposes to modify the zoning designation of 37 parcels, as described in the chart below:

<b>Assessor's Parcel No.</b>	<b>Existing Zone Designation</b>	<b>Proposed Zone Designation</b>
001-180-062 (Farmer Parcel)	Planned Unit Development (PUD)	Recreation (REC)
001-170-012 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-049 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-071 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-072 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
003-292-018 (954 Concha Loma Dr)	Planned Residential Development (PRD-20)	Single Family Residential (6-R-1)
001-070-022 (Carpinteria Creek)	Mobile Home Park (MHP)	Recreation (REC)
001-070-064 (Carpinteria Creek)	Mobile Home Park (MHP)	Recreation (REC)
001-253-007 (Carpinteria Creek)	Single Family Residential (8-R-1)	Recreation (REC)
001-070-055 (Carpinteria Creek)	Commercial Planned Development (CPD)	Recreation (REC)
003-333-005 (5400 Sixth Street)	Industrial (M)	Single Family Residential (6-R-1)
003-332-015 (5300 Sixth Street)	Industrial (M)	Community Facility (CF)
003-325-007 (600 block Olive Ave)	Industrial (M)	Single Family Residential (6-R-1)

003-360-014 (500 block of Olive Ave)	Industrial (M)	Planned Residential Development (PRD-10)
003-360-015 (500 block of Olive Ave)	Industrial (M)	Planned Residential Development (PRD-10)
003-360-017 (500 block of Olive Ave)	Commercial Planned Development (CPD)	Planned Residential Development (PRD-10)
003-370-012 (5361 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-001 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-002 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-003 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-005 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
003-370-003 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
003-510-002 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-024 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-025 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-016 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-026 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-028 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-047-015 (873 Walnut Ave)	Planned Residential Development (PRD-20)	Community Facility (CF)
003-191-005 (1071 Vallecito Road)	Single Family Residential (7-R-1)	Community Facility (CF)
003-590-032 (1310 Dahlia Court)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-033 (1320 Dahlia Court)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-045 (4545 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-046 4535 (Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-047 (4525 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)

003-590-048 (4515 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-049 (4505 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)

### Background

The City submitted Local Coastal Program Amendment LCP-4-CPN-14-0832-1-Part A to the Commission on September 26, 2014. After the submittal of additional information requested by Commission staff, the amendment proposal was deemed complete and filed on February 10, 2015. At the April 17, 2015 hearing, the Commission granted a one year time extension to act on the subject amendment pursuant to Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535(c).

## **B. CONSISTENCY ANALYSIS**

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

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 30222 of the Coastal Act states:

*The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

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:

*(a) 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.*

*(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.*

*(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

City of Carpinteria Land Use Plan Policy LU-1a states:

*The policies of the Coastal Act (Public Resources Code Section 30210 through 30263) are hereby incorporated by reference (and shall be effective as if included in full herein) as the guiding policies of the land use plan.*

City of Carpinteria Land Use Plan Policy LU-3a states:

*New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

City of Carpinteria Land Use Plan Policy LU-3j states:

*Ensure that the Zoning Ordinance contains applicable zoning districts to provide consistent implementation of the Land Use categories.*

City of Carpinteria Land Use Plan Policy LU-3l states:

*Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

City of Carpinteria Land Use Plan Implementation Policy 1 states:

*A visitor serving zone district shall be maintained as a part of the city zoning regulations with the purpose of providing adequate opportunity for commercial development that will serve visitors to the city. The visitor serving zone district shall apply to all visitor-serving commercial designated parcels.*

City of Carpinteria Land Use Policy OSC-1a states:

*Protect Environmentally Sensitive Habitat Area(s) (ESHA) from development and maintain them as natural open space or passive recreational areas.*

City of Carpinteria Land Use Policy OSC-6a states:

*Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

City of Carpinteria Land Use Policy OSC-14a states:

*Increase coastal and recreational access for all segments of the population, including the disabled and elderly, while protecting natural resources, particularly environmentally sensitive habitat areas.*

The protection, enhancement, and provision of public access and recreation is one of the strongest mandates of the Coastal Act. Additionally, the Coastal Act provides for the protection and provision of lower cost visitor and recreational facilities, and visitor-serving commercial development is considered a priority use. Furthermore, development adjacent to public land and environmentally sensitive habitat areas must be designed to prevent impacts which would significantly degrade the area, so it is compatible with the continuance of the habitat, as required by Section 30240 of the Coastal Act. Coastal Act Section 30250 requires that new development be located within, contiguous with, or in close proximity to existing developed areas. The City of Carpinteria Land Use Plan (LUP) also includes several policies that protect coastal resources.

As described above, the standard of review that the Commission uses in reviewing the adequacy of the Land Use Plan, as the City is proposing to amend it, is whether the Land Use Plan, as amended, would remain consistent with, and meet the requirements of, the policies of Chapter 3 of the Coastal Act. Additionally, the standard of review for the proposed amendment to the Implementation Plan of the certified Local Coastal Program, pursuant to Section 30513 and 30514 (regarding amendments) of the Coastal Act, is whether the Implementation Plan, would be in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the City of Carpinteria's certified Local Coastal Program.

#### 1. Land Use Designation Modifications

Two of the proposed land use designation modifications would be on publically owned properties currently designated Low Density Residential (LDR) and Research Development Industrial (RDI), and are proposed to be re-designated to Open Space/Recreation in the subject amendment.

The City has indicated that the subject properties, the “Famer Parcel” and “Carpinteria Creek Buffer Property” have been identified for habitat protection purposes. As described in further detail below, the subject amendment would also modify the zoning designation of these properties to Recreation (REC), which would only allow for public open space uses on these parcels.

A parcel currently designated Visitor-Serving Commercial (VC) located at 1053 Vallecito Road is proposed to be re-designated to Medium Density Residential (MD-R) to correct a mapping error. When the City’s LUP was comprehensively updated in 2003, it appears that the land use designation of this parcel was inadvertently modified. As a component of the 2003 LUP update, the City created the VC land use designation. In the update, the land use designation of all parcels located along Carpinteria Avenue and Linden Avenue (downtown core) was modified to be VC. The subject parcel, however, is not located on either street. Review of historic City land use maps indicates that the subject parcel was previously designated for single family residential use. Furthermore, this parcel also has a zoning designation of Single Family Residential (6-R-1). Therefore, as mentioned above, the proposed change would correct a mapping error and would not adversely impact visitor serving commercial opportunities within the City.

Lastly, a parcel currently designated Low Density Residential (LDR) located at 4424 Via Real, is proposed to be re-designated to Public Facility (PF) to also correct a mapping error that occurred when the City’s LUP was comprehensively updated in 2003. In the 2003 comprehensive update, the land use designation of the subject parcel was modified from Public Utility (PU) to LDR. Review of historic City land use maps indicates that the subject parcel was previously designated for public facility use, and is currently developed with such a use. The PU land use designation has since been replaced by the PF designation throughout the LCP area, therefore the proposed land use designation is PF.

The proposed land use designation modifications do not conflict with Coastal Act policies regarding priority land uses, public access, or coastal resource protection. Thus, as proposed, the land use designation modifications meet the requirements of, and are in conformity with, the Chapter 3 policies of the Coastal Act.

## 2. Zoning Designation Modifications

Sixteen of the parcels proposed to be rezoned in the subject amendment would be modified to have a zoning designation of Recreation (REC), which is the City’s zoning designation for public recreational and open space areas. These parcels are located on the Viola Fields, Carpinteria Bluffs Nature Preserve, portions of the Carpinteria Creek corridor and Carpinteria State Beach, as well as on City owned parcels located adjacent to the railroad tracks, near downtown. All of the parcels proposed to be rezoned to REC are publically owned. Several of the parcels are currently utilized as public recreational areas. Re-designation of these parcels would allow for the creation of additional recreation opportunities within the City. As described above, the City’s LUP contains several policies with require the protection of public access and recreational opportunities. The subject parcels would be modified to have a zoning designation that prioritizes recreational opportunities, consistent with the policies of the LUP.

Eight of the parcels proposed to be rezoned would be modified to have a zoning designation of Community Facility (CF). These parcels are currently developed and utilized by the Carpinteria Sanitary District, Carpinteria State Beach Maintenance and Employee Housing, Carpinteria-Summerland Fire Protection District Station No. 1, and the Carpinteria Women's Club. These parcels currently have a Public Facility (PF) land use designation, and modification of the zoning designations would allow for consistency between the land use and zoning designations.

Seven of the parcels proposed to be rezoned would be modified to have a zoning designation of Planned Residential Development (PRD-20). These parcels are each currently developed with two to four units, making them legally non-conforming under their current Single-Family Residential (7-R-1) zoning designation. A PRD-20 zoning designation would conform to the Medium Density Residential land use designation of the subject parcels, and allow the existing development to be conforming as to density.

Two parcels proposed to be rezoned would be modified from Planned Residential Development (PRD-20) and Industrial (M) to Single Family Residential (6-R-1). These parcels have a land use designation of Low Density Residential and Medium Density Residential. Finally, four parcels proposed to be rezoned would be modified from Industrial (M) and Commercial Planned Development (CPD) to Single Family Residential (6-R-1) and Planned Residential Development (PRD-10) to correspond to a Medium Density land use designation. These properties are located adjacent to existing residential neighborhood, and the proposed zoning designation would correspond to the parcels' existing land use designation.

The proposed zoning designation modifications do not conflict with the provision of priority land uses or coastal resource protection identified in the LUP, nor do the proposed changes raise issue with regard to the public access policies of the LUP. Thus, as proposed, the zoning designation modifications can be found consistent with and adequate to carry out the certified LUP.

### **C. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Section 21080.9 of the California Public Resources Code (PRC) - within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with their activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, because the California Natural Resources Agency found the Commission's LCP review and approval program to be functionally equivalent to the EIR process (see 14 C.C.R. Section 15251(f)), PRC Section 21080.5 relieves the Commission of the responsibility to prepare an EIR for its actions on proposed LCP amendments. Nevertheless, some elements of CEQA continue to apply to this review process.

Specifically, pursuant to CEQA and the Commission's regulations (see 14 C.C.R. Sections 13540(f), 13542(a), and 13555(b)), the Commission's certification of this LCP amendment must

be based in part on a finding that it meets the CEQA requirements listed in PRC Section 21080.5(d)(2)(A). That section requires that the Commission not approve or adopt an LCP:

*...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.*

The Land Use Plan amendment has been found to meet the requirements of, and be in conformity with the Chapter 3 policies of the Coastal Act. Furthermore, the Local Implementation Plan amendment has been found to be in conformity with, or adequate to carry out, the provisions of the Land Use Plan portion of the certified LCP. As submitted, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts within the meaning of the California Environmental Quality Act.

The Commission finds that for the reasons discussed in this report, there are no additional feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LCP amendment, as submitted, is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.

**ORDINANCE NO. 669**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA,  
CALIFORNIA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE  
CERTAIN PROPERTIES IN THE CITY OF CARPINTERIA TO CONFORM TO THE  
GENERAL PLAN AND AMENDING THE CITY'S GENERAL PLAN/LOCAL  
COASTAL PLAN LAND USE MAP (FIGURE LU-1) TO AMEND LAND USE  
DESIGNATIONS FOR CERTAIN PROPERTIES IN THE CITY OF CARPINTERIA**

**PROJECT NO. 14-1711-RZ/GPA/LCPA**

The Carpinteria City Council does hereby ordain as follows:

SECTION 1.

Following a duly noticed public hearing and upon the recommendation of the Planning Commission, the City of Carpinteria Official Zoning Map, as adopted by Ordinance Number 315 on October 12, 1981, and subsequently amended, is hereby further amended as follows and as shown on the attached Exhibits:

<b>Assessor's Parcel No.</b>	<b>Existing Zone Designation</b>	<b>Proposed Zone Designation</b>
001-180-062 (Farmer Parcel)	Planned Unit Development (PUD)	Recreation (REC)
001-170-012 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-049 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-071 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
001-180-072 (5905 Carpinteria Ave)	Planned Unit Development (PUD)	Recreation (REC)
003-292-018 (954 Concha Loma Dr)	Planned Residential Development (PRD-20)	Single Family Residential (6-R-1)
001-070-022 (Carpinteria Creek)	Mobile Home Park (MHP)	Recreation (REC)
001-070-064 (Carpinteria Creek)	Mobile Home Park (MHP)	Recreation (REC)
001-253-007 (Carpinteria Creek)	Single Family Residential (8-R-1)	Recreation (REC)
001-070-055 (Carpinteria Creek)	Commercial Planned Development (CPD)	Recreation (REC)
003-333-005 (5400 Sixth Street)	Industrial (M)	Single Family Residential (6-R-1)
003-332-015 (5300 Sixth Street)	Industrial (M)	Community Facility (CF)

<b>Assessor's Parcel No.</b>	<b>Existing Zone Designation</b>	<b>Proposed Zone Designation</b>
003-325-007 (600 block Olive Ave)	Industrial (M)	Single Family Residential (6-R-1)
003-360-014 (500 block of Olive Ave)	Industrial (M)	Planned Residential Development (PRD-10)
003-360-015 (500 block of Olive Ave)	Industrial (M)	Planned Residential Development (PRD-10)
003-360-017 (500 block of Olive Ave)	Commercial Planned Development (CPD)	Planned Residential Development (PRD-10)
003-370-012 (5361 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-001 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-002 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-003 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
503-370-005 (5451 Sixth Street)	Industrial (M)	Community Facility (CF)
003-370-003 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
003-510-002 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-024 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-025 (Carpinteria State Beach)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-016 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-026 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-105-028 (City-owned railroad corridor)	Commercial Planned Development (CPD)	Recreation (REC)
004-047-015 (873 Walnut Ave)	Planned Residential Development (PRD-20)	Community Facility (CF)
003-191-005 (1071 Vallecito Road)	Single Family Residential (7-R-1)	Community Facility (CF)
003-590-032 (1310 Dahlia Court)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-033 (1320 Dahlia Court)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-045 (4545 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)

<b>Assessor's Parcel No.</b>	<b>Existing Zone Designation</b>	<b>Proposed Zone Designation</b>
003-590-046 4535 (Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-047 (4525 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-048 (4515 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)
003-590-049 (4505 Aragon Drive)	Single Family Residential (7-R-1)	Planned Residential Development (PRD-20)

## SECTION 2.

Following a duly noticed public hearing and upon the recommendation of the Planning Commission, the City of Carpinteria General Plan/Local Coastal Plan Land Use Map (Figure LU-1), as adopted by Resolution 4776 on January 27, 2003, is hereby amended as follows and as shown on the attached Exhibits:

<b>Assessor's Parcel No.</b>	<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>
001-180-062 (Farmer Parcel)	Research Development Industrial (RDI)	Open Space/Recreation (OSR)
001-253-007 (Carpinteria Creek)	Low Density Residential (LDR)	Open Space/Recreation (OSR)
003-191-004 (1053 Vallecito Rd)	Visitor-serving Commercial (VC)	Medium Density Residential (MDR)
003-101-020 (4424 Via Real)	Low Density Residential (LDR)	Public Facility (PF)

## SECTION 3.

This Ordinance shall be in full force and effect thirty (30) days following certification as an amendment to the City's Local Coastal Program by the California Coastal Commission, acceptance of such certification by resolution, and second reading by the City Council; and before the expiration of fifteen (15) days following passage, this Ordinance shall be published once with the names of the members of the City Council voting for and against the same in the Coastal View News, a newspaper of general circulation, published in the City of Carpinteria.

