

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
385-1800

**RECEIVED**

JUL 18 2016

S B COUNTY  
PLANNING & DEVELOPMENT

July 15, 2016

Peter Adam, Chair  
Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara, CA 93101

**RE: Santa Barbara County Local Coastal Program Amendment No. LCP-4-STB-15-0044-1  
(2015 Housing Element Implementation)**

Dear Honorable Chair Adam and Supervisors:

On July 14, 2016 the Coastal Commission approved the subject Local Coastal Program (LCP) amendment with suggested modifications. The Commission's resolution of certification is contained in the staff report dated June 23, 2016. The suggested modifications, as approved by the Commission on July 14, 2016, 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 takes whatever formal action is required to satisfy the 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 the 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 required 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 and the Commission does not object to the Executive Director's determination. If a majority of the Commissioners present object to the Executive Director's determination and find that the local government action does not conform to the provisions of the Commission's action to certify the Local Coastal Program Amendment, the Commission shall review the local

government's action and notification procedures pursuant to Articles 9-12 as if it were a resubmittal.

- (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).

The Commission and staff greatly appreciate the County's consideration of this matter.

Authorized on behalf of the California Coastal Commission by:

John Ainsworth  
Acting Executive Director



By: Deanna Christensen  
Supervising Coastal Program Analyst

Cc: Noel Langle, Santa Barbara County Planning and Development Department

**Final Approved Suggested Modifications  
LCP Amendment LCP-4-STB-15-0044-1  
(2015 Housing Element Implementation)**

The County proposed and approved amended language to the certified LCP Implementation Plan/Coastal Zoning Ordinance is shown in straight type. Language approved by the Commission to be deleted is shown in ~~line-out~~. Language approved by the Commission to be inserted is shown underlined.

**SUGGESTED MODIFICATION 1**

**Subsections A and B of Section 35-144P (Farmworker Housing) shall be modified as follows:**

- A. Purpose.** As stated in Government Code Section 65580(a), the State Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. Furthermore, California Health and Safety Code Section 17000, *et seq.*, known as the Employee Housing Act, includes regulations that require local jurisdictions to allow the development of farmworker housing provided such housing complies with the Employee Housing Act. Therefore, the purpose of this Section is to promote the development of, and establish development standards for, farmworker housing consistent with this legislative declaration and in compliance with the California Health and Safety Code. Pursuant to California Health and Safety Code Section 17008, farmworker housing types consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobilehomes or camping of five or more employees by the employer.
- B. Applicability.** The standards of this Section shall apply to the development of Farmworker Employee Housing as that use is defined in Section 35-58 (Definitions) and as may be allowed in compliance with the approval of the applicable permit identified in the following table for the listed zones:

Permit Requirements for Farmworker Dwelling Units and Farmworker Housing Complexes	P	Permitted use, appealable Coastal Permit required (1)		
	PP	Principal Permitted use, Coastal Permit required (1)		
	MCUP	Minor Conditional Use Permit required		
	CUP	Major Conditional Use Permit required		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	Farmworker dwelling unit	Farmworker housing complex		
<b>Agricultural Zones</b>				
AG-I	P (2)		P (3)	
AG-II	P (2)		CUP	
<b>Resource Protection Zones</b>				
MT-TORO	P (4)		MCUP	
RES	P (4)		CUP	
<b>Residential Zones</b>				
EX-1	PP		MCUP	
R-1/E-1	PP		MCUP	
R-2	PP		MCUP	

DR	PP	P	
MHP	—	—	
PRD	PP	—	
RR	PP	CUP	
SR-H	PP	MCUP	
SR-M	PP	MCUP	

**Commercial Zones**

C-1	P (5)	—	
C-2	MCUP (6)	—	
CH	MCUP (7)	(68)	
C-V	MCUP (7)	—	
PI	MCUP (6)	—	

**Industrial Zones**

M-CD	—	P	
M-CR	—	P	
M-RP	—	P	

**Special Purpose Zones**

PU	—	P	
REC	—	—	
TC	CUP (79)	CUP	

**Notes:**

- (1) Development Plan approval may also be required; see zone district requirements.
- (2) The primary dwelling on the lot may be considered a component of the principal permitted agricultural use and permitted as a Principal Permitted Use (PP) when in compliance with the following standards:
  - a. There is an existing principal permitted primary agricultural use on the lot on which the primary dwelling is located.
  - b. The occupancy of the dwelling is restricted to the operator farmworkers who are employees of the principal permitted primary agricultural use including the family members of the operator, or the owner of the lot including the dependent family of the owner.
  - c. The gross floor area of the primary dwelling does not exceed 5,000 square feet.
  - d. The primary dwelling and all accessory structures and landscaping associated with the primary dwelling shall occupy a development area of no more than 10,000 square feet.
- (3) Within the Carpinteria Agricultural Overlay District, a CUP is required if located on slopes between 5 and 10 percent.
- (4) The primary dwelling on the lot may be considered as a Principal Permitted Use (PP) when in compliance with the following standards:
  - a. The principal dwelling and all accessory structures and landscaping associated with the principal dwelling shall occupy a development area of no more than 10,000 square feet.
  - b. The development area shall not occupy slopes of 30 percent or greater.
- (5) Only allowed on a lot where there is no commercial use, and subject to the regulations of Section 35-77A.6 (Minimum Lot Size) and Section 35-71 (R-1/E-1).
- (6) A dwelling is allowed provided the residential use is secondary to a primary commercial use on the same lot.
- (7) A dwelling is allowed provided the residential use is secondary to a permitted or conditionally permitted (i.e. Conditional Use Permit) commercial use on the same lot.
- (68) A farmworker housing complex is allowed where there is a commercial use on the same lot. Same permit requirement as required for an adjacent lot zoned agricultural or residential if agricultural uses are allowed.
- (79) Only if single-family dwellings are allowed as a principal permitted use in an abutting zone district.

