

ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-000034, 25RZN-0001, and 25RZN-00002

1.0 CEQA FINDINGS

- 1.1** The proposed Senior Mobile Home Park Overlay Ordinance Amendments Project, and limited land use designation and zoning designation consistency amendments, apply to existing mobile home park developments and do not authorize new uses or development of land, and no significant environmental impacts would occur as a result of the proposed project.

Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, and it is not subject to CEQA according to CEQA Guidelines Section 15061(b)(3).

In addition, CEQA Guidelines Section 15265 statutorily exempts local government activities involving the preparation and adoption of local coastal program amendments from environmental review. The proposed CZO amendment affects a portion of the county within the Coastal Zone and constitutes an amendment to the County's Local Coastal Program. The amendment is consistent with both the Coastal Act and County coastal policy. Therefore, the proposed CZO amendment is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15265.

On the basis of the whole record, including the Notice of Exemption, Attachment B, the Board of Supervisors finds the proposed project exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) and Section 15265.

2.0 ADMINISTRATIVE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code and Section 35-180.6 of the Article II Coastal Zoning Ordinance, the following findings shall be made by the review authority prior to the approval or conditional approval of an Amendment to the Comprehensive Plan, Local Coastal Program, Development Code, Coastal Zoning Ordinance or the County Zoning Map:

2.1 The request is in the interests of the general community welfare.

The Board of Supervisors finds that the proposed amendments are in the interest of the general community welfare since the amendments: 1) promote the continued use of mobile homes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels; 2) recognize mobile home parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment; 3) recognize that senior mobile home parks provide one of the few housing options within

Santa Barbara County available to seniors that are affordable and allow for independent living in a detached dwelling; and, 4) preserves a significant source of affordable, senior housing by ensuring that senior mobile home parks within the unincorporated area remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages.

2.2 Coastal Zoning Ordinance (CZO): The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, and this Article [Article II, the CZO].

Land Use and Development Code (LUDC): The request is consistent with the Comprehensive Plan, and this Development Code [LUDC].

The Board of Supervisors finds that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), CZO, and LUDC because they support a key goal of the 2023-2031 Housing Element Update. Goal 4 of the Housing Element is to “preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County.” Policy 4.1 under Goal 4 of the Housing Element indicates that one of the County’s objectives is to “preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent deterioration and resident displacement.” In addition, Appendix C of the Housing Element states that “local jurisdictions must implement tailored solutions to ensure that adequate housing opportunities are provided for local populations of special needs residents. The State of California Government Code defines “special needs populations” as the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, female-headed households, and families or persons needing emergency shelter Government Code Section 65583(a)(7).” Additionally, the code amendments are consistent with all other sections of the CZO and LUDC, respectively, that are not being amended by this project, as the amendments are limited to the creation of new overlays that do not conflict with other provisions of the code.

2.3 The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the proposed amendments are consistent with good zoning and planning practices to regulate land uses for the overall protection of the environment and community values since they will protect critical affordable housing for a special needs population (seniors), as well as promote the continued use of mobile homes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels. In addition, the proposed amendments improve consistency by bringing existing legal non-conforming uses into conformance with land use designations and zoning to the maximum extent practicable.

2.4 The request is deemed to be in the public interest.

The Board of Supervisors finds that the proposed amendments are deemed to be in the public interest because they preserve a significant source of affordable senior housing by ensuring that senior mobile home parks within the unincorporated county remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages. Furthermore, the proposed amendments protect all-ages mobile home parks, an affordable housing type, from conversion to other uses. In addition, select land use designation and zoning designation changes bring existing legal non-conforming uses into conformance with land use designations and zoning to the maximum extent practicable.