**PASSED, APPROVED, AND ADOPTED** this 8<sup>th</sup> day of September 2014, by the following called vote:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBER(S):**

**ABSENT: COUNCILMEMBER(S):**



---

Mayor of the City of Carpinteria

**ATTEST:**

---

City Clerk, City of Carpinteria

***I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 8<sup>th</sup> day of September 2014.***

---

City Clerk, City of Carpinteria

**APPROVED AS TO FORM:**

---

Peter N. Brown, City Attorney  
City of Carpinteria

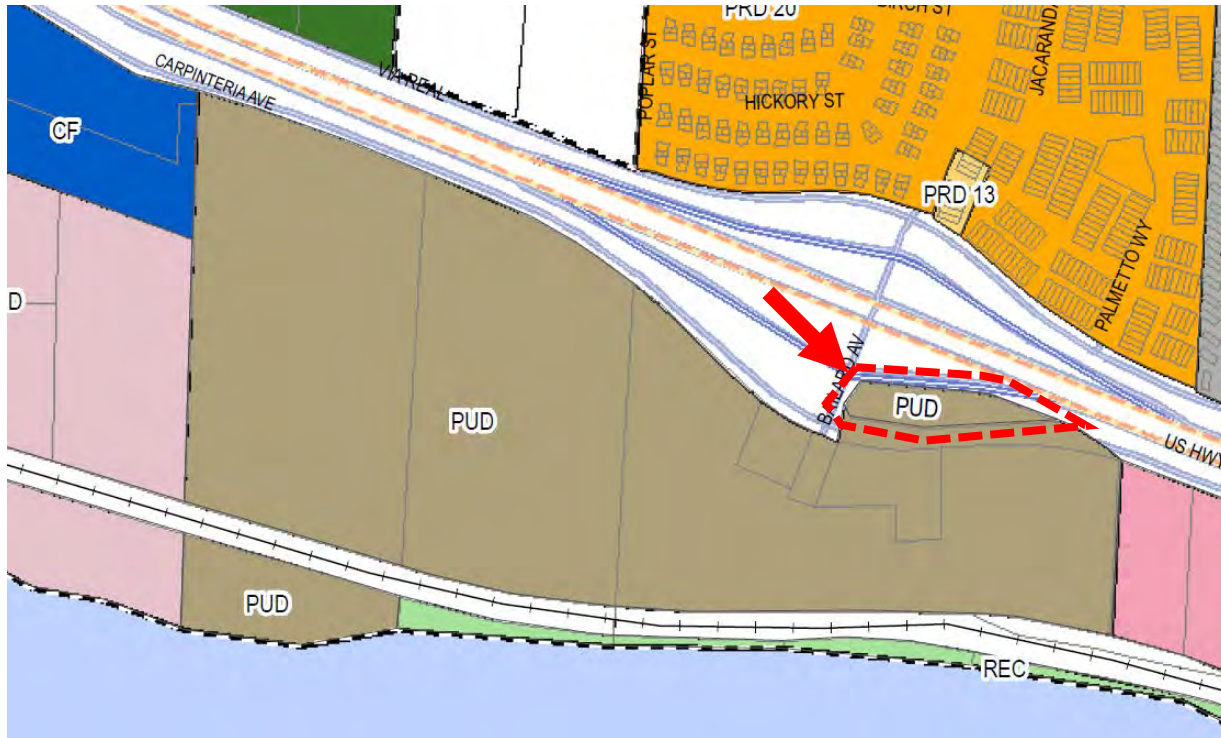
# PROPOSED ZONING MAP AMENDMENTS

ORDINANCE 669

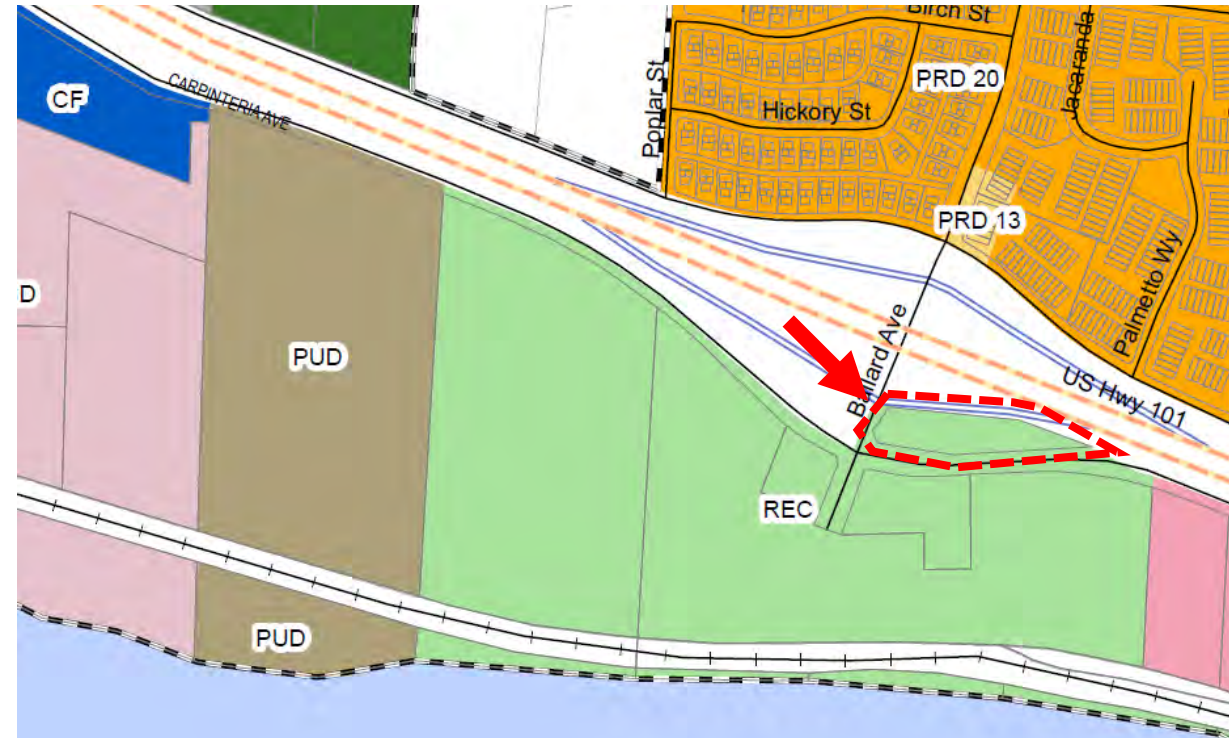
MAP AMENDMENT EXHIBITS

## APN 001-180-062 (FARMER PARCEL)

- EXISTING ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (PUD)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



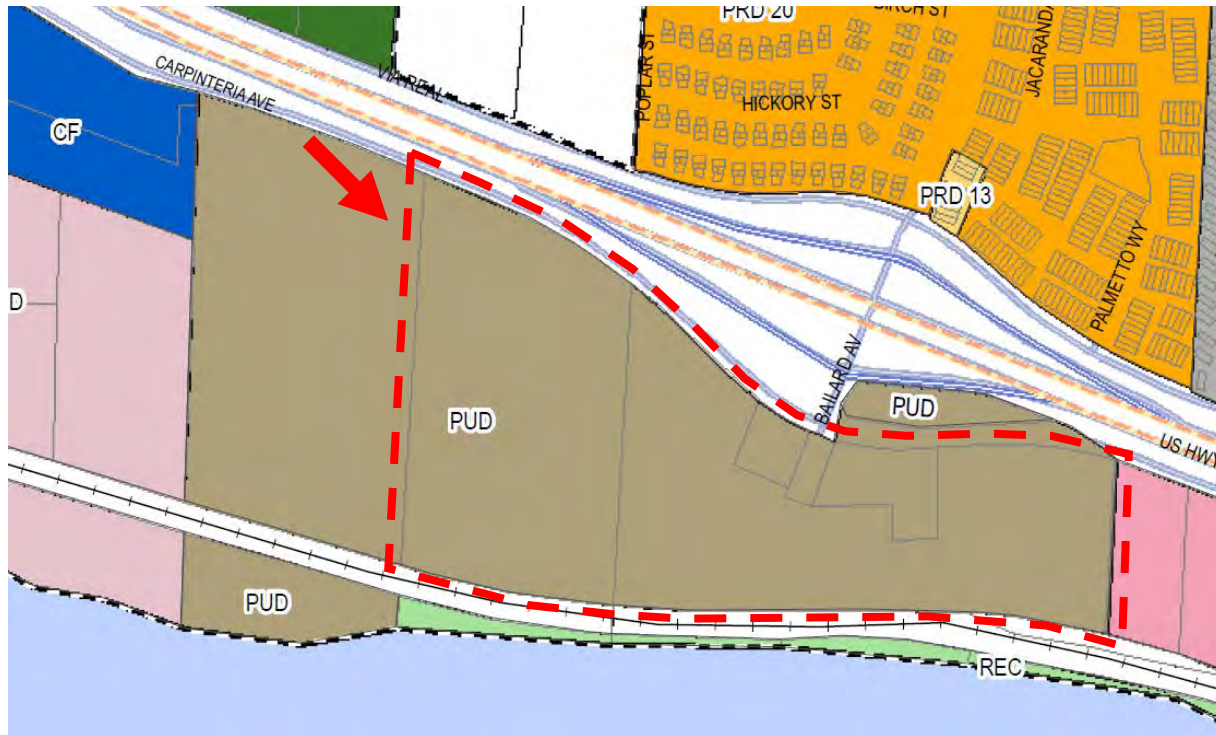
EXISTING ZONING MAP



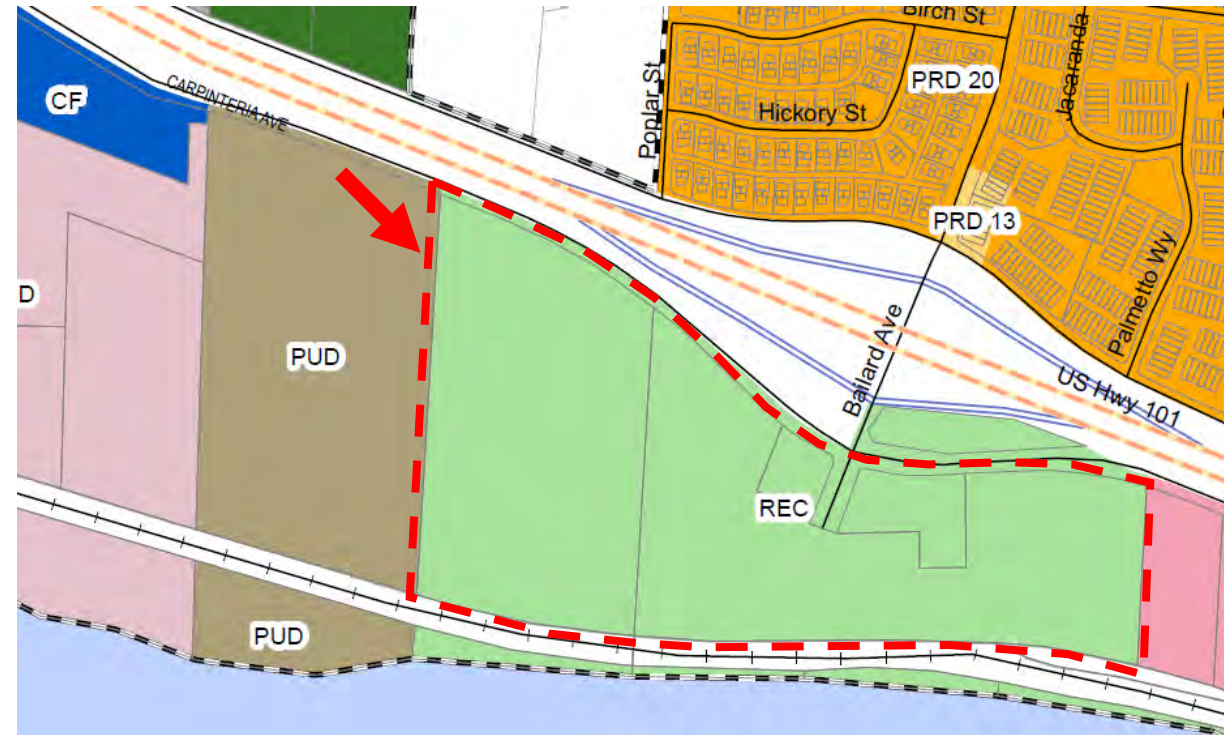
PROPOSED REVISED ZONING MAP

APNs 001-170-012, 001-180-049, 001-180-071, 001-180-072  
(5905 CARPINTERIA AVENUE; VIOLA FIELDS & CARPINTERIA BLUFFS NATURE PRESERVE)

- EXISTING ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (PUD)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



EXISTING ZONING MAP



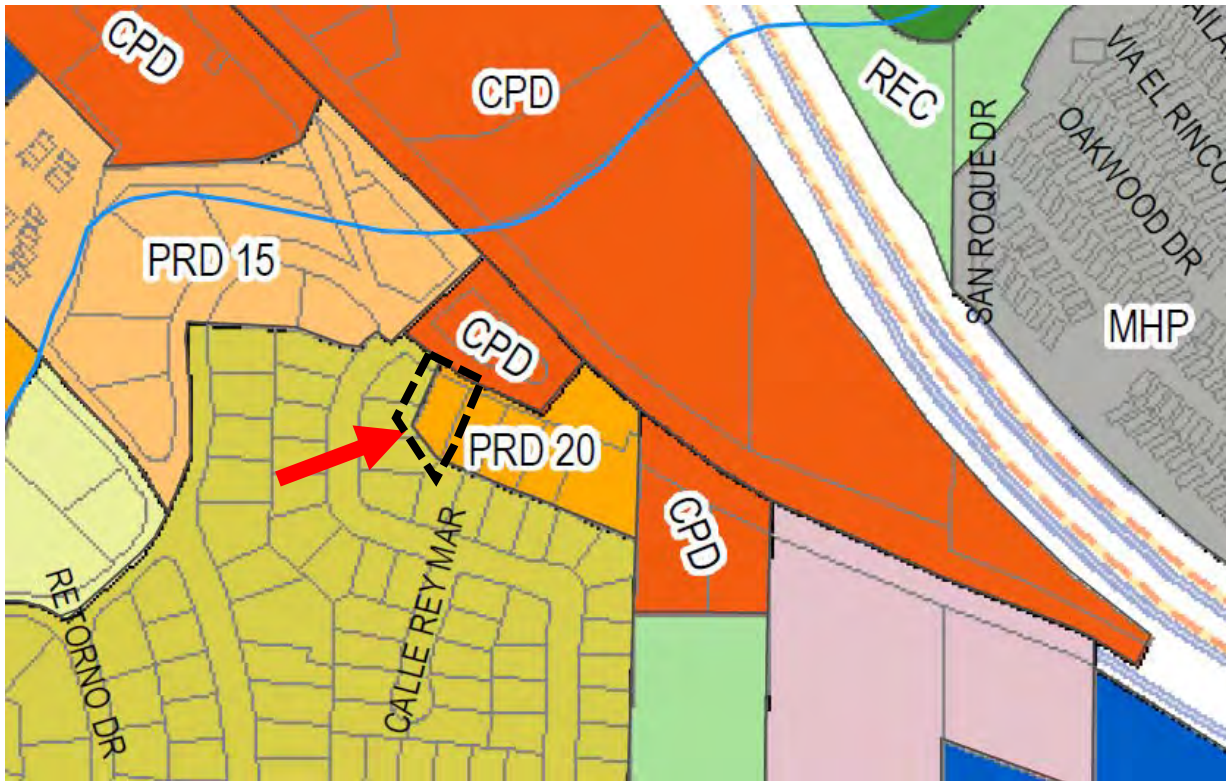
PROPOSED REVISED ZONING MAP



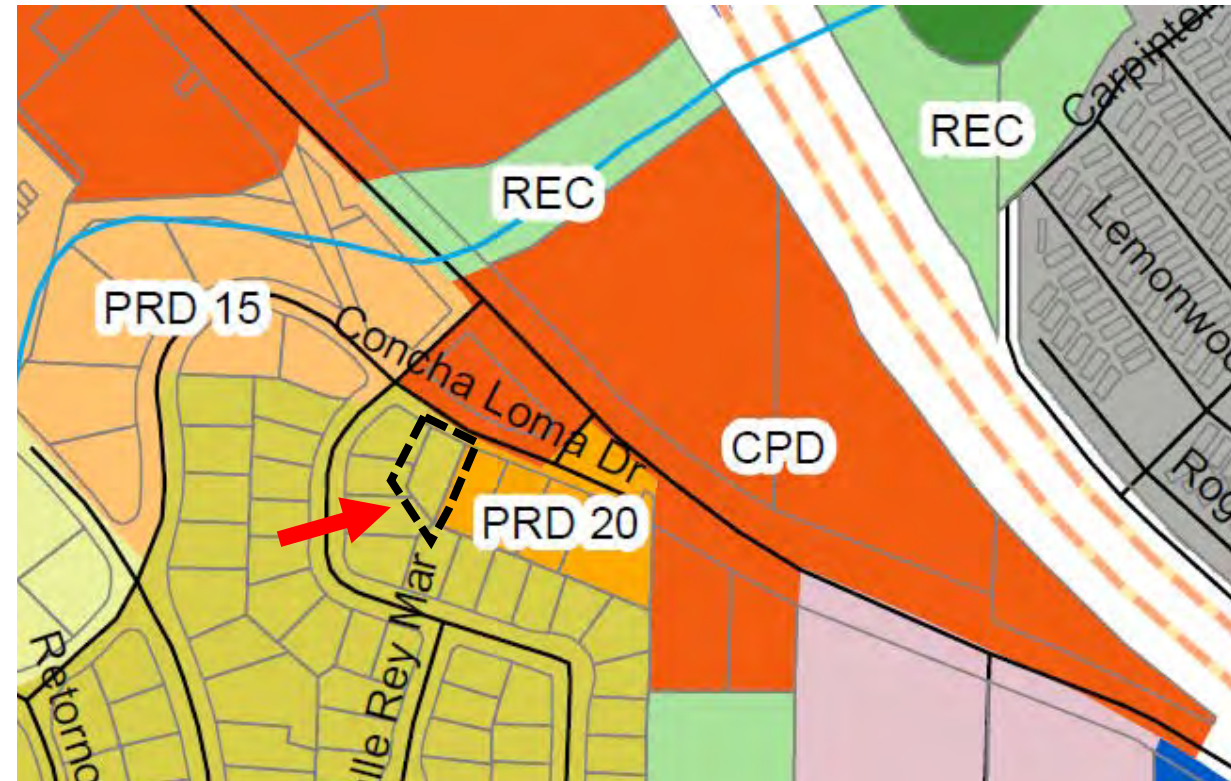
APN 003-292-018 (954 CONCHA LOMA DRIVE)

EXISTING ZONING DESIGNATION: PLANNED RESIDENTIAL DEVELOPMENT (PRD-20)

PROPOSED ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (6-R-1)



