

**From:** Shine On Summerland <shineonsummerland@gmail.com>  
**Sent:** Thursday, June 26, 2025 5:26 PM  
**To:** Plowman, Lisa; Roy Lee; Seawards, Travis  
**Cc:** sbcob; Shine On Summerland  
**Subject:** Emergency Request for General Plan/Community Plan Amendment – Removal of Outdated Park Designation for 201 Temple Street, Summerland (APN 005-080-006)

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Dear Director Plowman, Deputy Director Seawards, Supervisor Roy Lee and County Staff,

On behalf of **Shine On Summerland (SOS)**, a coalition of neighboring landowners surrounding and within the neighborhood of **201 Temple Street**, we respectfully submit this **emergency request** to initiate a **General Plan and Summerland Community Plan Amendment** to remove the outdated and inaccurate **park designation** for this parcel. The County Parks Department has indicated its intent to finalize its Recreation Master Plan (RMP) within the next 30 days. We believe it is critical that this request be considered **prior to finalization of the RMP** to avoid perpetuating an incorrect and legally problematic designation.

## ◆ Background

201 Temple Street (APN 005-080-006) was formerly owned by the Summerland School District, which appears to have led to its inclusion in the Summerland Community Plan as a **“Potential Park Site.”** However:

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- The SCP states "Currently, the Study Area's park land/population ratio is well within the County's criteria." This ratio is before the addition of another park.
- The parcel is now **privately owned by a nonprofit**, not a public entity.
- There is **no public access easement** in place, nor any offer of dedication.
- The property is currently used for **agricultural purposes**, not recreation.
- The lot is zoned **RR-5 (Rural Residential, 5-acre minimum)**, and parks are not a permitted principal use under this zoning without discretionary approval.
- Shine On Summerland (SOS) is advocating for no zoning change to this property as well as no change from RR5 to Recreational / Open Space, even for a low intensity park or passive use
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## ◆ ESH Designation Requires Legal Protection

Importantly, the **Summerland Community Plan** clearly designates this parcel as containing both:

- **Willow Riparian ESH**, and
- **Coastal Sage Scrub ESH**,  
as shown in **Figure 22, page 117** (attached).

Additionally:

- The parcel is immediately adjacent to **Greenwell Creek**, a mapped coastal stream.
- It is within a **Critical Coastal Area** under the California Coastal Commission's CCA Viewer.
- It is identified in the **Bureau of Land Management's Critical Coastal Zone** inventory.

Despite this, County staff have stated that **ESH does not apply** due to past disturbance. This position **directly contradicts the Coastal Act and Local Coastal Program (LCP) policies**.

Per the **Santa Barbara County LCP** and the **California Coastal Act (Th13a-CA.gov)**:

**"Once an area has been determined to be an ESHA, wetland, or creek, all the policies protecting ESHAs, wetlands, and creeks in the Coastal LUP apply regardless of the quality or level of disturbance of the ESHA, wetland, or creek."**

This is binding policy, and no local exemption or administrative finding may override this mandate.

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### ◆ Urgency for Out-of-Cycle Amendment

The Parks Department has publicly indicated it will release an updated Recreation Master Plan within **30 days**. If 201 Temple remains designated as a potential park in that plan:

- It will solidify an incorrect planning assumption,
- It may prejudice future zoning decisions (including efforts by the nonprofit owner to rezone to AG-I or Recreation / Open Space), and
- It may undermine Coastal Act enforcement due to procedural entrenchment.

Given this, we ask that the County:

- **Immediately initiate** a General Plan/Community Plan Amendment to remove the park designation from 201 Temple Street;
  - Include this amendment in the current RMP review process to avoid internal plan inconsistencies;
  - Confirm the continued applicability of ESH protections for the parcel in light of the SCP and Coastal Act directives.
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### ◆ Community Support

Shine On Summerland is composed of adjacent and nearby property owners with a vested interest in ensuring consistent and lawful land use planning. We are not opposed to public parks in appropriate locations—but we object strongly to maintaining a park designation:

- On **private land**,
- Within **mapped ESH**, and
- Without **public process, CEQA review, or Coastal Development Permit (CDP)** consideration.
- There are other property owners within the Lillie Avenue corridor which may be open to community centers, low intensity and passive use, such as 100 Innovation Place. These alternatives within the

commercial corridor and not subject to ESH should be explored before a revision of the master Rec Park Plan.

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## ◆ Requested Action

We respectfully request that:

1. The County initiate a **General Plan Amendment** removing 201 Temple from any “Potential Park Site” designation in the Summerland Community Plan;
2. The Planning Department request that the **Parks Department defer inclusion of the site** in the Recreation Master Plan pending completion of GPA and biological review;
3. The County acknowledge that **ESH protections and Coastal Act CDP requirements remain applicable** regardless of the County’s past disturbance determination.

We are available to meet with staff, provide supporting documents, and participate in public hearings as appropriate.

Sincerely,

**Shine On Summerland**



**SOS - Homeowners of Summerland**

**Advocating for transparency and keeping our neighborhood residential**