

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-2801
VOICE (805) 585-1800
FAX (805) 641-1732



December 17, 2024

Lisa Plowman, Director of Planning & Development
Planning & Development Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101-2058

RE: County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-24-0027-1-Part A (Housing Bill Implementation Ordinance)

Dear Ms. Plowman:

On December 12, 2024, the Coastal Commission approved LCP Amendment LCP-4-STB-24-0027-1-Part A, with two suggested modifications. The Commission's resolution of certification is contained in the staff report dated November 21, 2024. The suggested modifications, as approved by the Commission, are attached to this correspondence.

Section 13544 of the Commission's Administrative Regulations requires that after certification the Executive Director of the Commission shall transmit copies of the resolution of certification and any suggested modifications and findings to the governing authority, and any interested persons or agencies. Further, the certification shall not be deemed final and effective until all of the following occur:

- (a) The local government with jurisdiction over the area governed by the Local Coastal Program, by action of its governing body: (1) acknowledges receipt of the Commission's resolution of certification, including any terms or modifications suggested for final certification; (2) accepts and agrees to any such terms and modifications; and (3) agrees to issue coastal development permits for the total area included in the certified Local Coastal Program. Unless the local government takes the action described above the Commission's certification with suggested modifications shall expire six months from the date of Commission's action.
- (b) The Executive Director of the Commission determines in writing that the local government's action and the notification procedures for appealable development require pursuant to Article 17, Section 2 are legally adequate to satisfy any specific requirements set forth in the Commission's certification order.
- (c) The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting as required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Section 13544 of the Commission's Administrative Regulations).

- (d) Notice of the certification of the Local Coastal Program Amendment shall be filed with the Secretary of Resources Agency for posting and inspection as provided in Public Resources Code Section 21080.5(d)(2)(v).

Please feel free to contact me should you have any questions regarding this matter. The Commission and staff greatly appreciate the County's cooperation and assistance in this matter.

Authorize on behalf of the California Coastal Commission by:

Dr. Kate Huckelbridge
Executive Director

DocuSigned by:
Denise Gonzalez

By: EC0C1D43CA0C426...
Denise Gonzalez
Coastal Program Analyst

FINAL APPROVED SUGGESTED MODIFICATIONS TO THE PROPOSED LCP AMENDMENT

LCP Amendment No. LCP-4-STB-24-0027-1-Part A (Housing Bill Implementation Ordinance)

The County's proposed amendment language to the certified IP/CZO is shown in ~~strike through~~ and underline. Language approved by the Commission to be modified is shown in ~~double strike through~~ and double underline.

Suggested Modification No. 1

Section 35-144B.1.C shall be modified as follows:

C. Consistency with All Objective Standards. In addition to the objective design standards established in this Section, multiple-unit residential and mixed-use development projects shall also comply with all other applicable objective standards and policies, including and all applicable policies and provisions of the Local Coastal Program, and all adopted design guidelines, per the Coastal Zoning Ordinance and the County's Comprehensive Plan.

1. Exception. Applicants may request concessions, incentives, or waivers of development standards pursuant to Section 35-144C (Density Bonus Program).
2. Conflicting Standards. If there is any conflict between the objective standards set forth in this Section and any existing County or State objective standards, the more restrictive objective standards shall apply.
3. Coastal Resource Protection. Where compliance with only the objective standards of this Local Coastal Program is required under state housing law for a proposed multi-unit or mixed-use housing development project and where an applicable coastal resource protection policy or provision of this Local Coastal Program contains objective and subjective components, the objective portion(s) shall apply such that adverse impacts to coastal resources shall be avoided.

Suggested Modification No. 2

Section 35-59 shall be modified as follows:

Section 35-59. General.

The policies in this DIVISION 3 are part of the Santa Barbara County Coastal Land Use Plan (LUP) and hereby incorporated into this Article. These policies shall serve as development standards for all developments subject to the provisions of this Article. Where compliance with only the objective standards of this Local Coastal Program is required under state housing law for a proposed multi-unit or mixed-use

housing development project and where an applicable coastal resource protection policy or provision of this Local Coastal Program contains objective and subjective components, the objective portion(s) shall apply such that adverse impacts to coastal resources shall be avoided. Within three years of [DATE OF ORDINANCE EFFECTIVE DATE], the County will apply for a Local Coastal Program amendment to incorporate coastal resource protection and hazard minimization development standards that are objective standards to ensure that qualifying projects subject to only the objective standards of this Local Coastal Program under state housing laws are consistent with the Coastal Act. The Local Coastal Program amendment to incorporate such standards shall be developed in coordination with Coastal Commission staff.

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