EXISTING ZONING MAP



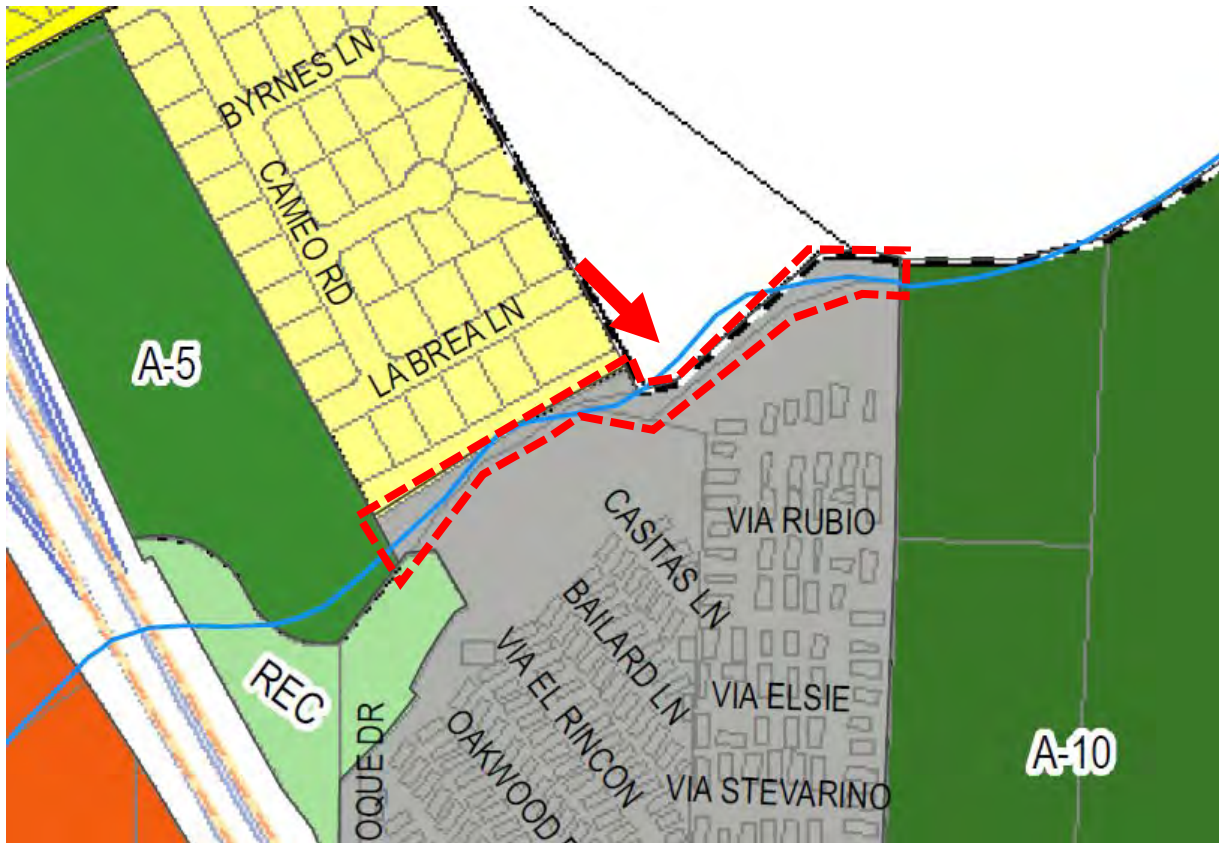
PROPOSED REVISED ZONING MAP



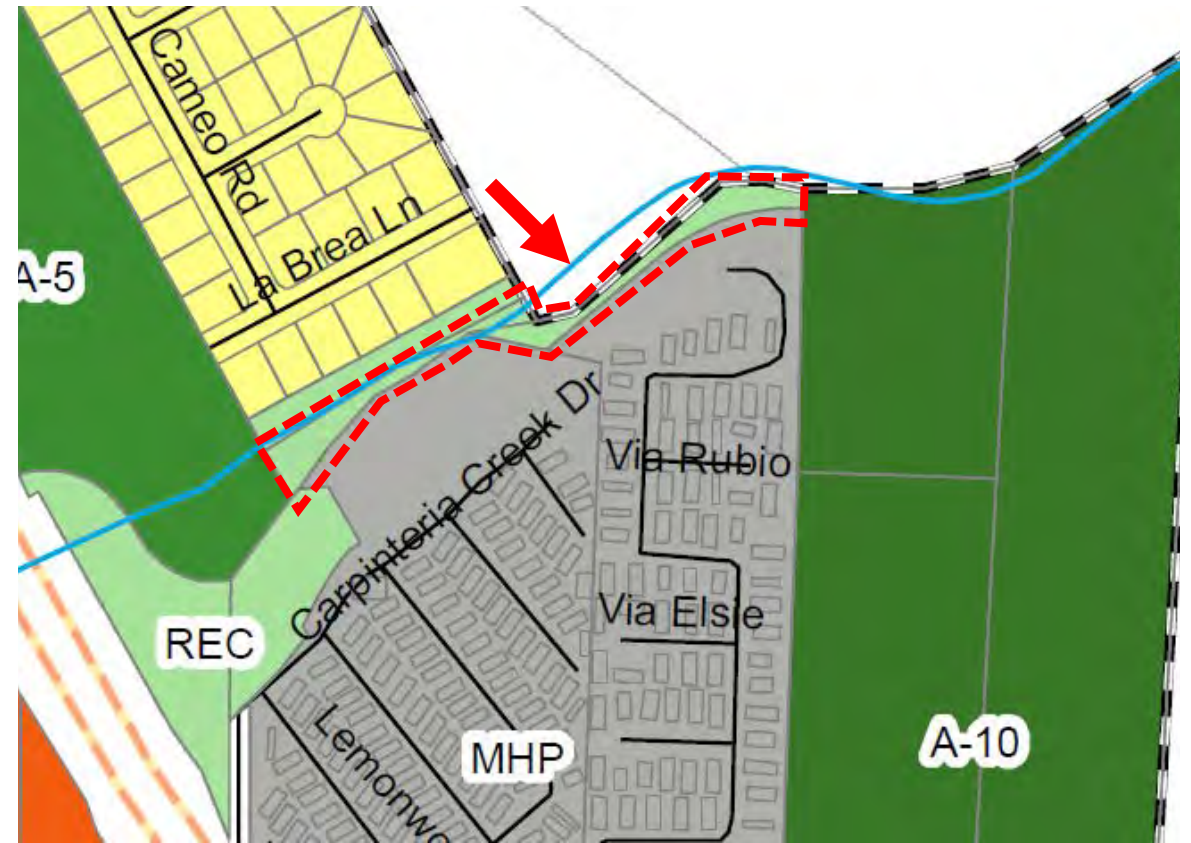
APNs 001-070-022, 001-070-064

(CARPINTERIA CREEK CORRIDOR, ADJACENT TO SAN ROQUE & RANCHO GRANADA MOBILE HOME PARKS)

- EXISTING ZONING DESIGNATION: MOBILE HOME PARK (MHP)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



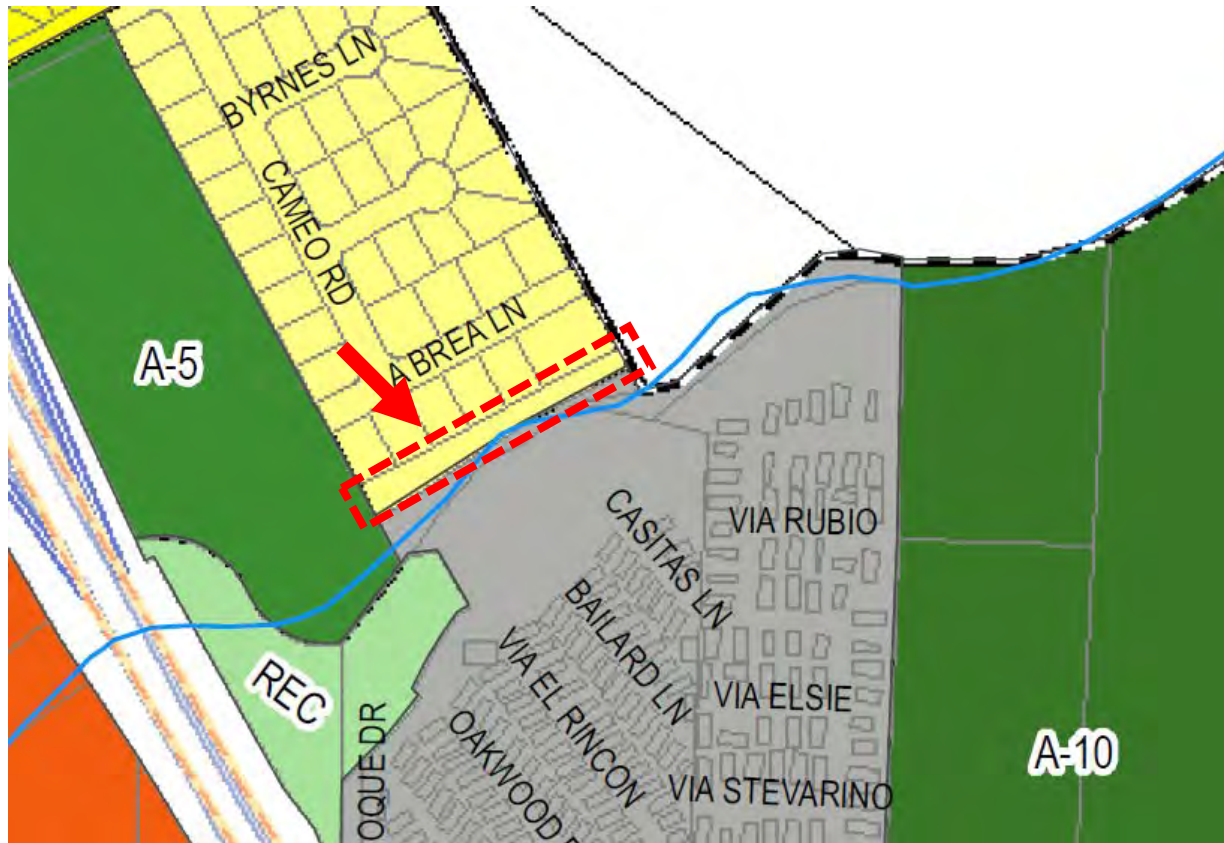
EXISTING ZONING MAP



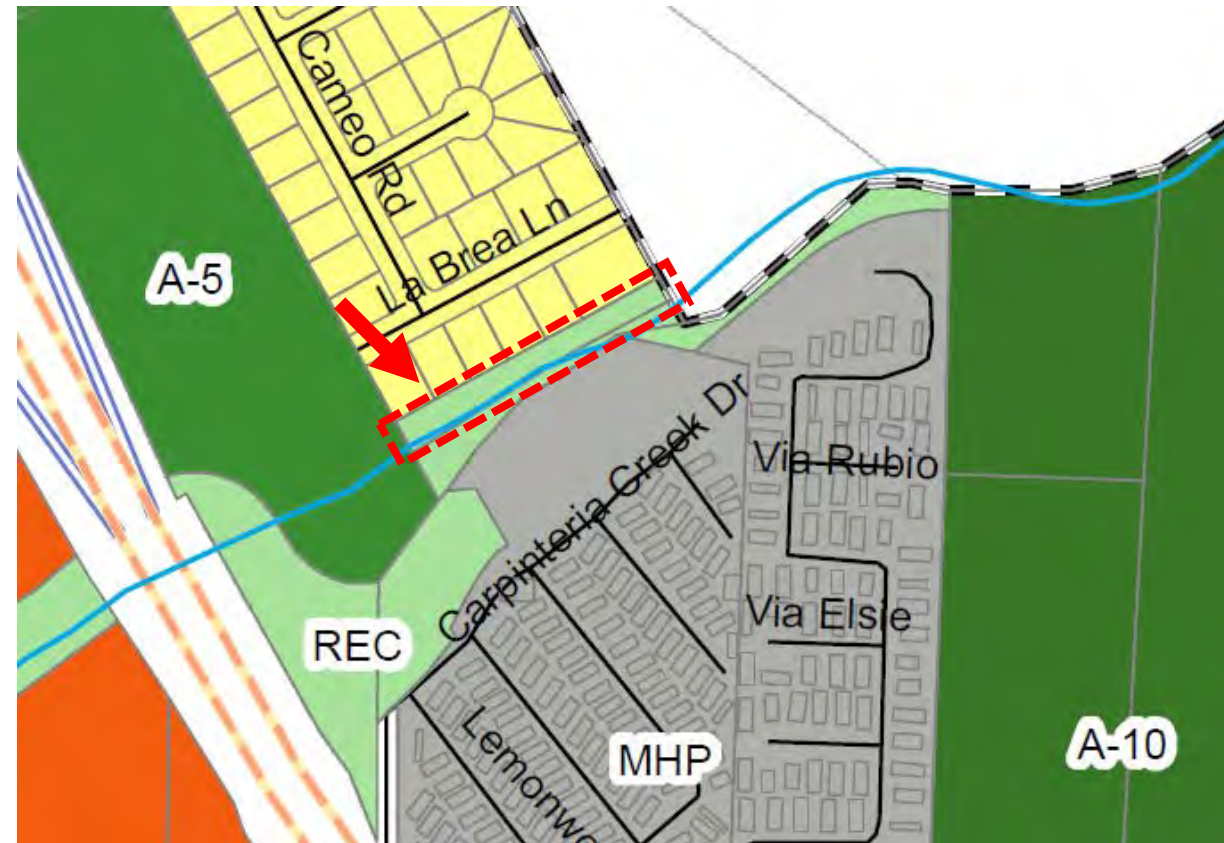
PROPOSED REVISED ZONING MAP

APN 001-253-007 (CARPINTERIA CREEK BUFFER PARCEL)

- EXISTING ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (8-R-1)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



