SB 35 Coastal Zone Amendment
Case No. 24ORD-00010

Board of Supervisors
December 3, 2024

County of Santa Barbara
Planning and Development
Lila Spring

Presentation Overview

- Project Background

- New Ordinance Section

- Policy and Ordinance Consistency

- CEQA

- Next Steps and Recommendations

Project Background

- SB 35: Qualifying housing development projects reviewed under streamlined provisions

- Adopted into County Code
  - LUDC (January 2023)
  - MLUDC (February 2024)

- SB 423: Implements SB 35 in the Coastal Zone
  - Effective January 1, 2025

Qualifying Housing Streamlined Review

- Applies if County is making insufficient progress toward meeting housing goals

- Certain areas of the Coastal Zone are not eligible:

  – Within 300 ft of beach, mean high tide line, or bluff

  – Between sea and first public road

Qualifying Housing Streamlined Review (cont.)

- Multi-unit or mixed-use projects

- Affordability requirements

- Statutorily exempt from CEQA

- Require ministerial review (CDP)

- Only objective zoning and design standards apply

- Require consultation with Native American Tribes

Policy and Ordinance Consistency

- Implements State laws

- Allows development consistent with existing land use designations

- Projects must be consistent with all applicable objective policies and provisions of the LCP

- Implements Housing Element programs

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Environmental Review

- Exempt per Section 15061(b)(3) - no possibility of significant effect

- Exempt per Section 15265 - local coastal program amendments

Next Steps

- Submittal to the California Coastal Commission (CCC) for review and certification

Recommendations

- Make the required findings for approval (Attachment 1)

- Determine that 24ORD-00010 and submittal to the CCC are exempt from CEQA (Attachment 2)

- Adopt 24ORD-00010 adding Qualifying Housing Streamlined Review to the CZO (Attachment 3)

- Adopt a resolution authorizing submittal of the Local Coastal Program amendment to the CCC for review and certification (Attachment 4)

Thank You

- Questions?