

## ATTACHMENT 1: FINDINGS FOR APPROVAL

### Case No. 24ORD-00010

#### 1.0 CEQA FINDINGS

- 1.1 Case No. 24ORD-00010.** The Board finds that the proposed amendment to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 24ORD-00010), is exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265.

Please see the Notice of Exemption (Attachment 2, incorporated by reference) for more information.

#### 2.0 ADMINISTRATIVE FINDINGS

In compliance with CZO Section 35-180.6, the following findings shall be adopted by the Board in order to approve a text amendment to the CZO:

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

The Board finds that the proposed amendment is in the interest of the general community welfare since the amendments will revise the CZO to establish a streamlined application review process for qualifying housing projects in compliance with Government Code (GC) Sections 65582.1 and 65913.4. The proposed amendment provides clear and efficient streamlined permit processes that will benefit the public, and will provide support for more development of affordable housing.

**2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of state planning and zoning laws and this Article [Article II, the CZO].**

The Board finds that the proposed amendment is consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), and CZO because they implement Program 16 (Reduction of Governmental Constraints) of the 2023-2031 Housing Element Update. Program 16 directs the County to amend its zoning ordinances to comply with various state housing laws in order to help facilitate housing development. No changes to the Comprehensive Plan, including the Coastal Land Use Plan, are proposed, and policies in place to protect coastal resources remain in effect. The proposed ordinance amendment is also consistent with the remaining portions of the CZO that would not be revised by this ordinance amendment. Therefore, and as discussed further in Section 6.0 and Section 7.0 of the Montecito Planning Commission Staff Report, dated September 10, 2024 and the County Planning Commission Staff Report, dated September 17, 2024, both incorporated herein by reference, this ordinance amendment is consistent with the CLUP and the Comprehensive Plan, including applicable community and area plans, the requirements of state planning and zoning Laws, and the CZO.

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

The Board finds that the proposed amendment is consistent with good zoning and planning practices to regulate land uses for the overall protection of the environment and community values

since it will revise the CZO to be consistent with state regulations and provide clear and efficient permit processes to support the development of affordable housing. As discussed in Finding 2.2, above, the proposed amendment is consistent with the Comprehensive Plan, including the CLUP and applicable community and area plans, and the CZO.