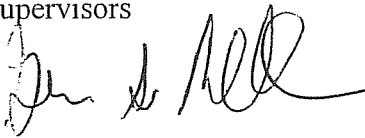


COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT


MEMORANDUM

TO: Santa Barbara County Board of Supervisors

FROM: Glenn Russell, Ph.D., Director 

DATE: January 14, 2011

RE: Land Use and Development Code
Department Item #2 on 1/18/11 Board of Supervisors Agenda



The purpose of this memorandum is to provide additional information regarding options available for the Board's consideration, supplementing the Board Agenda letter previously filed for this hearing.

The Board Agenda letter contains a summary of the suggested modifications approved by the Coastal Commission last November and two options for action that the Board may consider taking: accepting the LUDC modifications as approved by the Coastal Commission or rejecting those modifications and instead continuing to use the existing Article II Coastal Zoning Ordinance. The Board Agenda letter also contains an analysis of the policy issues associated with both options.

Subsequent to docketing the Board Agenda letter, Dianne Black and I met with Peter Douglas, Executive Director of the Coastal Commission, who wanted to discuss a possible third option that is not in the Board Agenda letter. This potential option is a resubmittal to the Coastal Commission of a new Amendment in which we would strive to resolve the remaining differences in the suggested modifications. County staff would first meet with local stakeholders to see if we could develop alternative approaches to the modifications that would address both local and Coastal Commission concerns. If agreement could be reached locally and with the Commission staff, your Board would then have the option of including the revised modifications in a resubmittal that would also incorporate all the other modifications that have already been previously agreed to. Peter Douglas indicated that if we could reach agreement on the issues, he would ensure expedited review of the amendment by the Coastal Commission. If the Board decides to embark on this process, there is no guarantee that success would be achieved. However, this potential option would allow the County to continue the discussion locally and with the Coastal Commission staff to try to resolve the remaining issues.

Staff will present this potential option to your Board at the January 18 hearing. In addition to the options provided in the Board Agenda letter, your Board also could direct staff to further investigate this option, and report back to the Board on a future agenda for action.