EXISTING ZONING MAP

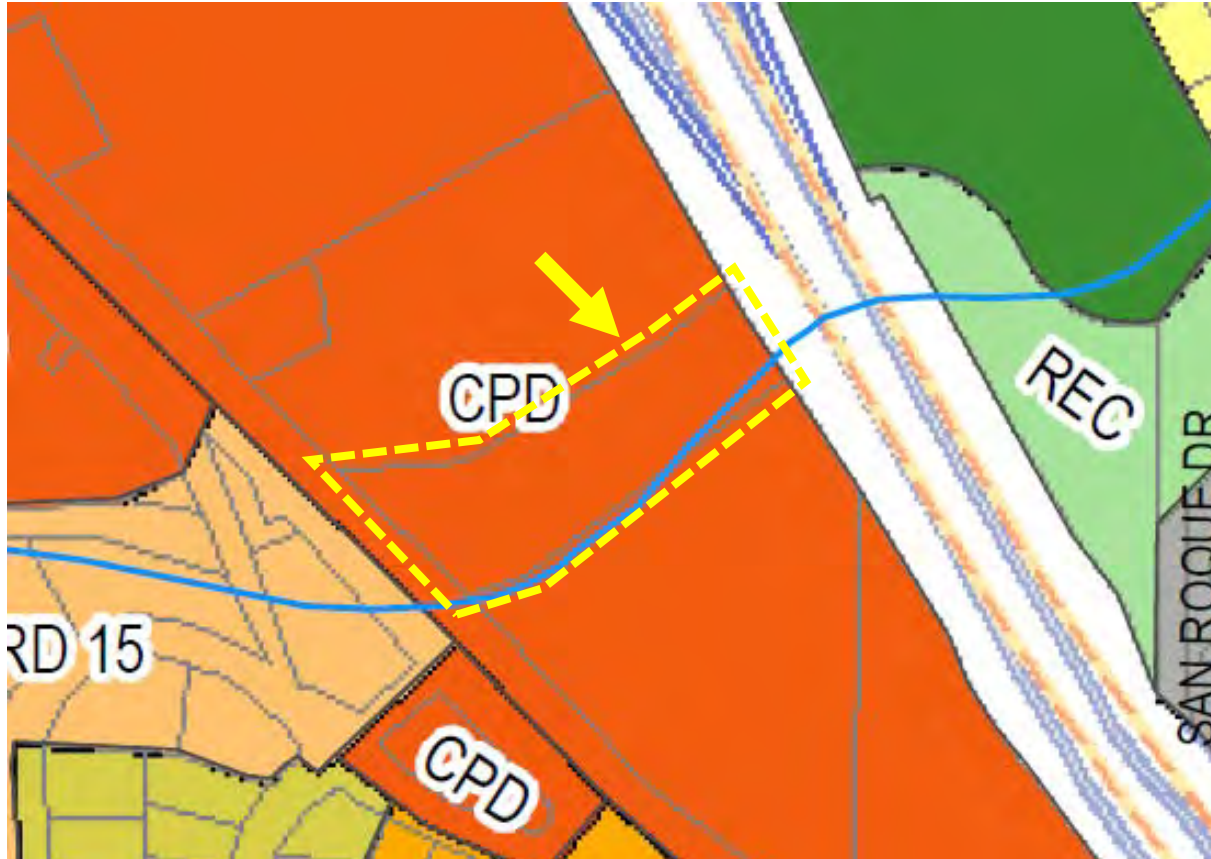


PROPOSED REVISED ZONING MAP

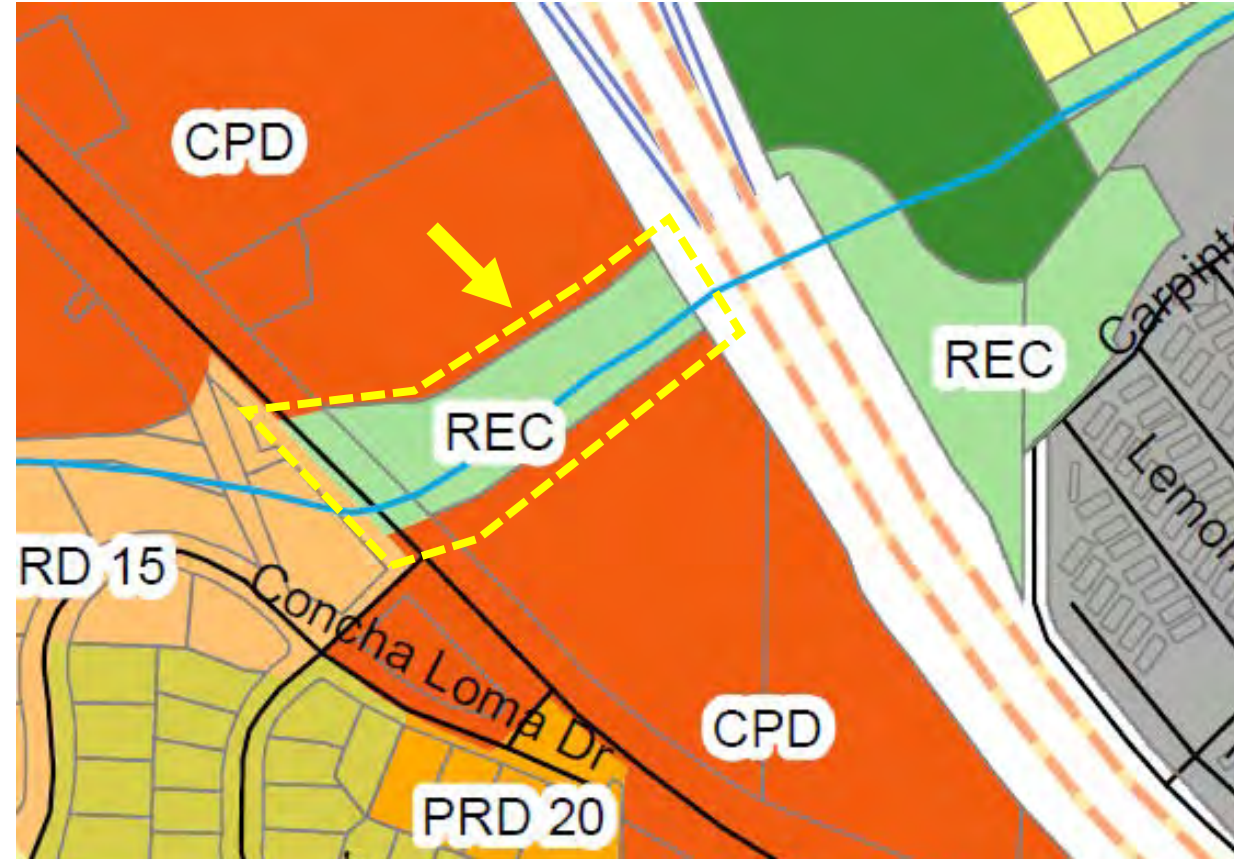


## APN 001-070-055 (CARPINTERIA CREEK BIKE PATH)

- EXISTING ZONING DESIGNATION: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



EXISTING ZONING MAP



PROPOSED REVISED ZONING MAP

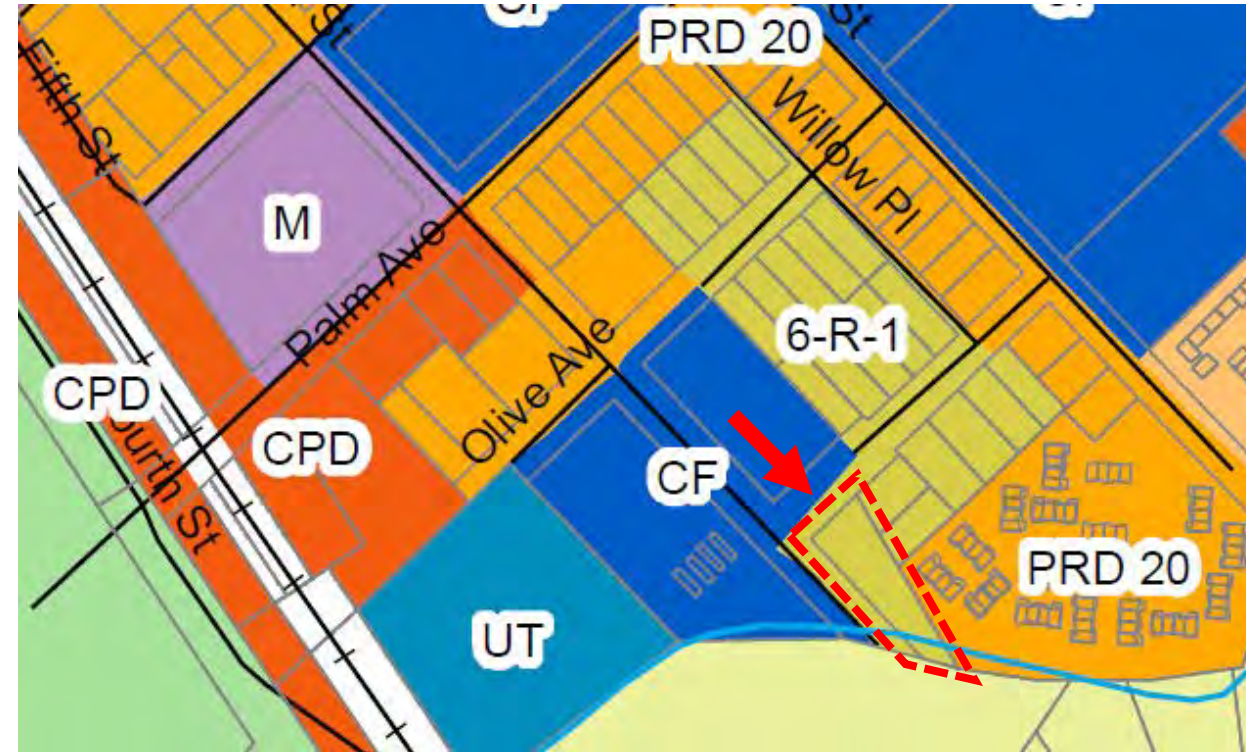


APN 003-333-005 (5400 SIXTH STREET, LOU GRANT PARENT-CHILD WORKSHOP)

- EXISTING ZONING DESIGNATION: INDUSTRIAL (M)
- PROPOSED ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (6-R-1)



EXISTING ZONING MAP

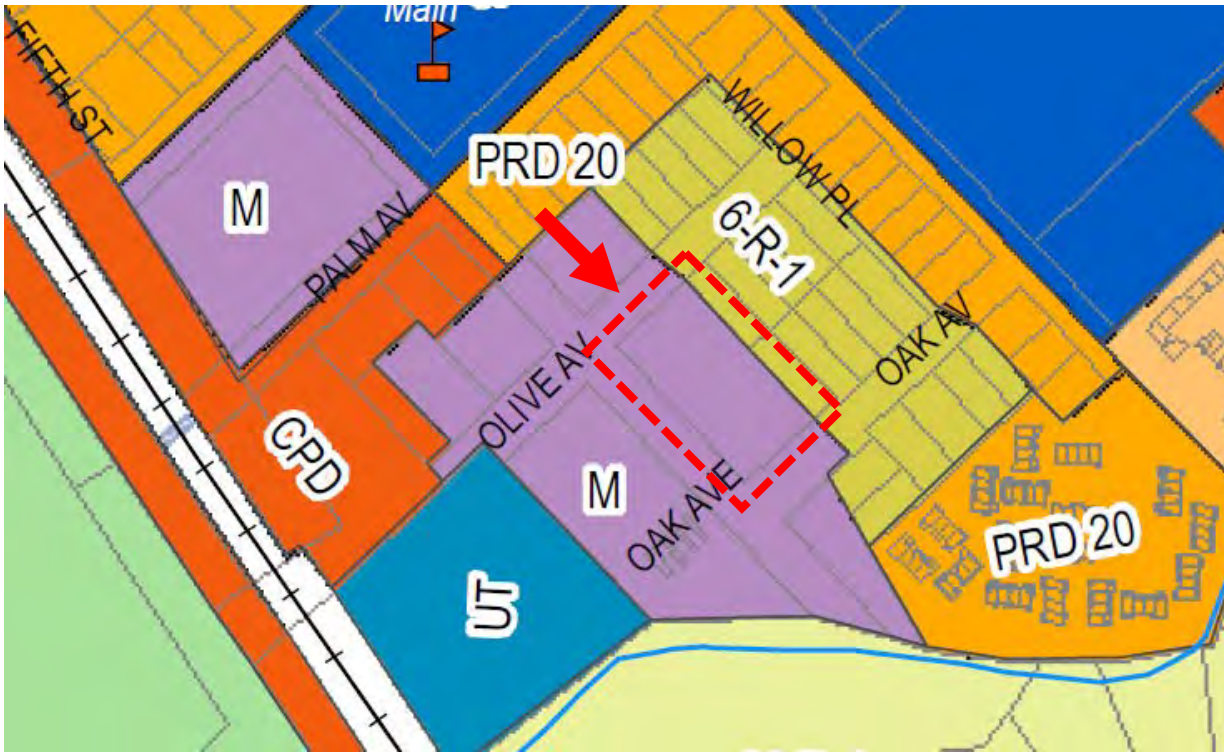


PROPOSED REVISED ZONING MAP

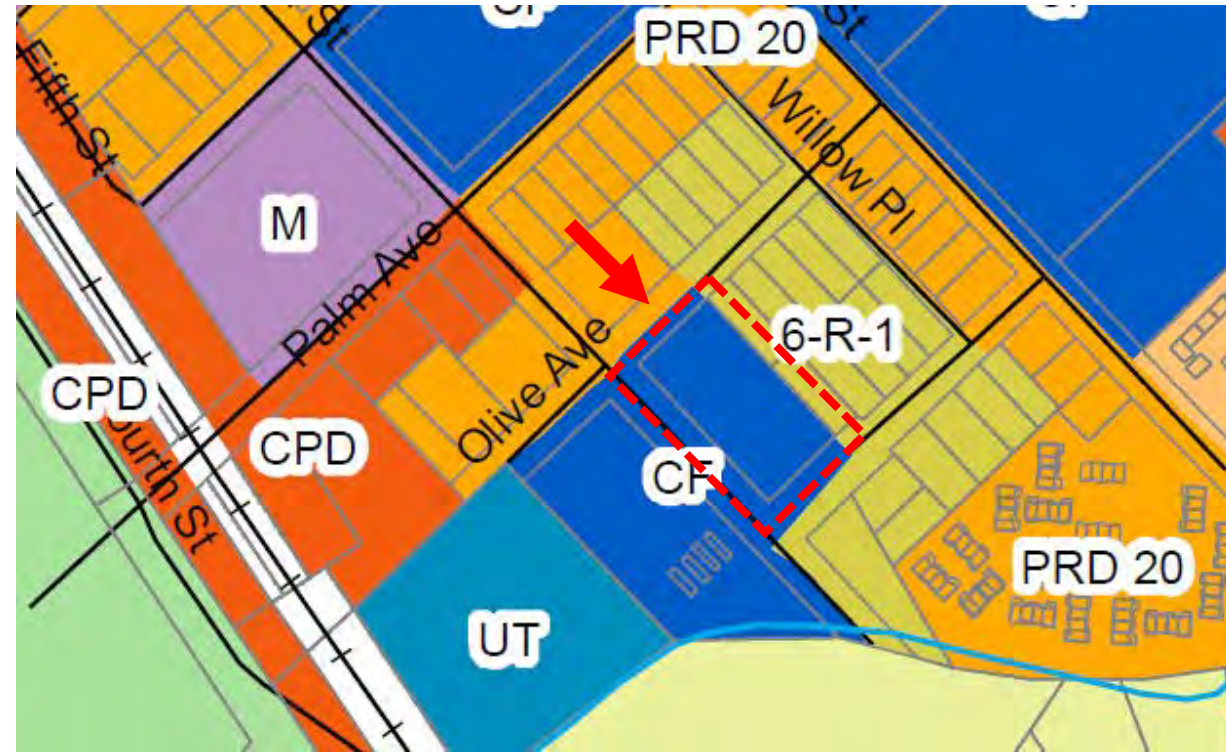


APN 003-332-015 (5300 SIXTH STREET, CARPINTERIA SANITARY DISTRICT)

- EXISTING ZONING DESIGNATION: INDUSTRIAL (M)
- PROPOSED ZONING DESIGNATION: COMMUNITY FACILITY (CF)



EXISTING ZONING MAP

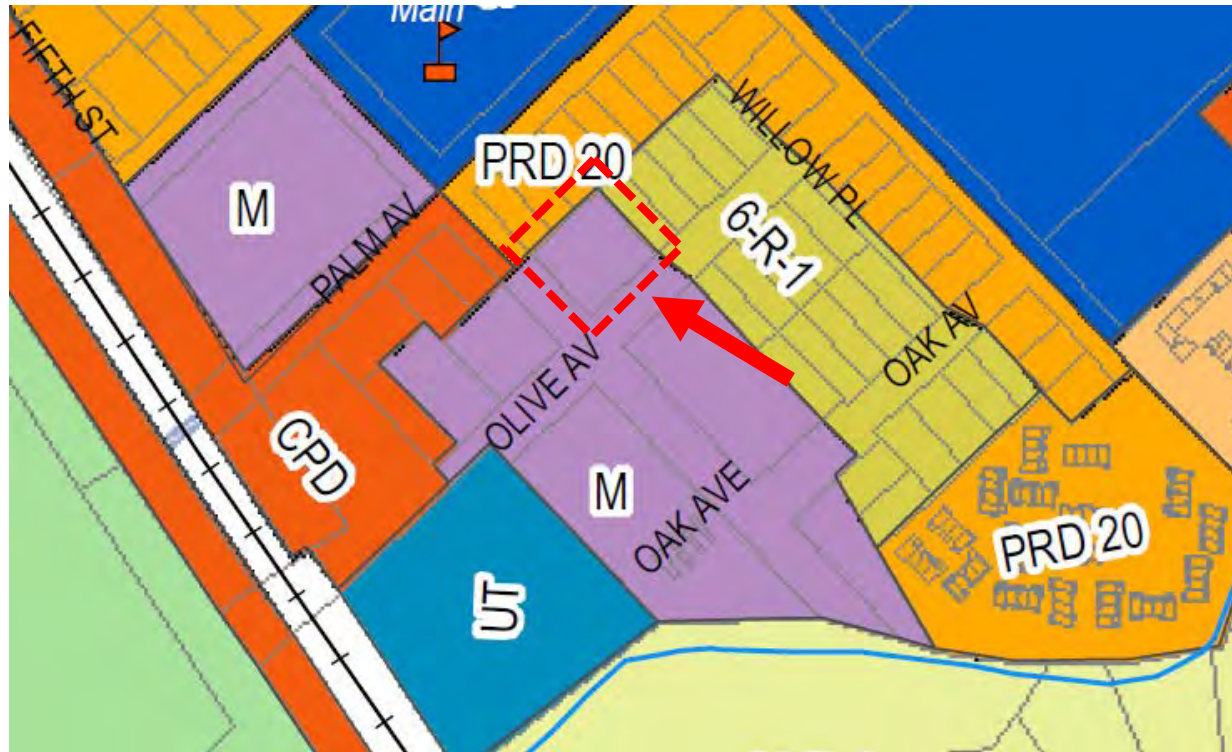


PROPOSED REVISED ZONING MAP

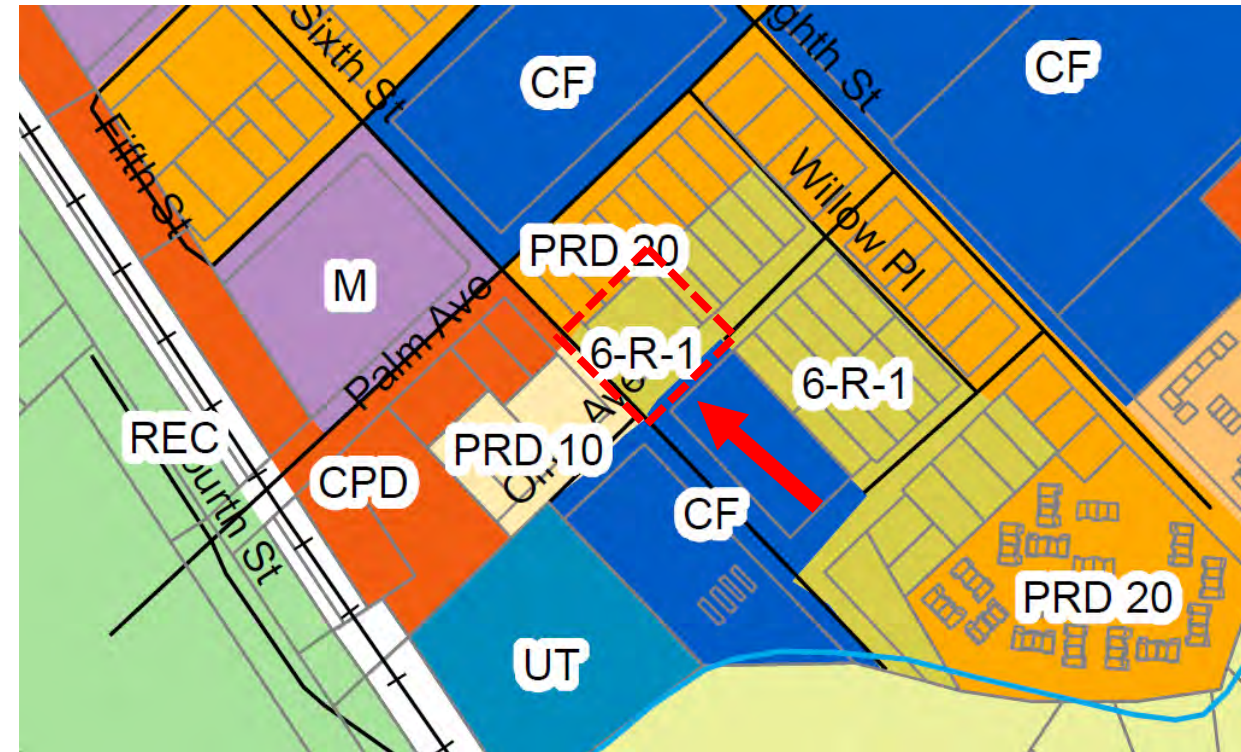


APN 003-325-007 (600 BLOCK OF OLIVE AVE, NORTH OF SIXTH STREET)

