



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development (P&D)
Department No.: 053
For Agenda Of: June 4, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: N/A
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, (805) 568-2068
Director(s)
Contact Info: Alex Tuttle, (805) 568-2072
SUBJECT: **Submittal of a Local Coastal Program Amendment to the California Coastal Commission Regarding Housing Bill Implementation Project Ordinance Amendments and 2023-2031 Housing Element Update Rezone Amendments**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

Staff recommends that the Board of Supervisors take the following actions:

- a) Adopt a resolution (Attachment 1) authorizing the Planning & Development Department to submit the following amendments to the Santa Barbara County Local Coastal Program (LCP) to the California Coastal Commission (CCC) for review and certification:
 - i. Ordinance No. 5204 (Attachment 2) (21ORD-00003) amending Article II, the Coastal Zoning Ordinance (CZO), to modify the permit process for supportive housing, modify the implementation of state density bonus law, establish objective design standards for multiple-unit and mixed-use housing, and establish streamlined permit procedures and development standards for low barrier navigation centers as required by changes in state housing law.
 - ii. Ordinance No. 5208 (Attachment 3) (24RZN-00002) amending the South Coast Rural Region Zoning Map and the Goleta Community Plan Zoning South Map of Article II, the Coastal Zoning Ordinance (CZO), to rezone parcels or portions of parcels to accommodate the 2023-2031 Regional Housing Needs Allocation Plus the 15 percent buffer for lower- and moderate-income households.
 - iii. Ordinance No. 5209 (Attachment 4) (24ORD-00008) amending the zoning regulations of Article II, the Coastal Zoning Ordinance (CZO), to implement Programs 1, 2, and 3 of Chapter 5 of the 2023-2031 Housing Element Update.

- iv. Resolution No. 24-93 (Attachment 5) (24GPA-00004) amending the text and maps of the Coastal Land Use Plan, including community and area plans, as applicable, to implement Program 1 of Chapter 5 of the 2023-2031 Housing Element Update.
- b) Direct the Planning & Development Department to transmit the adopted resolution to the Executive Director of the CCC; and
- c) Determine that the submittal of the aforementioned resolution and amendment to the Santa Barbara County LCP to the CCC is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15265 and 15282(h).

Summary Text:

Staff requests authority to submit an amendment to the Santa Barbara County Local Coastal Program (LCP) to the California Coastal Commission (CCC) for review and certification. The Board adopted the ordinance amendments and resolutions included in the Local Coastal Plan Amendment (LCPA) submittal on [February 13, 2024](#) and [May 3, 2024](#). These ordinances and resolutions are summarized below.

Ordinance No. 5204 Summary

The Housing Bill Implementation Project ordinance amendments modify the permit process for supportive housing, modify the implementation of state density bonus law, establish objective design standards for multiple-unit and mixed-use housing, and establish streamlined permit procedures and development standards for low barrier navigation centers as required by changes in state housing law.

Pursuant to the Board's direction, staff revised the permitting and development standards to comply with recent state housing legislation regarding supportive housing, (Assembly Bill 2162), low barrier navigation centers (AB 101), state density bonus law (AB 1763, AB 2345, AB 634, Senate Bill 728, SB 290, AB 682, AB 1287, AB 2334, and AB 323), and various state housing laws requiring qualifying housing projects be subject only to established objective design standards.

To comply with supportive housing legislation, the ordinance identifies the requirements for a project to qualify as a by-right supportive housing project and establishes streamlined permit procedures and objective development standards for qualifying supportive housing projects.

To comply with low barrier navigation center (LBNC) legislation, the ordinance identifies requirements for a project to qualify as an LBNC, and establishes streamlined permit procedures and objective development standards for LBNCs. The provisions of this bill and proposed sections related to LBNCs are in effect until January 1, 2027, at which time they will be repealed, unless the date is extended by the State.

To comply with state density bonus law, the ordinance modifies the provisions of eligibility, density bonus criteria, incentives and concessions, waivers and reductions in development standards, parking ratios, additional density bonuses, condominium projects, and processing procedures.

Finally, to comply with various state housing laws requiring that qualifying housing projects be subject only to established objective design standards, the ordinance establishes objective design standards for multiple-unit and mixed-use housing projects.

Ordinance No. 5209 Summary

Program 1 of the 2023-2031 Housing Element Update (HEU) requires that the County rezone sites and select County-owned sites to accommodate its 2023-2031 Regional Housing Needs Allocation (RHNA) plus a 15 percent buffer for the lower- and moderate-income levels. Program 1 also requires that the County permit owner-occupied and rental multifamily housing projects as a “use by right” when they are (1) proposed on sites that the County rezones at a density of at least 20 units per acre to accommodate its RHNA, and (2) include at least 20 percent of the units affordable to lower-income households. To implement Program 1 of the 2023-2031 HEU, Ordinance No. 5209 amends Article II, the Coastal Zoning ordinance (CZO), to establish new Design Residential (DR) zoning designations that specify both minimum and maximum densities. The Ordinance also includes permit requirements and development standards for projects subject to use by right.

Program 3 of the 2023-2031 HEU requires that development on all non-vacant sites included in the 2023-2031 HEU sites inventory that contain existing residential units or units that were rented in the past five years and occupied by lower-income households be subject to replacement housing requirements. Accordingly, Ordinance No. 5209 includes unit replacement requirements to implement Program 3.