**SUGGESTED MODIFICATION 2**

Subsection D of Section 35-144P (Farmworker Housing) shall be modified as follows:

- D. **Development standards.** All farmworker housing shall comply with the setback, lot coverage, height, and other development standards applicable to the zone in which it is located, as well as all of the following development standards unless otherwise indicated.
  1. **Allowed farmworker housing complex housing types.** The following housing types may be permitted in farmworker housing complexes in compliance with the

required permit(s) specified in the table included in Subsection B (Applicability), above.

- a. **Agricultural zones.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000 through 17062.5~~ may be permitted in the AG-I and AG-II zones.
- b. **Resource Protection zones.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000 through 17062.5~~ may be permitted in the MT-TORO and RES zones.
- c. **Residential zones.**
  - 1) **EX-1, R-1/E-1, R-2, RR, SR-H and SR-M zones.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000 through 17062.5~~ may be permitted in the EX-1, RR, R-1/E-1, R-2, RR, SR-H and SR-M zones:
  - 2) **DR zone.** The following housing types may be permitted as a farmworker housing complex in the DR zone:
    - a) Dwelling, multiple.
    - b) A two-family dwelling.
    - c) Multiple detached single-family units on one lot ~~subject to any applicable requirements of the Subdivision Map Act, Government Code Section 66410 et seq.~~
    - d) Farmworker housing complexes other than those housing types listed in Subsections D.1.c(2)(a) through D.1.c(2)(c), above, subject to the approval of a Major Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits).
- d. **Commercial zones.** The following housing types may be permitted as a farmworker housing complex in the CH zone:
  - 1) **Adjacent lot zoned agriculture.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000 through 17062.5~~ may be permitted in the CH zone if located adjacent to a lot having an agricultural zoning.
  - 2) **Adjacent lot zoned residential.** The following housing types may be permitted in the CH zone if located adjacent to a lot having an residential zoning.
    - a) Multiple detached residential units on one lot ~~subject to any applicable requirements of the Subdivision Map Act, Government Code Section 66410 et seq.~~
    - b) Farmworker housing complexes other than those housing types listed in Subsections D.1.d(2)(a), above, subject to the approval of a Major Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits).
- e. **Industrial zones.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000 through 17062.5~~ may be permitted in the M-CD, M-CR and M-RP zones.

f. **Special Purpose zones.**

- 1) **PU and TC zones.** All housing types allowed in compliance with California Health and Safety Code Sections 17008 ~~17000~~ through ~~17062.5~~ may be permitted in the PU and TC zones.
2. **Farmworker dwelling unit density requirements.** Development of a farmworker dwelling unit shall be in compliance with the dwelling unit density requirements of the applicable zone. If there is an existing single-family dwelling located on a lot, then a farmworker dwelling unit shall not be allowed in addition to the existing single-family dwelling unless additional single-family dwelling units are allowed in compliance with the applicable dwelling unit density requirement and all other applicable requirements of the Coastal Land Use Plan and Article II.
3. **Parking.** The following requirements shall apply to all farmworker housing in addition to all other applicable parking requirements in this Article that would normally apply to the use and location in which the farmworker housing is proposed. In the case of a conflict between the standards of this Subsection D.3 and other applicable parking requirements of this Article, the standards of this Subsection D.3 shall prevail.
  - a. Parking spaces for farmworker dwelling units and farmworker housing complexes may be uncovered and may be located in a tandem arrangement.
  - b. Any living quarters such as a manufactured home, mobilehome, recreational vehicle, tent, travel trailer, or other housing accommodation designed for use by a single family or household shall be considered a one-family dwelling for determining the parking requirement in compliance with Section 35-108 (Required Number of Spaces: Residential).
  - c. A farmworker housing complex consisting of any group living quarters, such as barracks or a bunkhouse, shall provide one parking space for every four beds in the complex.
  - d. Parking requirements for employees as listed in Section 35-108 (Required Number of Spaces: Residential) is not required to be provided.
4. Where farmworker housing projects result in adverse impacts to visitor-serving commercial or recreational opportunities (e.g., development of non-visitor serving uses on commercial lots that otherwise have the potential to provide services and amenities that would serve tourists and travelers), the impacts to visitor-serving opportunities shall be fully mitigated by providing comparable visitor-serving commercial or recreational opportunities.
5. **Findings Required for Approval in Agricultural Zones.** An application for a farmworker dwelling unit or farmworker housing complex located in an agricultural zone shall not be approved unless the County makes all of the following findings (in addition to all other applicable required findings of Article II):
  - a. The project has been sited and designed to avoid all prime agricultural soils and has been sited and designed to maintain the long-term productivity of the lot's agricultural resources and operation.
  - b. The project has been clustered with existing development to the maximum extent feasible and minimizes grading, landform alteration, and the need for construction of new roads.

### SUGGESTED MODIFICATION 3

Subsection F.7 of Section 35-144Q shall be modified as follows:

7. The requested accommodation will not adversely impact coastal resources, and Any other adverse impact not involving coastal resources that results from the accommodation is minimized to the extent feasible.