- EXISTING ZONING DESIGNATION: INDUSTRIAL (M)
- PROPOSED ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (6-R-1)



EXISTING ZONING MAP

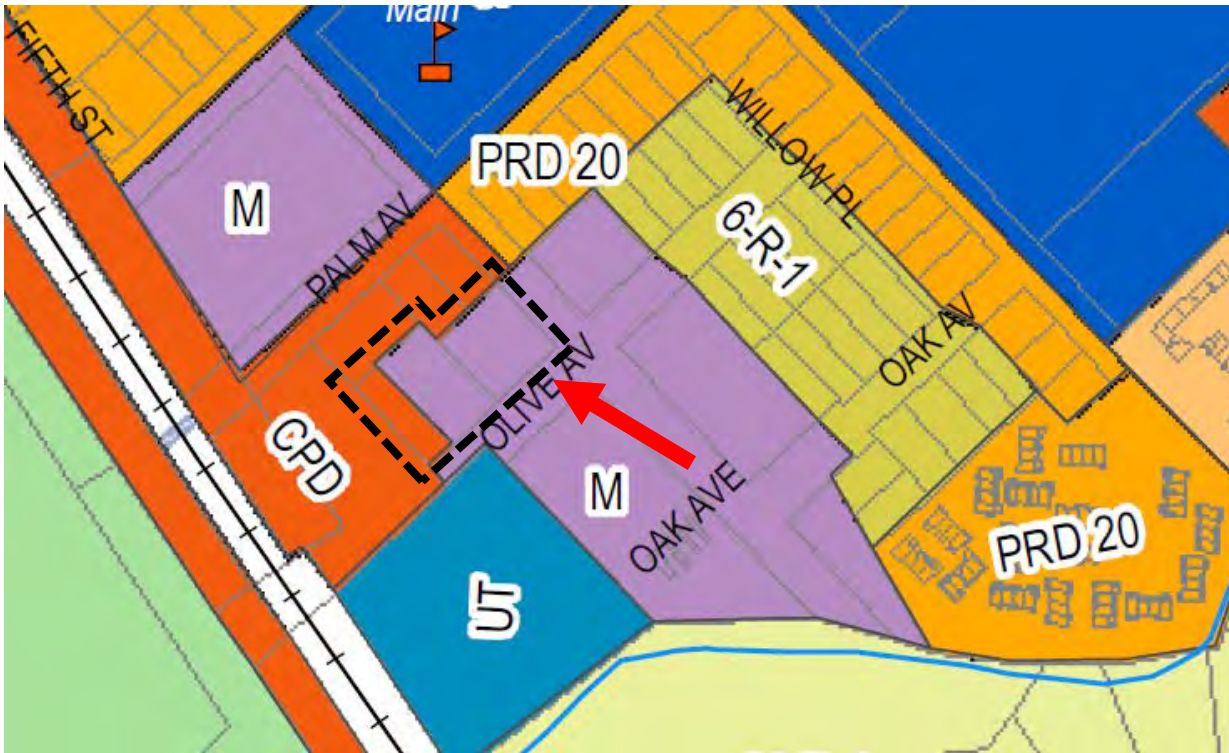


PROPOSED REVISED ZONING MAP

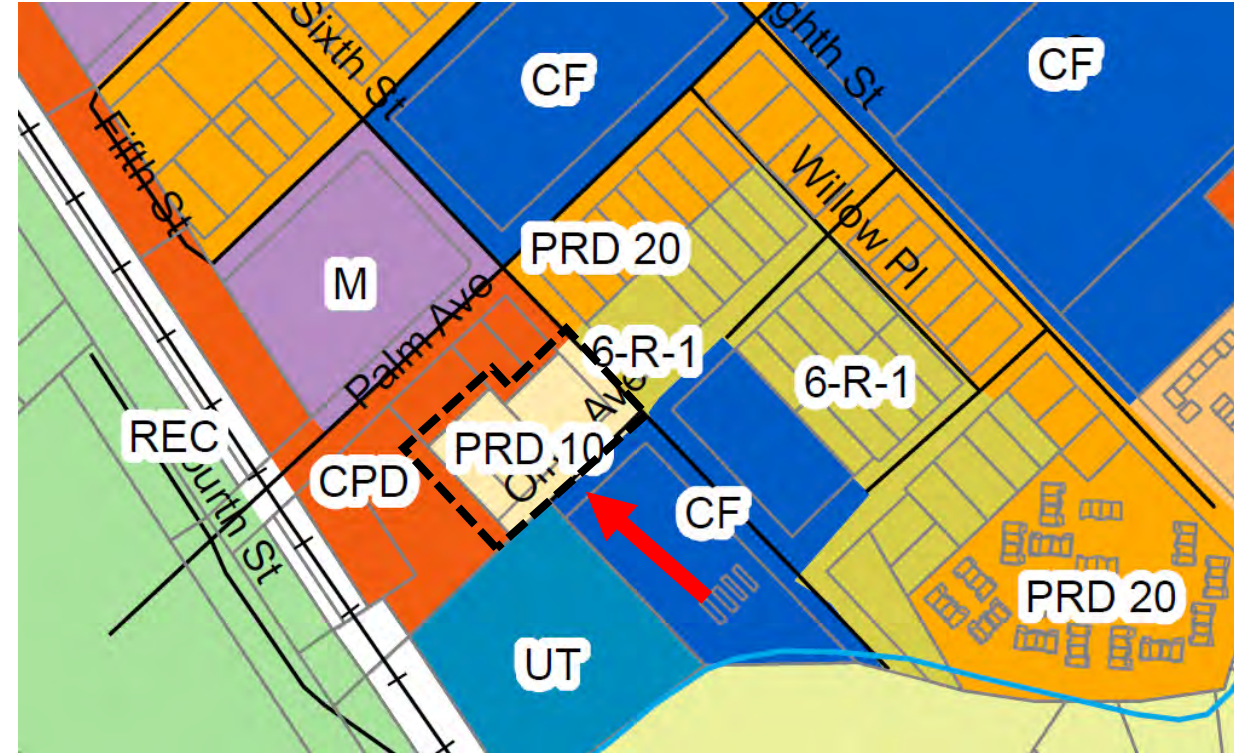


APNs 003-360-014, 003-360-015, 003-360-017 (500 BLOCK OF OLIVE AVENUE, SOUTH OF SIXTH STREET)

- EXISTING ZONING DESIGNATIONS:
  - -014, -015: INDUSTRIAL (M)
  - -017: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- PROPOSED ZONING DESIGNATION: PLANNED RESIDENTIAL DEVELOPMENT (PRD-10)



EXISTING ZONING MAP

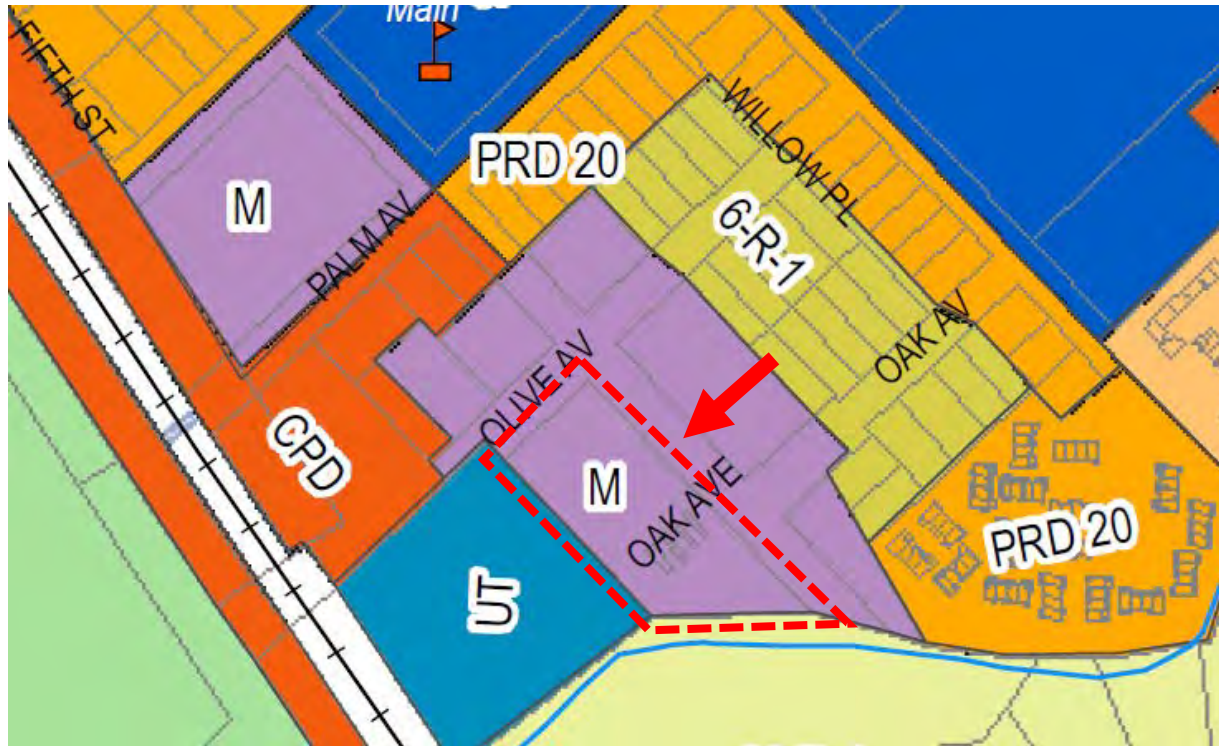


PROPOSED REVISED ZONING MAP

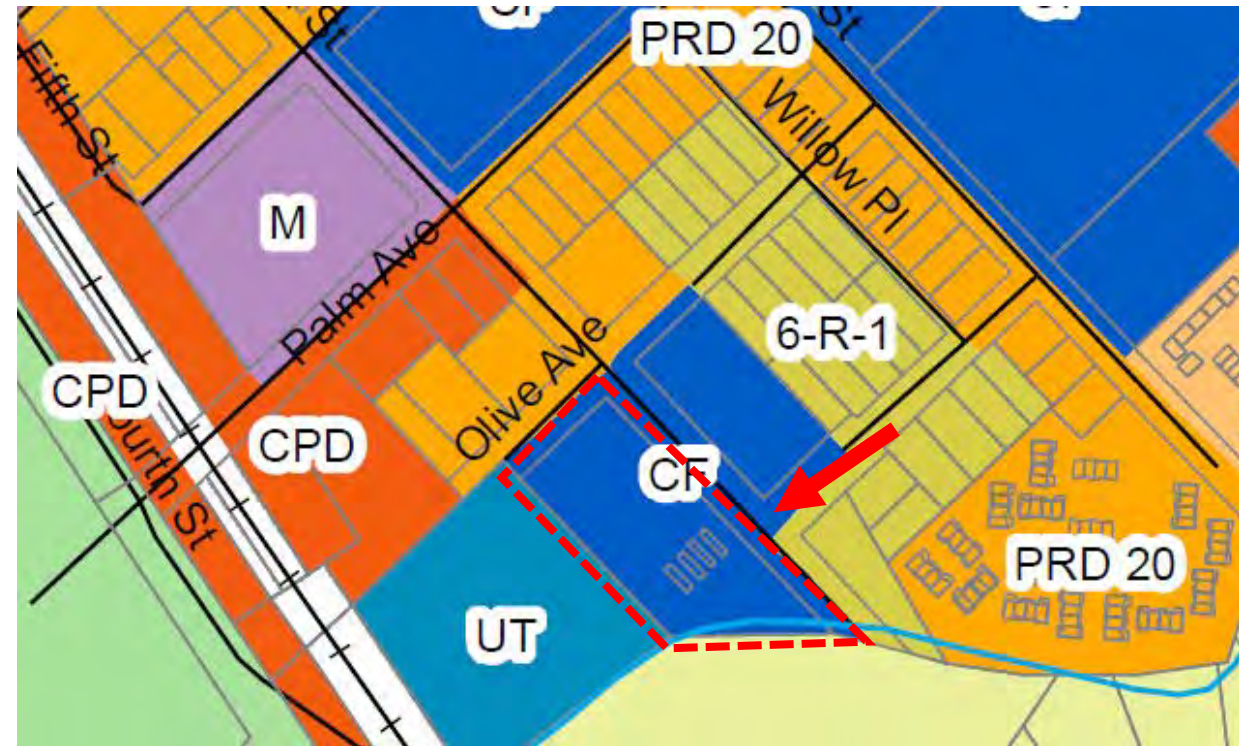


APNs 003-370-012, 503-370-001, 503-370-002, 503-370-003, 503-370-005  
(5361 SIXTH STREET & 5451 SIXTH STREET, UNITS A-D; CARPINTERIA STATE BEACH)

- EXISTING ZONING DESIGNATION: INDUSTRIAL (M)
- PROPOSED ZONING DESIGNATION: COMMUNITY FACILITY (CF)



