

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Th8a

DATE: August 24, 2017

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Executive Director
Steve Hudson, Deputy Director
Barbara Carey, District Manager
Deanna Christensen, Supervising Coastal Program Analyst
Megan Sinkula, Coastal Program Analyst

SUBJECT: **County of Santa Barbara Minor LCP Amendment No. LCP-4-STB-16-0068-4** (2016 Housing Element Implementation) for Commission Action at its September 14, 2017 hearing in Cambria.

AMENDMENT DESCRIPTION

The County of Santa Barbara is requesting that the Commission certify an amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of the County of Santa Barbara's certified Local Coastal Program (LCP). The IP/CZO amendment will amend parking regulations and the development standards for the Design Residential Zone to encourage new affordable senior¹ and special care housing² developments. Specifically, the LCP amendment will allow new development that qualifies as affordable senior and special care housing to increase the height limit from 35 to 40 feet, reduce the minimum open space requirement from 40% to 30%, reduce minimum parking requirements, increase the maximum site coverage requirement from 30% to 40%, and require the recordation of affordable housing agreements and resale and rental restrictive covenants.

MINOR LCP AMENDMENT DETERMINATION

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) and (d) of the Commission's Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13554(a) of the Regulations provides that a minor amendment includes, but is not limited to, changes which make the use as designated in implementing actions more specific, changes that do not affect the kind, intensity, or density of use, and changes that are consistent with the certified Land Use Plan. Section 13554(c) of the Regulations further provides that a minor amendment may include changes such as corrections, reorganization, revisions, or deletion of certified language that does not change the kind, location, intensity or density of use or modify resource protection measures, and additions or

¹ Senior housing is defined as housing for persons 55 years of age or older, and affordable housing is defined as housing affordable to low, very low, and extremely low-income households.

² Special care housing is defined as housing that provides non-medical care and supervision for persons with mental, physical, and/or developmental disabilities.

revisions to certified policies which further restrict uses that may adversely affect coastal resources if the additions and/or revisions do not conflict with Chapter 3 of the Coastal Act.

The County's proposed amendment includes minor changes to existing parking regulations and development standards for the Design Residential Zone contained in the County's certified IP/CZO, and the amendment does not propose any rezoning or land use changes. The subject amendment request, submitted via County Board of Supervisors Resolution No. 16-275 (Exhibit 1) and reflected in Ordinance No. 4979 (Exhibit 2), represents changes to make the County's development regulations more specific and encourage the development of affordable senior and special care housing, which do not change the kind, location, intensity or density of land uses allowed. Further, the changes proposed in the subject amendment are consistent with the certified Land Use Plan and the requirements of Chapter 3 of the Coastal Act. Therefore, the proposed amendment is considered "minor" as defined under Section 13554 of the Commission's regulations.

PROCEDURES

Pursuant to Section 13551(b) of Title 14 of the California Code of Regulations, a local government may submit a proposed amendment either as an amendment that will take effect automatically upon Commission approval or as an amendment that will require formal local government adoption after Commission approval. In this case, the County's Ordinance No. 4979 states that the amendment will take effect automatically upon Commission approval. If one third of the appointed members of the Commission requests, the determination of minor amendment shall not become effective and the amendment shall be processed in accordance with 14 CCR Section 13555(b).

PUBLIC NOTICE

Section 13555 of Title 14 of the California Code of Regulations requires the Executive Director to prepare a report describing the proposed amendment and providing notice of the Executive Director's determination that the amendment is of a "minor" nature. Section 13555 also requires the Executive Director to report to the Commission at the next meeting, his or her determination and objections to the determination, if any, that have been received within 10 working days. If one third of the appointed members of the Commission requests, the determination of minor amendment shall not become effective and the amendment shall be processed in accordance with Section 13555(b).

Notification of the proposed amendment will be mailed on August 25, 2017. The ten working-day objection period will therefore terminate on September 11, 2017. The Commission will be notified at the September 2017 hearing of any objections.

Also, Section 30503 of the Coastal Act requires that maximum opportunities for public input be provided in preparation, approval, certification and amendment of any LCP. Public outreach for the LCP amendment included meetings with the Building Industry Advisory Group, the Santa Barbara Cities/Counties Joint Affordable Housing Task Group, the Santa Barbara County

Housing Authority, and the Santa Barbara County Community Services Department, a May 18, 2016 public hearing held by the Montecito Planning Commission, a June 1, 2016 meeting of the Santa Barbara County Planning Commission, and a September 20, 2016 meeting of the Santa Barbara County Board of Supervisors. The hearings were noticed to the public consistent with Section 13515 of the Title 14 of the California Code of Regulations and the County provided evidence of the measures taken to provide notice of their hearings, consistent with Section 13552 of Title 14 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.