The Program Environmental Impact Report (EIR) for the 2023-2031 HEU analyzes 16 resource areas and includes 26 mitigation measures. One mitigation measure, MM LU-1, requires an amendment to the DR zone regulations of the CZO to allow all or a portion of the required open space to be public open space and developed as public parks, trails, or other public recreational facilities. (The current standards only allow open space to be reserved as common (private) open for the use of the residents.) Ordinance No. 5209 effects this mitigation measure.

Ordinance No. 5208 Summary

Ordinance No. 5208 amends the County Zoning Map by rezoning the following parcels to help accommodate the County’s 2023-2031 RHNA plus the 15 percent buffer for the lower- and moderate-income levels:

Site Name and Assessor’s Parcel Number (APN)	Existing Zoning Designation	Proposed Zoning Designation
Friendship Manor 075-020-035	High Density Student Residential (SR-H)-20	Design Residential (DR)-30/40
Van Wingerden 1 004-013-023	Agriculture I (AG-I)-5	DR-20/30
Van Wingerden 2 004-005-001	AG-I-10	DR-20/30
Bailard 001-080-045 001-080-046	3-E-1	DR-20/30

Resolution No. 24-93 Summary

To match the new zoning designations described in Ordinance No. 5208, Resolution No. 24-93 amends the Coastal Land Use Plan to change the corresponding land use designations for the selected parcels. Specifically, Resolution No. 24-93 amends the South Coast Rural Region Land Use Designations Map and the Goleta Community Plan Land Use Designations Map to change the land use designations of the following parcels:

Site Name and APN	Existing Land Use Designation	Proposed Land Use Designation
Friendship Manor 075-020-035	RES-20	RES-30/40
Van Wingerden 1 004-013-023	Agriculture (A)-I-5	Residential (RES)-20/30
Van Wingerden 2 004-005-001	A-I-10	RES-20/30
Bailard 001-080-045 001-080-046	RES-0.33	RES-20/30

The CZO only allows high density residential development in Urban Areas. However, Van Wingerden 1 and Van Wingerden 2 are located in a Rural Area. Van Wingerden 1 adjoins a designated Urban Area and the city of Carpinteria and Van Wingerden 2 adjoins the city of Carpinteria. To be consistent with the new land use designations for the selected parcels, Resolution No. 24-93 creates a new Urban Area that encompasses Van Wingerden 2 and expands the existing Urban Area to include Van Wingerden 1.

Bailard, a 2.50-acre adjoining parcel to the west (APN 001-080-009), and 27 1.0- to 3.50-acre nearby parcels to the east are currently located in a Rural Area and Rural Neighborhood. To be consistent with the new land use designation and CZO, the County needs to designate Bailard as a new Urban Area. This change would create a Rural Neighborhood that consists of one parcel – the 2.50-acre parcel – isolated from the rest of the Rural Neighborhood. However, the Coastal Land Use Plan defines Rural Neighborhood as a “neighborhood area” with multiple parcels, not a single parcel. To be consistent with the Coastal Land Use Plan, Resolution No. 24-93 removes Bailard and the 2.50-acre parcel from the Rural Area and Rural Neighborhood and redesignates both as a new Urban Area.

Submittal and Certification Process

The attached resolution (Attachment 1) authorizes submittal of the aforementioned amendments to the CCC for review and certification pursuant to the procedural requirements for LCPAs set forth in the CCC administrative regulations [California Code of Regulations, Title 14, Division 5.5, Section 13551(b)(2)]. Following review by the CCC, the Board will have six months from the date of the CCC’s action to evaluate any suggested modifications to the LCPAs approved by the CCC and decide whether to accept the modifications [California Code of Regulations, Title 14, Division 5.5, Section 13537(b)].

If the Board decides to accept the modifications, then the Board must adopt a resolution agreeing to implement the LCPA as modified. This resolution will be transmitted to the Executive Director of the CCC for review, who will then provide a recommendation to the CCC as to whether the Board's action complies with the Coastal Act and the California Code of Regulations. If the Executive Director recommends that the County's action is in compliance, and the CCC agrees with that recommendation, then the ordinances will become effective as of the date of that final action by the CCC.

Local governments may submit a maximum of three major LCPAs per calendar year to the CCC for review and certification. However, there are no limitations on the number of amendments included in each of the three submittals. The attached resolution (Attachment 1) constitutes the County's first submittal for 2024.

Fiscal and Facilities Impacts:

Funding for the preparation and submittal of the Coastal Commission resolution is budgeted in P&D's Long Range Planning Budget Program on page 318 of the County of Santa Barbara Fiscal Year (FY) 2023-24 Adopted Budget. There are no facilities impacts.

Special Instructions:

P&D will fulfill noticing requirements.

The Clerk of the Board shall provide a copy of the signed resolution (Attachment 1) and minute order, to P&D, attention: Lila Spring.

Attachments:

1. Resolution of the Board of Supervisors Submitting Amendments to the CCC
2. Ordinance No. 5204 – Housing Bill Implementation Project Ordinance Amendments (21ORD-00003)
3. Ordinance No. 5208 – 2023-2031 HEU Rezone Amendments (24RZN-00002)
4. Ordinance No. 5209 – 2023-2031 HEU Rezone Amendments (24ORD-00008)
5. Resolution No. 24-93 – 2023-2031 HEU Rezone Amendments (24GPA-00004)

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