EXISTING ZONING MAP

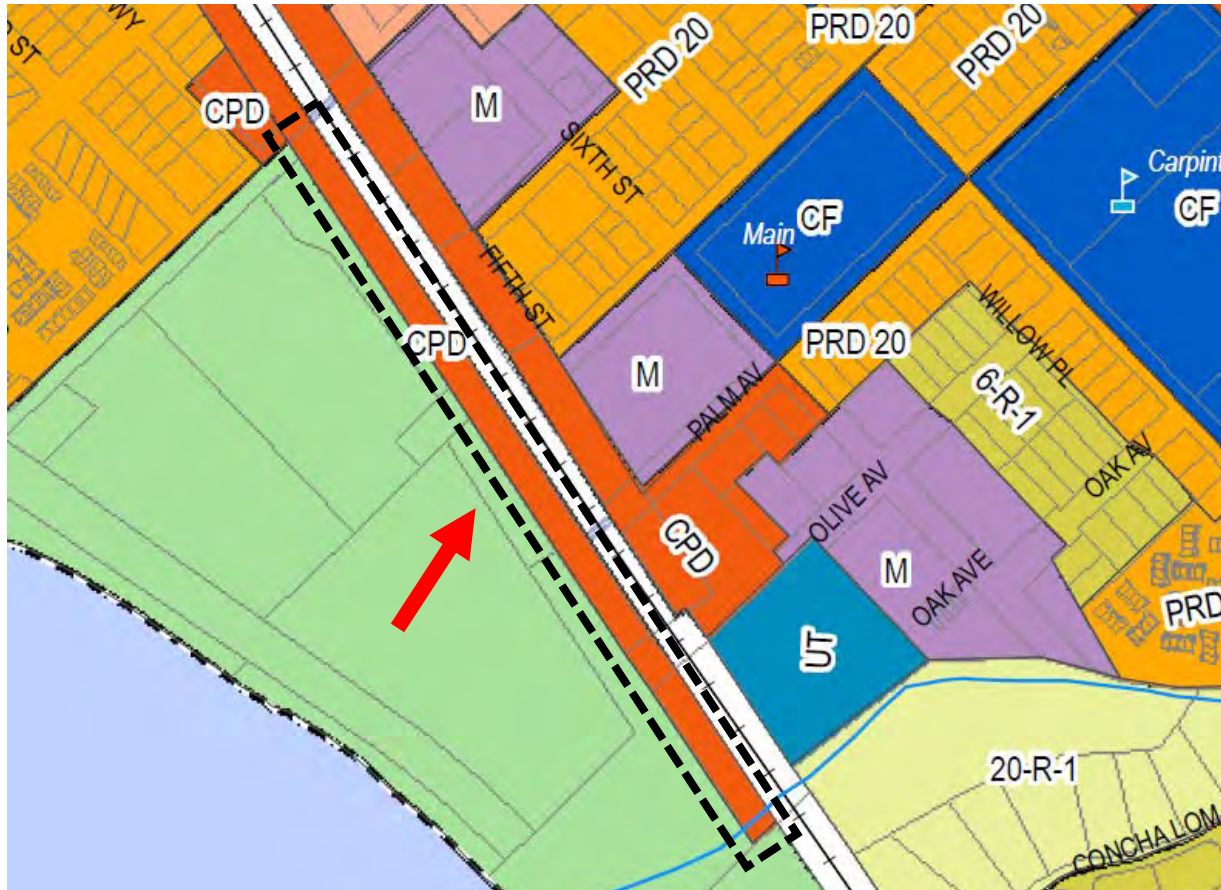


PROPOSED REVISED ZONING MAP

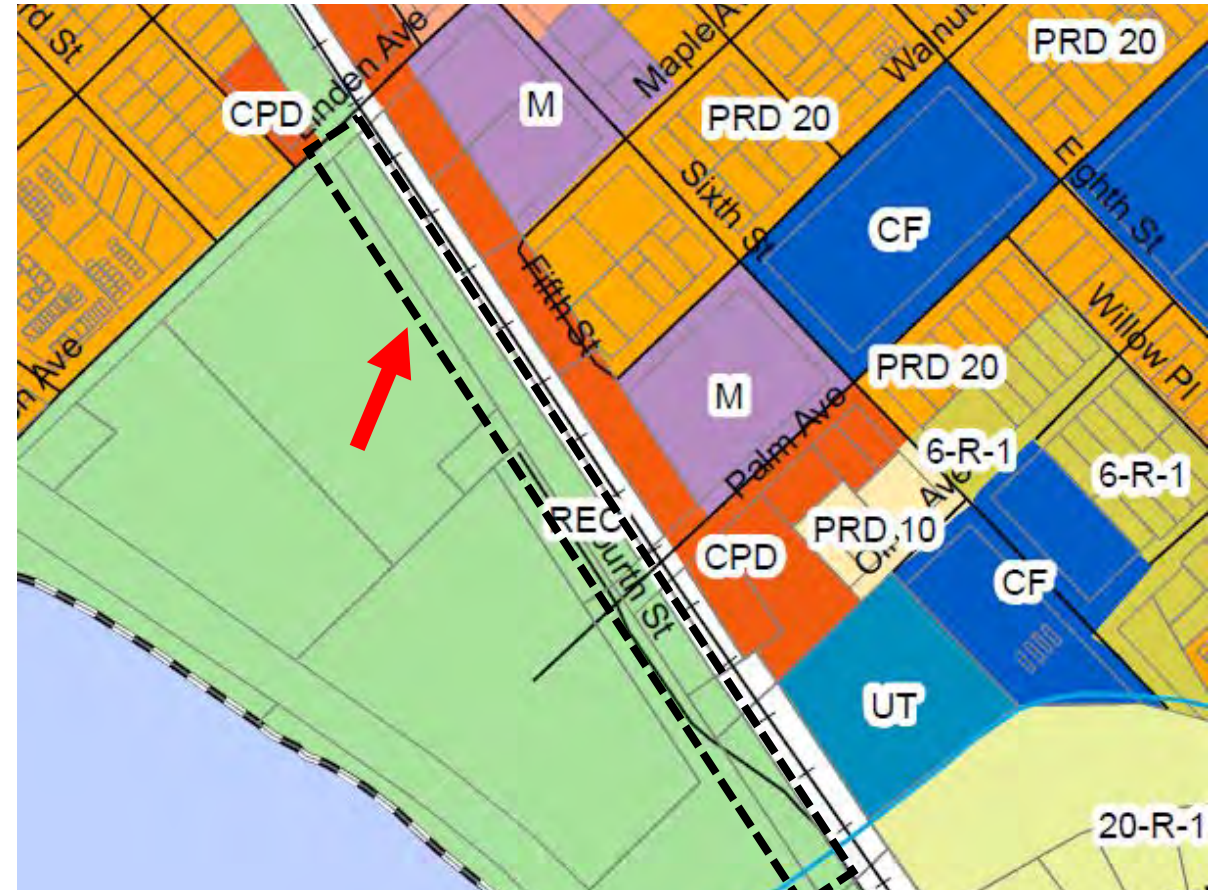


APNs 003-370-003, 003-510-002, 004-105-024, 004-105-025 (CARPINTERIA STATE BEACH)

- EXISTING ZONING DESIGNATION: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



EXISTING ZONING MAP

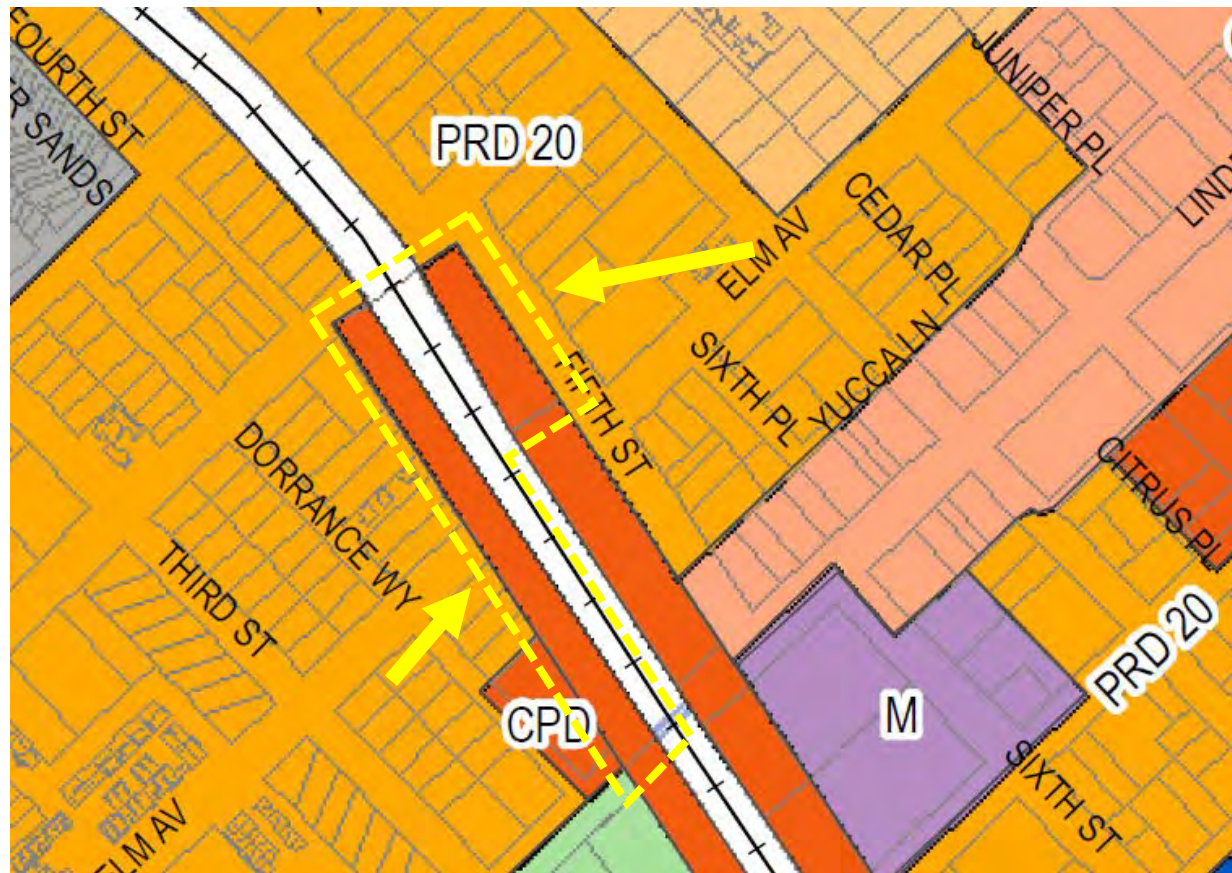


PROPOSED REVISED ZONING MAP



APNs 004-105-016, 004-105-026, 004-105-028 (CITY-OWNED RAILROAD PARCELS, WEST OF LINDEN AVENUE)

- EXISTING ZONING DESIGNATION: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- PROPOSED ZONING DESIGNATION: RECREATION (REC)



EXISTING ZONING MAP

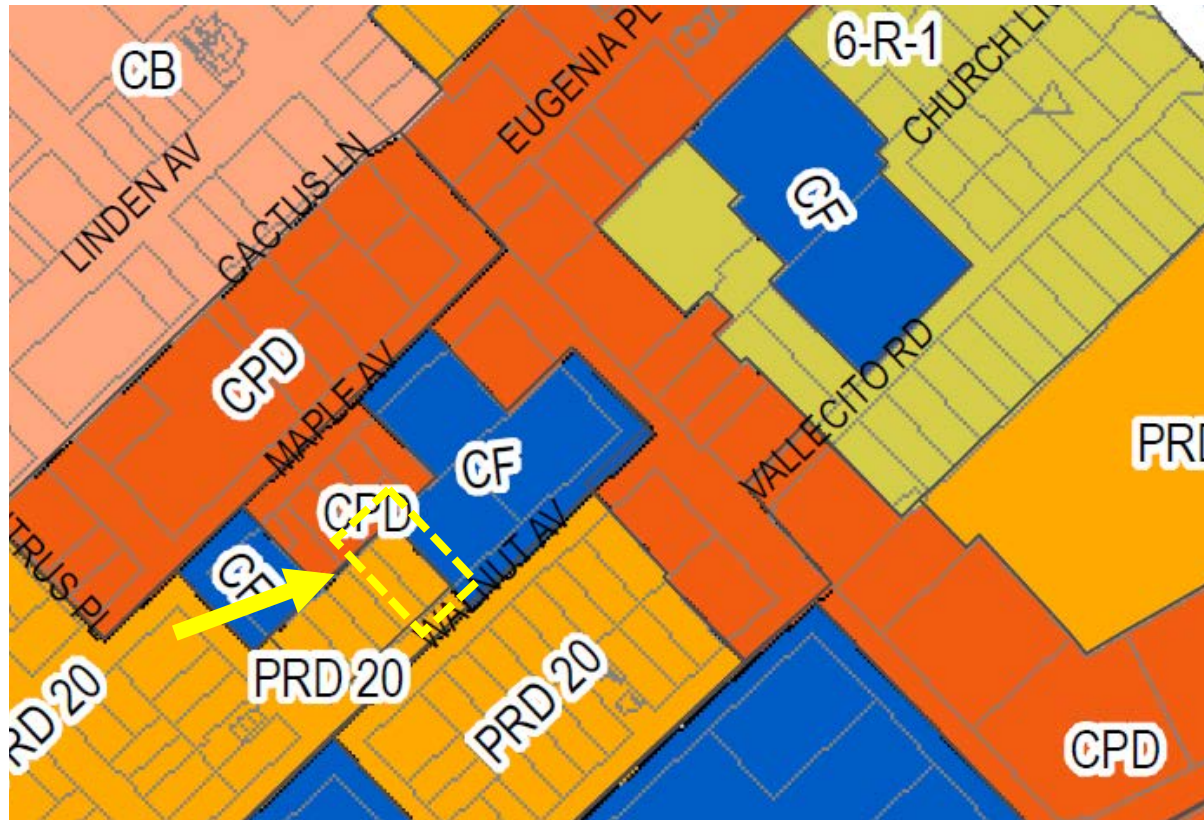


PROPOSED REVISED ZONING MAP

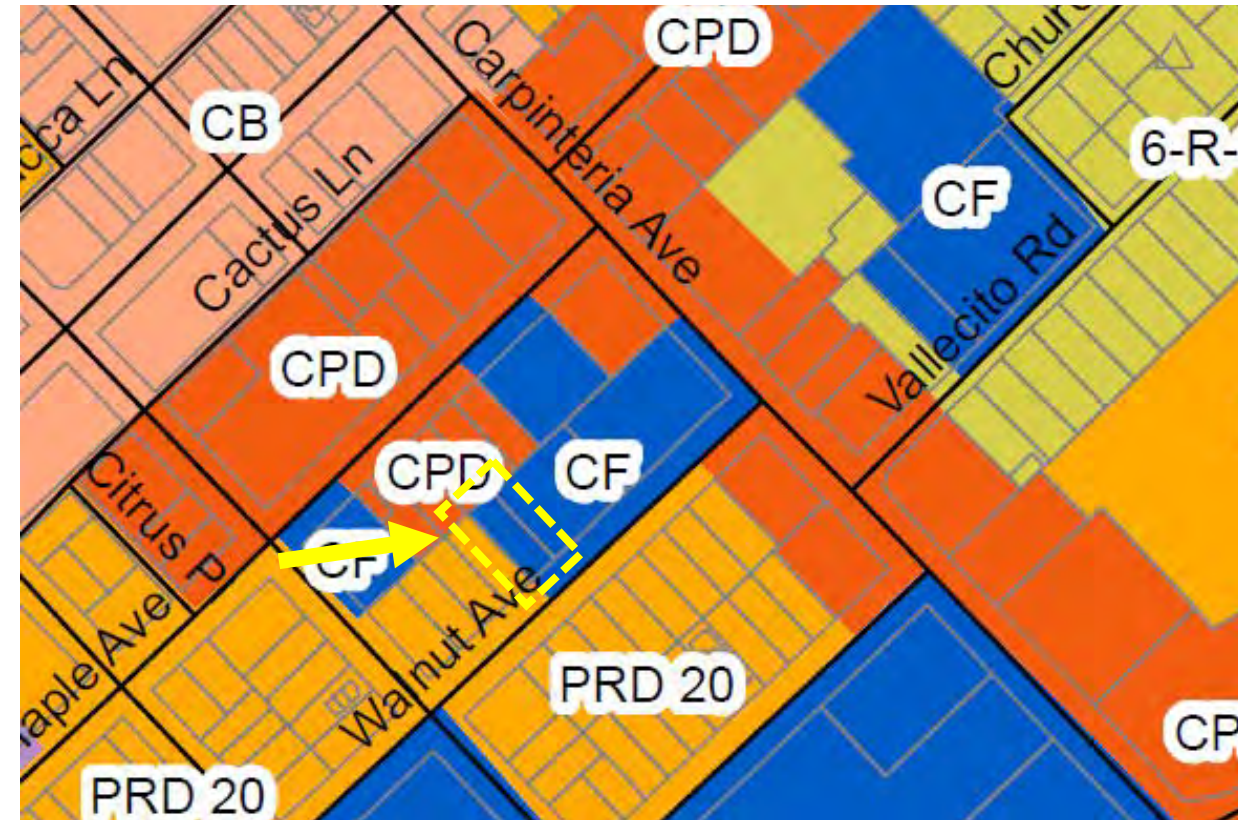


APN 004-047-015 (873 WALNUT AVENUE, CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT)

- EXISTING ZONING DESIGNATION: PLANNED RESIDENTIAL DEVELOPMENT (PRD-20)
- PROPOSED ZONING DESIGNATION: COMMUNITY FACILITY (CF)



