

**CALIFORNIA COASTAL COMMISSION**

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November 25, 2025

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-24-0028-1-Part B (Housing Element Update/Rezoning)

Dear Ms. Plowman:

On November 6, 2025, the Coastal Commission approved LCP Amendment LCP-4-STB-24-0028-1-Part B, with three suggested modifications. The Commission's resolution of certification is contained in the staff report dated October 16, 2025. 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

*Denise Gonzalez*

By: Denise Gonzalez  
District Supervisor

# FINAL APPROVED SUGGESTED MODIFICATIONS TO THE PROPOSED LCP AMENDMENT

## LCP Amendment No. LCP-4-STB-24-0028-1-Part B (Housing Element Update/Rezones)

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 35-74.7.2 shall be modified as follows:

Section 35-74.7 Lot Size/Density

...

2. DR zoned lots may be rezoned with two numbers following the DR on the lot on the applicable Santa Barbara County Zoning Map. In this instance the first number represents the minimum dwelling units per gross acre and the second number represents the maximum dwelling units per gross acre as follows:

<u>District Designation</u>	<u><del>Dwelling Units Per Gross Acre</del> Minimum Dwelling Units per Gross Acre</u>	<u><del>Gross Land Area Per Dwelling Unit</del> Maximum Dwelling Units per Gross Acre</u>
<u>DR-20/25</u>	<u>20</u>	<u>25</u>
<u>DR-20/30</u>	<u>20</u>	<u>30</u>
<u>DR-30/40</u>	<u>30</u>	<u>40</u>

### Suggested Modification No. 2

Added Section 35-144Z.3 shall be modified as follows:

Section 35-144Z.3 Permit Requirements.

Housing developments ~~that~~ shall comply with all of the development standards in Section 35.144Z.4 (Development Standards), below, and shall be allowed as a use by right subject to the issuance of a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits).

1. Use by right. For purposes of this section, "use by right" means the County's review shall not require a Conditional Use Permit, Development Plan, environmental review under the California Environmental Quality Act, or other discretionary review or approval pursuant to Government Code Section 65583.2(i) and Government

Code Section 65589.5 for multifamily residential housing. Housing developments shall be subject to all objective standards in this Article and all applicable policies and provisions of the Local Coastal Program. Any subdivision of a site shall continue to be subject to all laws, including, but not limited to, discretionary review and approval in compliance with County Code Chapter 21 (Land Division) and the Subdivision Map Act.

### **Suggested Modification No. 3**

Added Section 35-144Z.4 shall be modified as follows:

#### Section 35-144Z.4 Development Standards.

Housing developments on a rezone site ~~or non-vacant or vacant site~~ listed in Section 35-144Z.2.1.a ~~and Section 35-144Z.2.2.a, respectively,~~ above, shall comply with the following development standards.

...

2. Affordability. The following affordability standards shall not apply to site APN 075-020-035. At least ~~20~~ 32 percent of the total units shall be affordable, which shall consist of (1) at least 20 percent of units shall be affordable to very low- and/or low-income households, and (2) at least 12 percent of the units shall be affordable to very low-, low-, and/or moderate-income households. The applicant shall record a restrictive covenant that ensures the continued affordability of all very low-, ~~and low-, and moderate-income~~ rental and for sale units for the life of the housing development ~~90 years and all very low- low income for sale units for 90 years, unless a different affordability term is required by low income housing tax credit regulations or other applicable law.~~

...

3. Objective standards. The housing development shall comply with all objective land use policies, regulations, development standards, and design review standards of the Local Coastal Program in effect at the time a complete application is submitted, including but not limited to objective design standards provided in Section 35-144B (Multiple-Unit and Mixed-Use Housing Objective Design Standards).