

ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 24ORD-00021 and 24ORD-00022

1.0. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1.1 Case No. 24ORD-00021.** The Board of Supervisors find that the proposed amendment to the County Land Use and Development Code (LUDC) (Case No. 24ORD-00021), is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3).
- 1.2 Case No. 24ORD-00022.** The Board of Supervisors find that the proposed amendment to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 24ORD-00022), is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15265.

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

2.0 ADMINISTRATIVE FINDINGS

In compliance with CZO Section 35-180.6 and LUDC Section 35.104.060.A, prior to the approval or conditional approval of an application for an Amendment to the Development Code, the review authority shall first make all of the following findings:

2.1 The request is in the interest 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 will revise the LUDC and CZO to achieve the following:

- Amend the definitions of “emergency shelter” and “low barrier navigation center” to comply with new definitions in State law, and
- Establish objective development standards for emergency shelters to ensure a consistent and predictable planning permit process.

2.2 CZO: 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].

LUDC: The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code [LUDC].

The Board of Supervisors finds that the proposed amendments are consistent with the Comprehensive Plan, including the Coastal Land Use Plan (CLUP), CZO, and LUDC.

The proposed amendments will amend the definitions of “emergency shelter” and “low barrier navigation center” and add objective development standards for emergency shelters. They will not alter the purpose, intent, or text of any policies or other provisions of the Comprehensive Plan, including all the Coastal Land Use Plan, community, and area plans, and they will not result in any inconsistencies with adopted policies or other provisions. The proposed amendments will not allow new land uses or physical development since the zoning ordinances already allow emergency

shelters in certain zones in the Inland Area and the Coastal Zone. Rather, the proposed amendments would update and clarify the existing definitions and add objective development standards to comply with State law. Therefore, the proposed amendments are consistent with the Comprehensive Plan, including the 2023-2031 HEU, Coastal Land Use Plan, and all community and area plans.

Similarly, the proposed amendments would not alter the purpose and intent of the LUDC and CZO. They simply update existing definitions and add objective standards for emergency shelters as required by new State laws.

A principal purpose of the proposed amendments is to amend the LUDC and CZO to comply with new State laws regarding emergency shelters and low barrier navigation centers, including GC Sections 65583(a)(4)(C) (definition of emergency shelter), 65660(a) (definition of low barrier navigation center), and 65583(a)(4)(B) (objective standards for emergency shelters). Therefore, the proposed amendments are consistent with the requirements of State law.

The proposed amendments are consistent with the remaining portions of the LUDC and CZO that are not revised by these amendments. The proposed amendments include a provision that states where there are conflicts between the emergency shelter development standards of CZO Section 35-144I or LUDC Section 35.42.131 and other provisions of the CZO or LUDC, respectively, the emergency shelter development standards of the CZO and LUDC, respectively, shall prevail.

By updating the zoning ordinances to be consistent with State law, the proposed amendments are consistent with the Comprehensive Plan, including the 2023-2031 HEU, Coastal Land Use Plan, applicable community and area plans, State planning and zoning laws, CZO, and LUDC.

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

The Board of Supervisors finds that the proposed amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. The proposed amendments will revise the LUDC and CZO to be consistent with new State laws regarding emergency shelters and low barrier navigation centers. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, including the Coastal Land Use Plan and applicable community and area plans, CZO, and LUDC.