EXISTING ZONING MAP

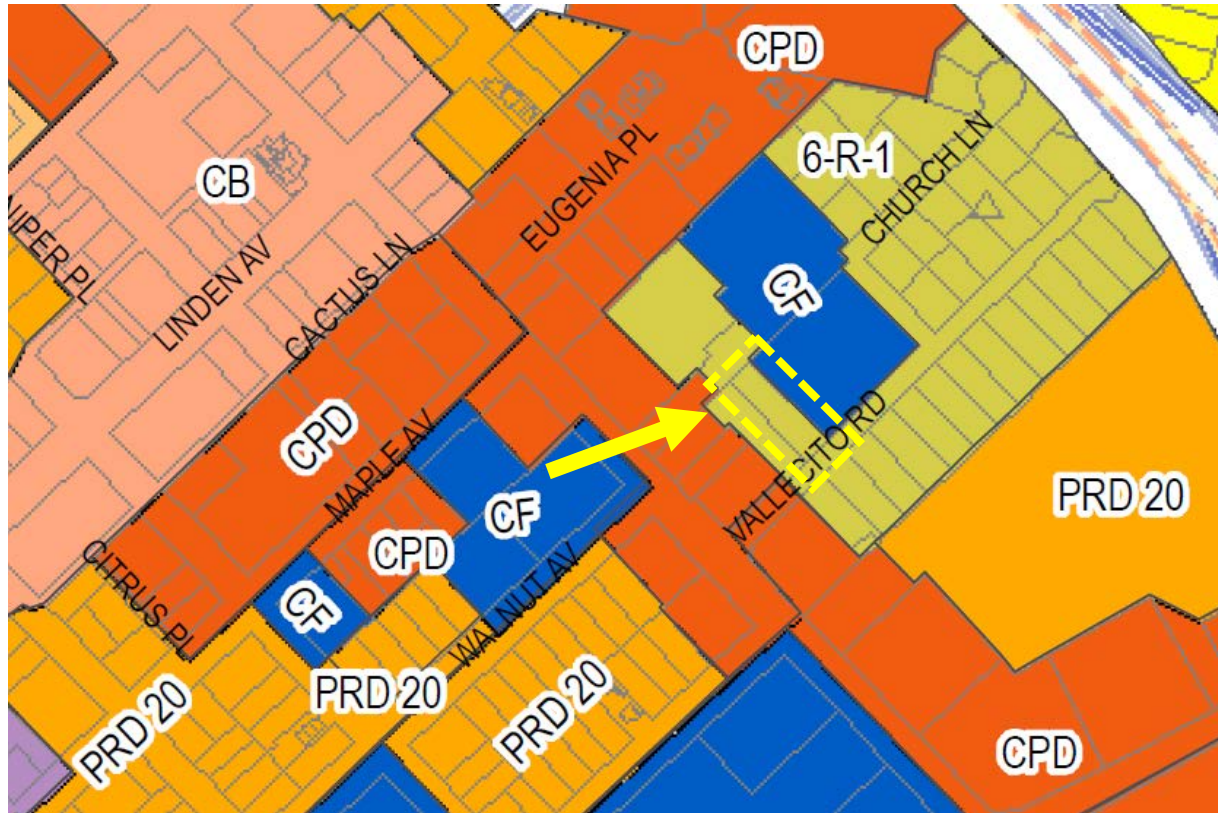


PROPOSED REVISED ZONING MAP

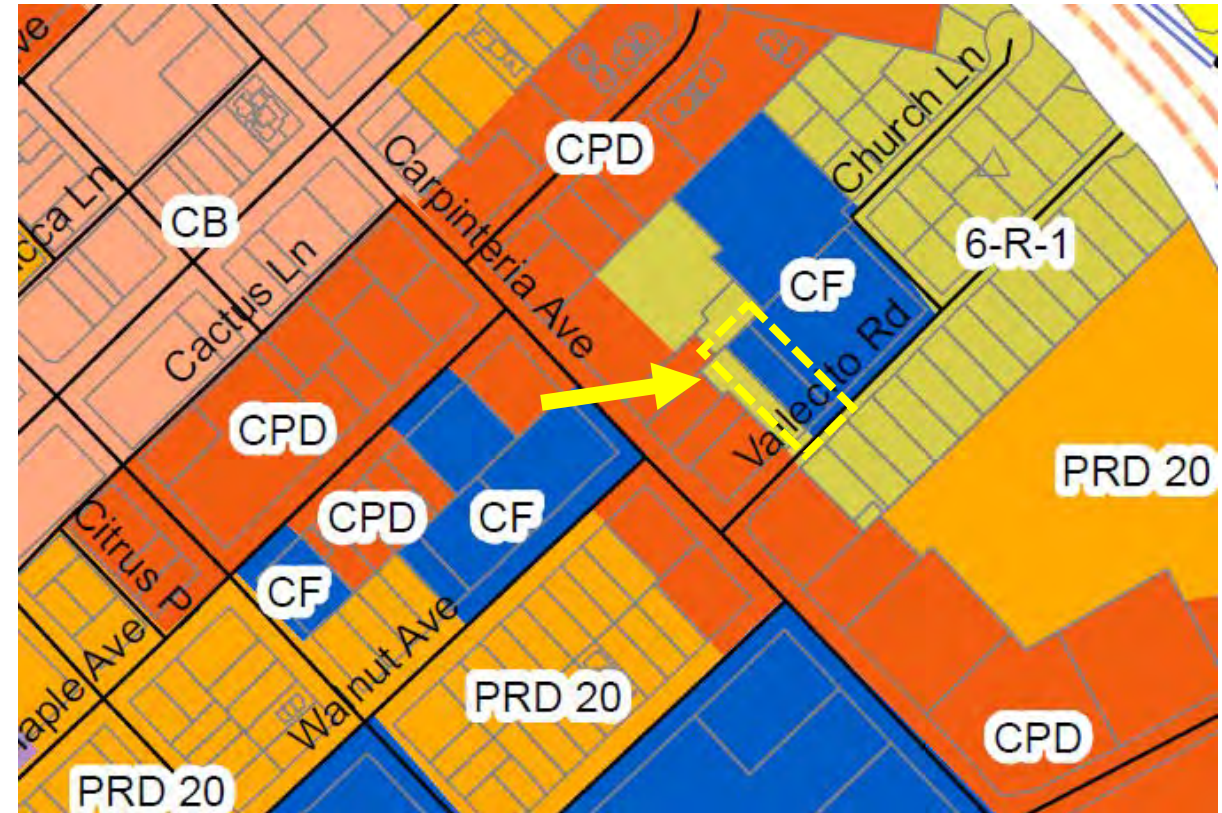


APN 003-191-005 (1071 VALLECITO ROAD)

- EXISTING ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (6-R-1)
- PROPOSED ZONING DESIGNATION: COMMUNITY FACILITY (CF)



EXISTING ZONING MAP

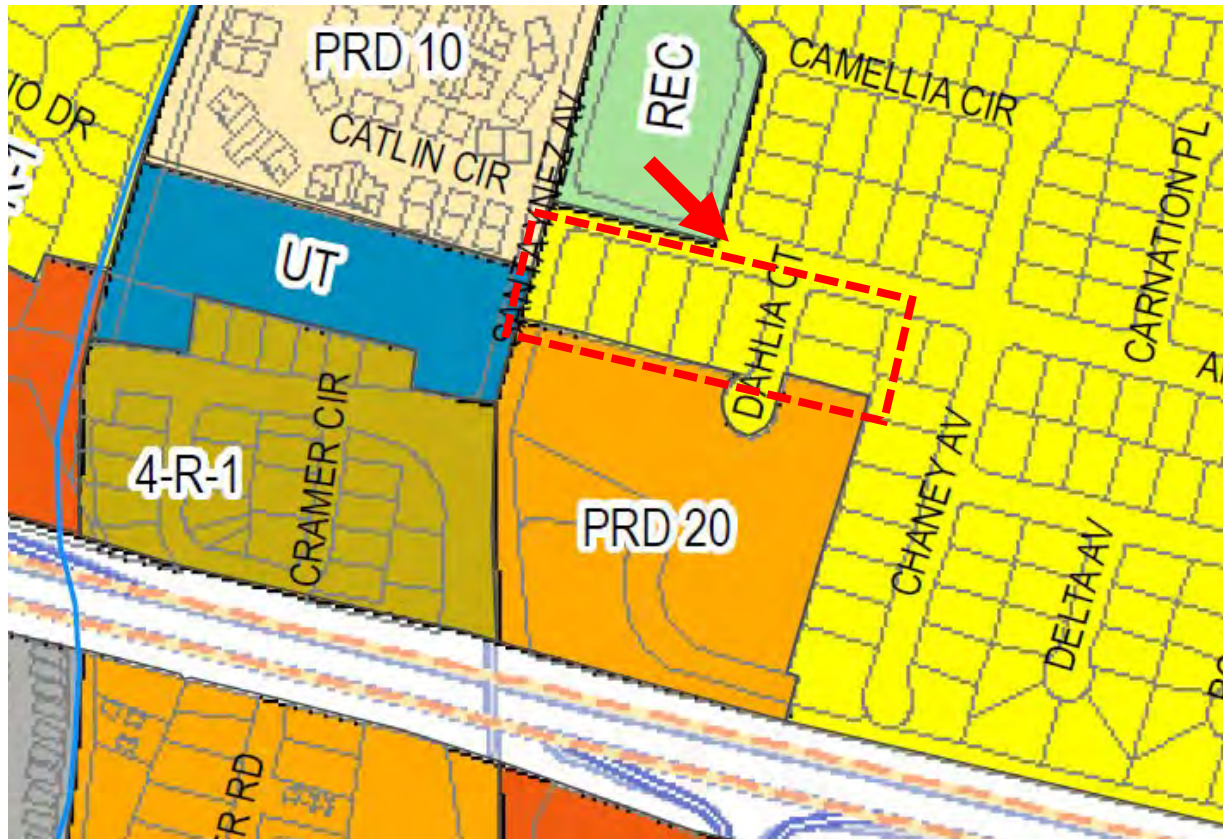


PROPOSED REVISED ZONING MAP

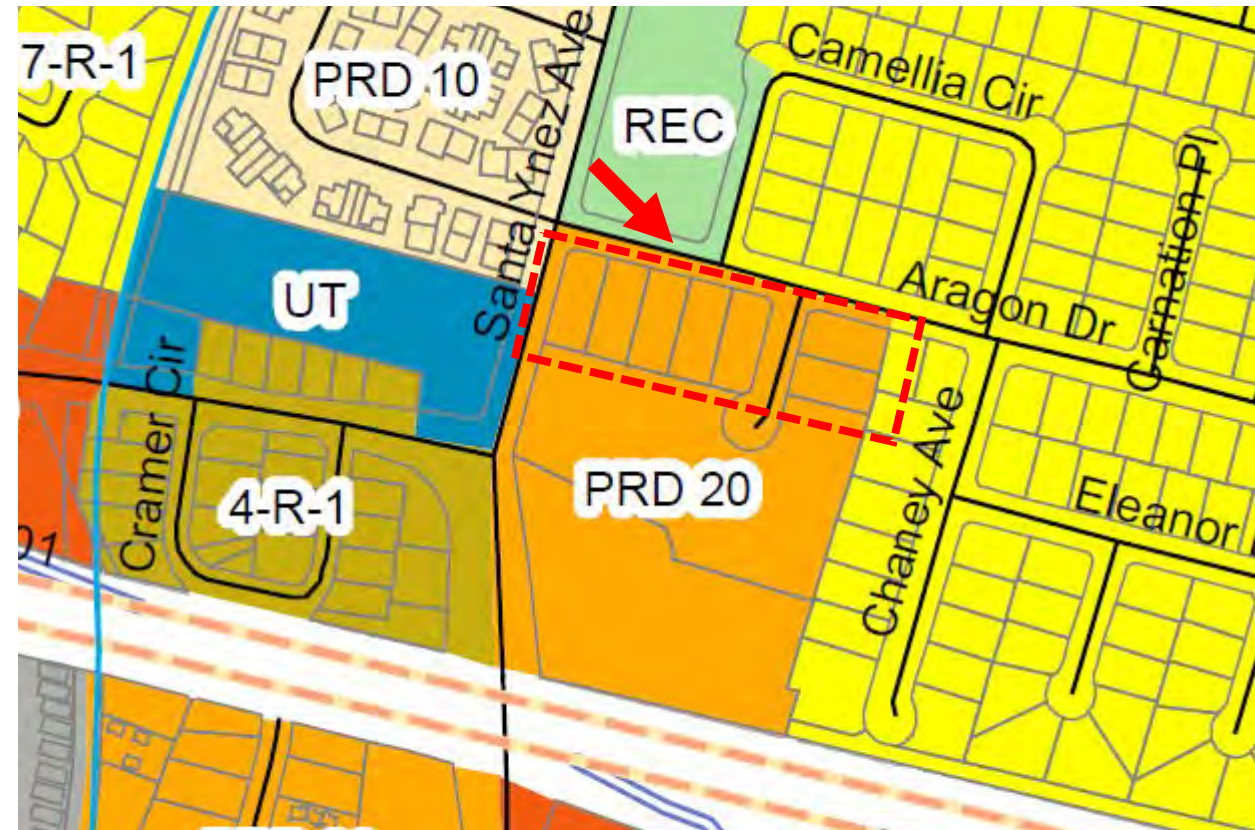


APNs 003-590-032, 003-590-033, 003-590-045, 003-590-046, 003-590-047, 003-590-048, 003-590-049  
(1310 & 1320 DAHLIA COURT, 4505, 4515, 4525, 4535, 4545 ARAGON DRIVE)

- EXISTING ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL (7-R-1)
- PROPOSED ZONING DESIGNATION: PLANNED RESIDENTIAL DEVELOPMENT (PRD-20)



EXISTING ZONING MAP



PROPOSED REVISED ZONING MAP

# PROPOSED LAND USE MAP AMENDMENTS

ORDINANCE 669

MAP AMENDMENT EXHIBITS

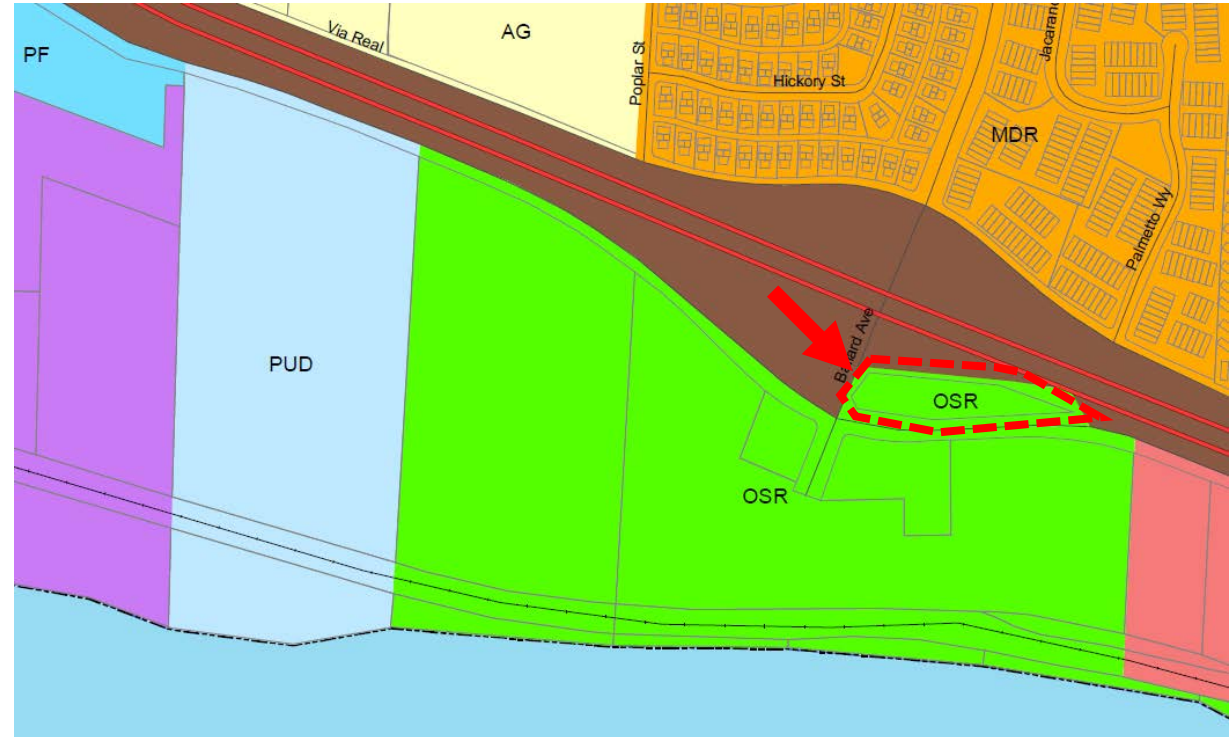


## APN 001-180-062 (FARMER PARCEL)

- EXISTING LAND USE DESIGNATION: RESEARCH DEVELOPMENT INDUSTRIAL (RDI)
- PROPOSED LAND USE DESIGNATION: OPEN SPACE/RECREATION (OSR)



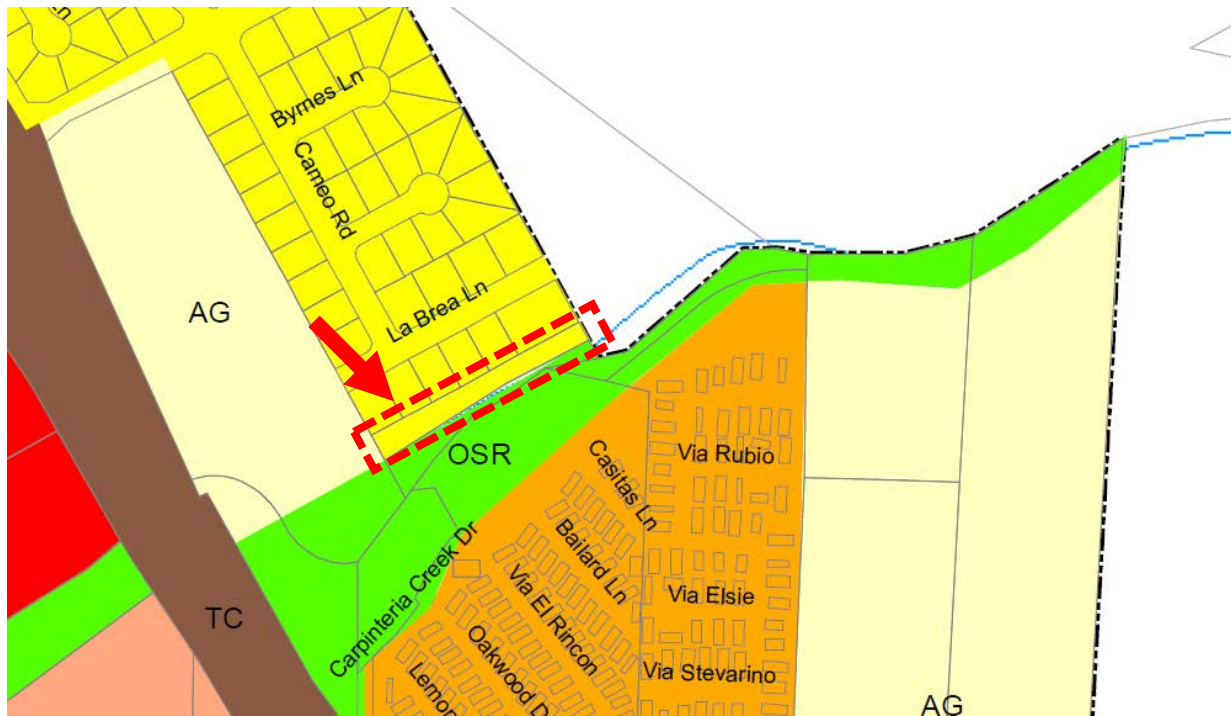
EXISTING LAND USE MAP



DRAFT REVISED LAND USE MAP

APN 001-253-007 (CARPINTERIA CREEK BUFFER PARCEL)

- EXISTING LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)
- PROPOSED LAND USE DESIGNATION: OPEN SPACE/RECREATION (OSR)



EXISTING LAND USE MAP

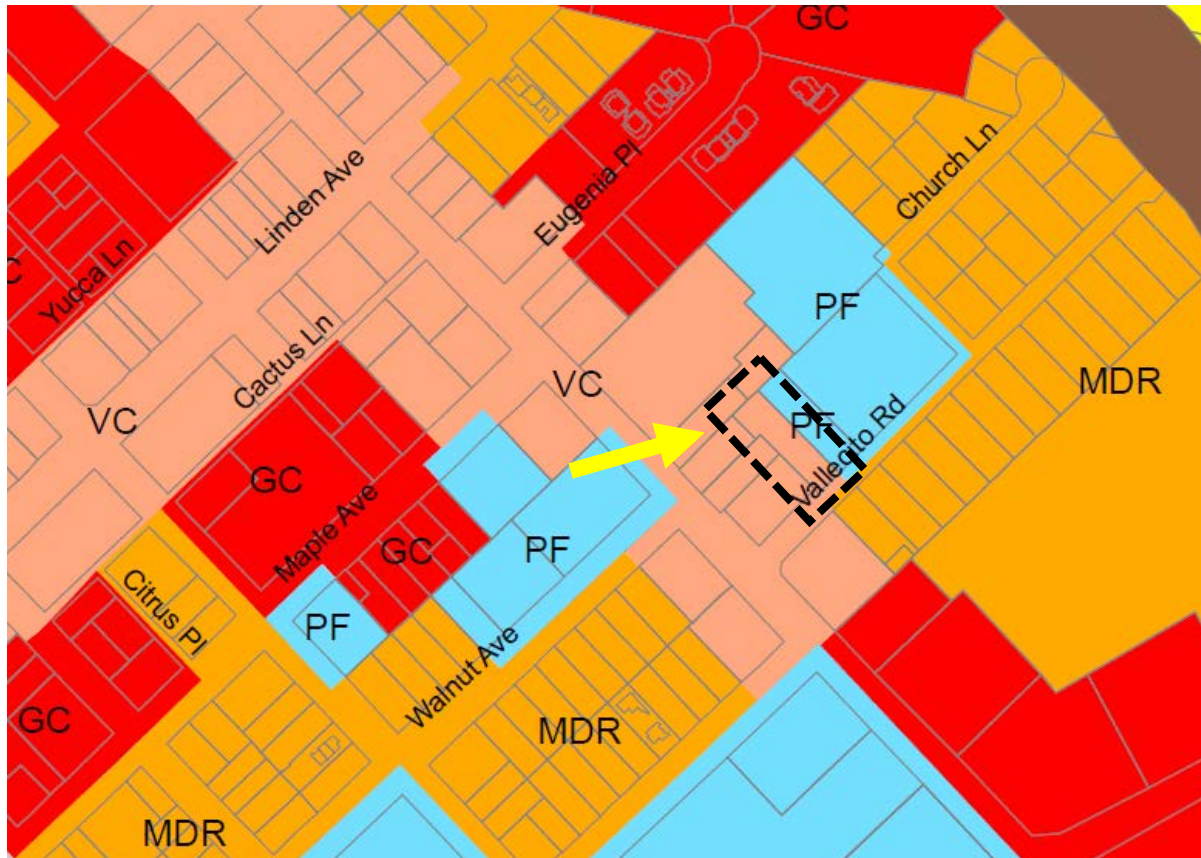


PROPOSED REVISED LAND USE MAP

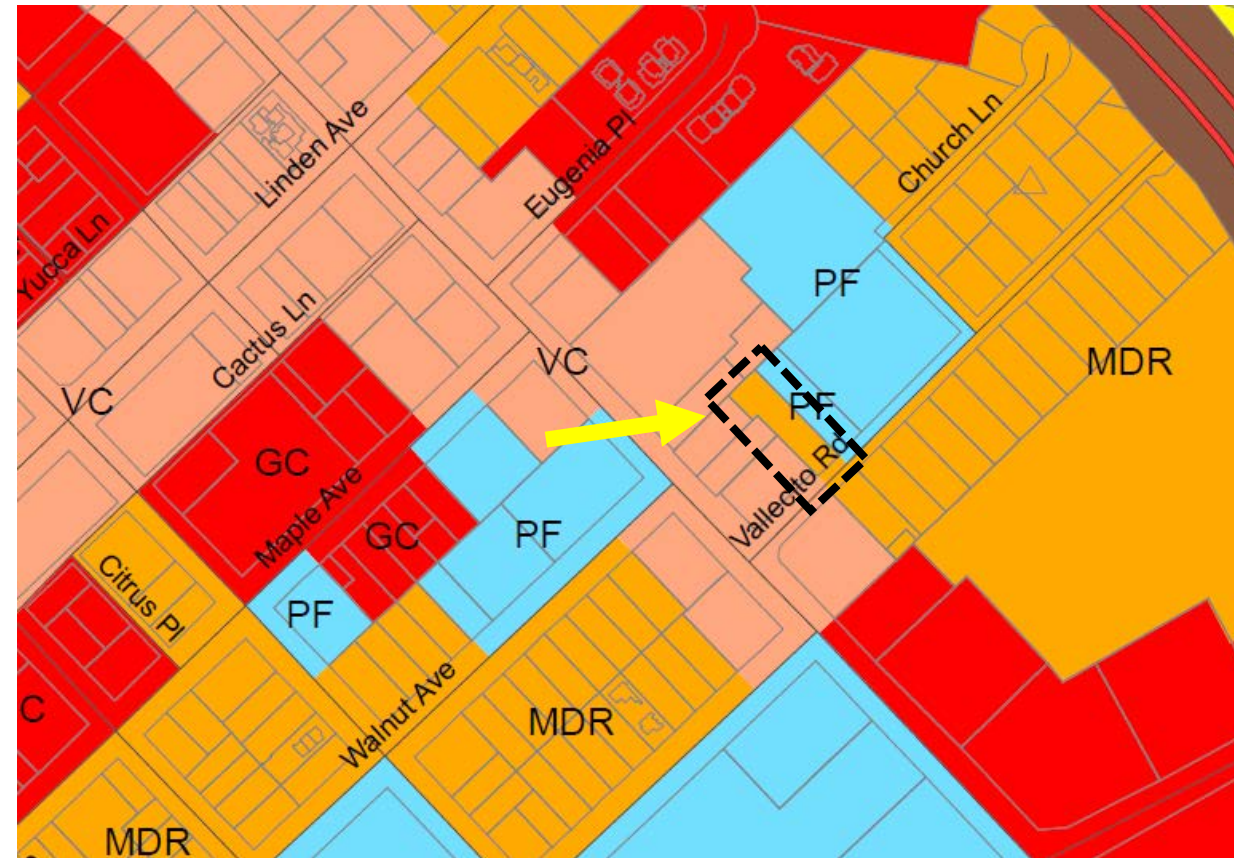


APN 003-191-004 (1053 VALLECITO ROAD)

- EXISTING LAND USE DESIGNATION: VISITOR-SERVING COMMERCIAL (VC)
- PROPOSED LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR)



EXISTING LAND USE MAP

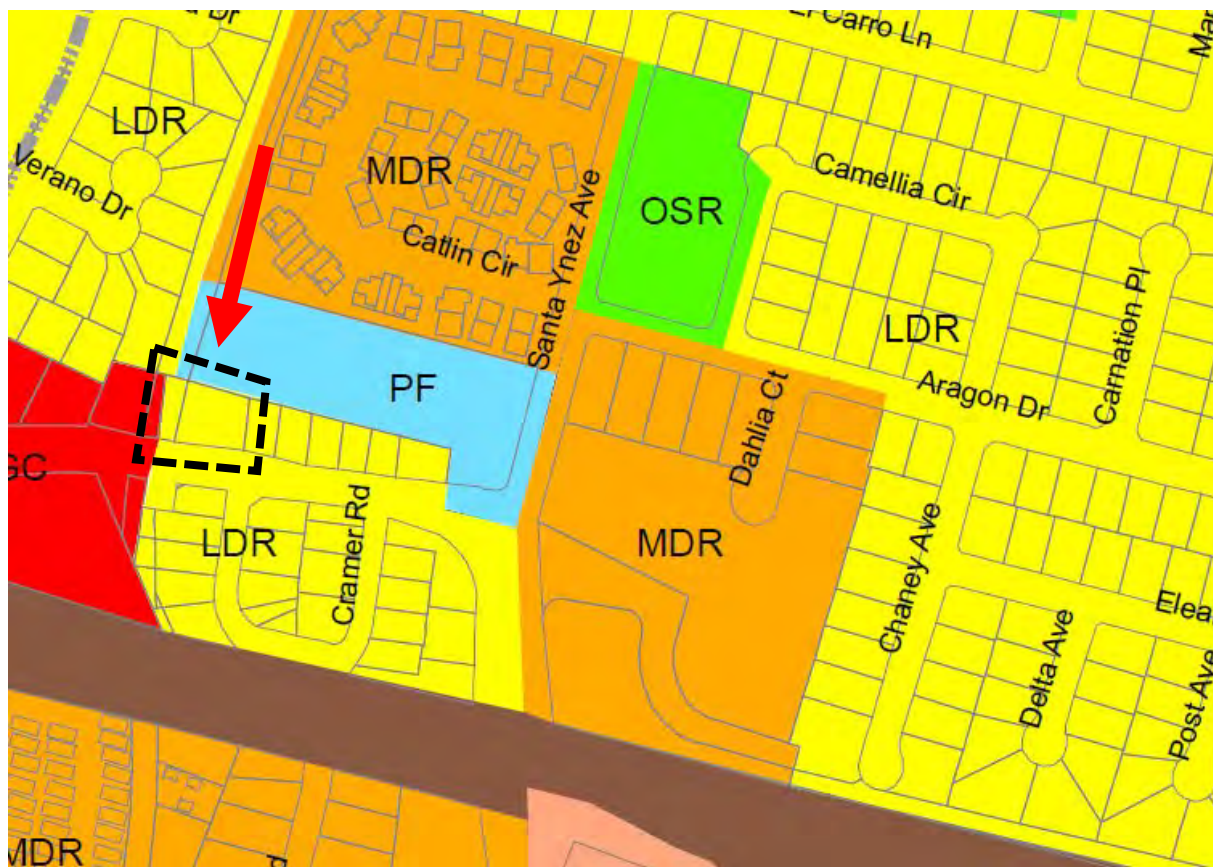


PROPOSED REVISED LAND USE MAP

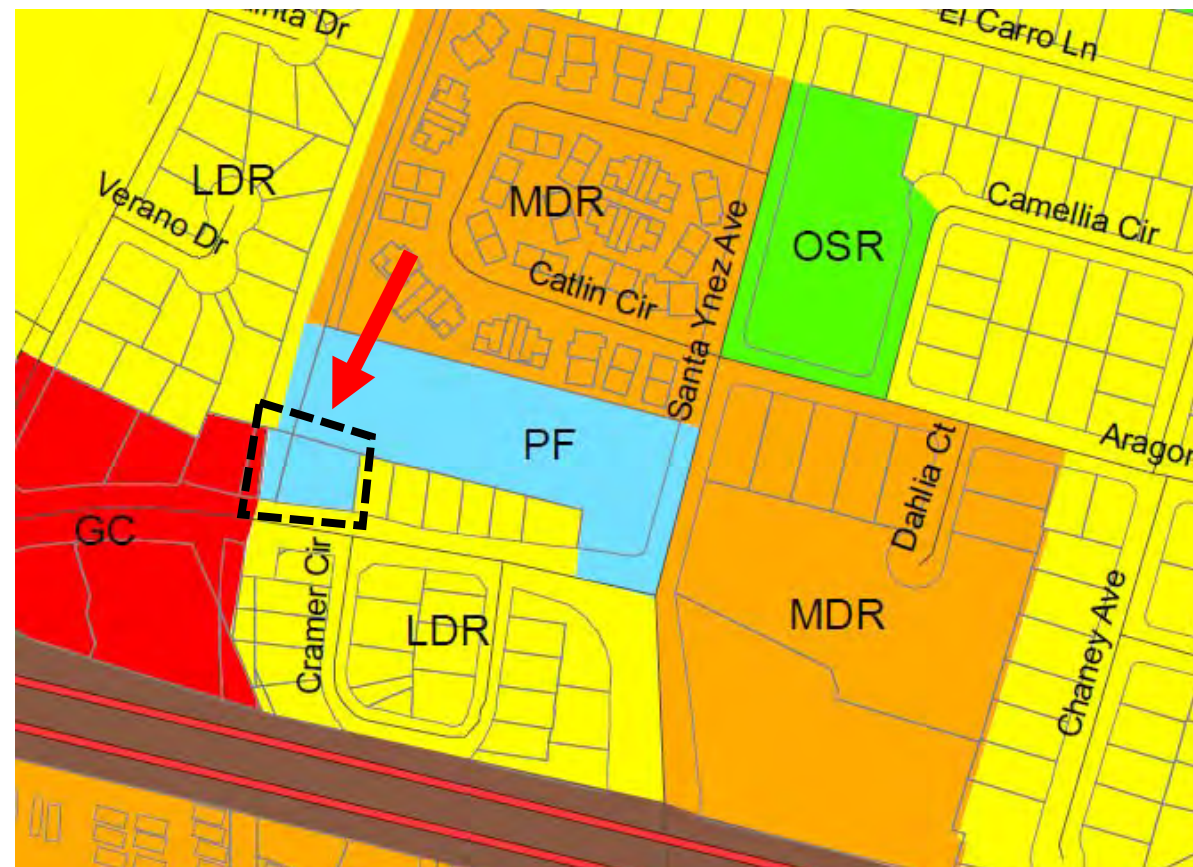


APN 003-101-020 (4424 VIA REAL, CARPINTERIA VALLEY WATER DISTRICT)

- EXISTING LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)
- PROPOSED LAND USE DESIGNATION: PUBLIC FACILITY (PF)



EXISTING LAND USE MAP



PROPOSED REVISED LAND USE MAP

SEP 26 2014 BP

**RESOLUTION NO. 5547**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CERTIFYING THAT ORDINANCE NO. 669 IS INTENDED TO CARRY OUT THE POLICIES OF THE CITY'S COASTAL LAND USE PLAN CONSISTENT WITH THE CALIFORNIA COASTAL ACT AND DIRECTING THAT ORDINANCE NO. 669 BE TRANSMITTED TO THE CALIFORNIA COASTAL COMMISSION FOR FILING PURSUANT TO PUBLIC RESOURCES CODE §30510(A) AND IN ACCORDANCE WITH §13551(B)(2) OF TITLE 14 THE CALIFORNIA CODE OF REGULATIONS. (Project No. 14-1711-RZ/GPA/LCPA)**

**WHEREAS**, at duly noticed public hearings on July 7, 2014 and August 4, 2014, the Planning Commission considered project 14-1711-RZ/GPA/LCPA and forwarded its recommendation to support the Local Coastal Program Amendment to the City Council; and

**WHEREAS**, on September 8, 2014, after considering the Planning Commission's recommendation, receiving public comment, due consideration, and discussion among the Council and staff, the City Council adopted this Resolution certifying that the proposed Ordinance No. 669 is intended to carry out the policies of the City's Coastal Land Use Plan consistent with the California Coastal Act and directed that Ordinance No. 669 be transmitted to the California Coastal Commission for filing pursuant to Public Resources Code §30510(a) and in accordance with §13551(b)(2) of Title 14 the California Code of Regulations; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq., "CEQA"), the California Code of Regulations, Title 14, §15000 et seq. ("CEQA Guidelines") and the City of Carpinteria's Environmental Review Guidelines as applicable, the City determined that pursuant to §15162 of the California Environmental Quality Act, no additional environmental review is necessary for the Amendment as the City Council adopted an Environmental Impact Report for the City's 2003 General Plan/Local Coastal Land Use Plan Update on January 27, 2003 that considered these Amendments and there have been no changes to the scope of the project, the project's potential impacts, or any project mitigation measures/project alternatives; and

**WHEREAS**, after action by the California Coastal Commission, the City desires and intends to use CEQA §15162 for formal adoption of the Project in accordance with the California Environmental Quality Act; and

**WHEREAS**, the proposed amendments approved for submittal to the California Coastal Commission by the City Council as set forth below and as attached hereto and incorporated herein by reference reflect the recommendations of the Planning Commission and City Council; and

**WHEREAS**, a full and complete copy of the project materials (14-1711-RZ/GPA/LCPA)



is on file with the City's Community Development Department, located at 5775 Carpinteria Avenue, Carpinteria, California.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and accurate.

**Section 2.** The City's Zoning Map and General Plan/Local Coastal Land Use Plan Land Use Map (Figure LU-1) are amended as shown in Exhibit 1, Ordinance No. 669.

**Section 3.** Pursuant to Public Resources Code Section 30510(a) and Government Code Sections 65854, 65855 and 65856, the City Council held a public hearing on the proposed amendment to the Local Coastal Program and is transmitting all proposed amendments to the California Coastal Commission for submittal and filing pursuant to California Code of Regulations, Title 14 Section 13551(b)(2).

**Section 4.** Ordinance No. 669 has been found by the City of Carpinteria City Council to appropriately carry out the policies of the City's Coastal Land Use Plan consistent with the California Coastal Act.

**PASSED, APPROVED AND ADOPTED** this 8th day of September 2014, by the following vote:


AYES: Councilmembers: Carty, Clark, Nomura, Shaw & Stein

NOES: Councilmembers: None.

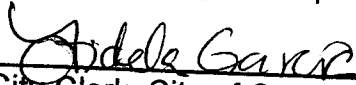
ABSENT: Councilmembers: None.

  
\_\_\_\_\_  
Mayor, City of Carpinteria


ATTEST:

  
\_\_\_\_\_  
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 8th day of September 2014.

  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

  
Peter N. Brown, City Attorney