

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
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VENTURA, CA 93001
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March 16, 2026

Lisa Plowman
Planning & Development Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101-2058

RE: Local Coastal Program Amendment No. LCP-4-STB-24-0064-2 (SB 35/423)

Dear Ms. Plowman,

On March 11, 2026, the Coastal Commission approved LCP Amendment LCP-4-STB-24-0064-2, with two suggested modifications. The Commission's resolution of certification is contained in the staff report dated February 26, 2026. 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.

Authorized on behalf of the California Coastal Commission by:

Dr. Kate Hucklebridge
Executive Director

Sam Fearer

By: Sam Fearer
Coastal Program Analyst

FINAL APPROVED SUGGESTED MODIFICATIONS TO THE PROPOSED LCP AMENDMENT

Local Coastal Program Amendment No. LCP-4-STB-24-0064-2 (SB 35/423)

Language proposed to be added by the County of Santa Barbara in this amendment is shown underlined. Language recommended by Commission staff to be inserted is shown in double underline. Language recommended by Commission staff to be deleted is shown in ~~double strikethrough~~.

Suggested Modification No. 1

Section 35-144X.1 shall be modified as follows:

- A. Purpose and Intent.** The purpose of this Section is to implement a streamlined application review process for “qualifying streamlined housing projects”, consistent with the requirements of state law. It is intended that the provisions of this Section be interpreted, as needed, to comply with the requirements of Government Code Section 65913.4-or successor statute, as that section read on January 1, 2026.
- B. Applicability.** The provisions of this Section apply to applications deemed complete before January 1, 2036, that meet the criteria for “qualifying streamlined housing projects.” The Department will not accept any application under this Section after January 1, 2036, unless the state extends Government Code Section 65913.4. This Section shall not apply if the state has determined that the County is not subject to the streamlined ministerial approval process based on its housing element annual progress report, or shall apply only to projects with specific affordability restrictions under specific circumstances as described in Government Code Section 65913.4(a)(4). The provisions of this Section 35-144X will become null and void, and are repealed, once the last application deemed complete before January 1, 2036 is fully processed, unless otherwise extended by the State Legislature.
- C. Qualifying Streamlined Housing Projects.** For purposes of this Section, “qualifying streamlined housing projects” means housing development projects that satisfy all of the standards set forth in Government Code Section 65913.4(a). Development projects~~Qualifying streamlined housing projects are not allowed~~ in some areas of the Coastal Zone as described in Government Code Section 65913.4(a)(6), including the California Coastal Commission’s geographic appeal jurisdiction (Section 35-182.6.3.a-c), are not “qualifying streamlined housing projects.”

Suggested Modification No. 2

Section 35-144X.5 shall be modified as follows:

A. Preliminary Application/Notice of Intent Purpose and Intent. Before submitting an application for a development subject to this Section, the applicant must: (1) submit a notice of intent in the form of a preliminary application that includes all of the information described in Government Code Section 65941.1, as that section read on June 30, 2025, and (2) receive notice pursuant to Subsection C.1 below.

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D. Consistency Determination. After receiving notification pursuant to Subsection C.1. above, the applicant may submit a complete application in accordance with Section 35-57A (Application Preparation and Filing) for development subject to streamlined review. Once submitted, the Director will review the application for consistency with the applicable criteria required for streamlined housing projects and for compliance with applicable objective zoning, subdivision, and design review standards, and the policies and provisions of the Local Coastal Program. If it is determined that the project is in conflict with any of the applicable objective standards, the applicant will be provided with written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards. This notification will be issued in compliance with the timelines provided by Government Code Section 65913.4 or successor statute, as that section read on January 1, 2026.

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F. Project Approval. The Director must approve a Coastal Development Permit for a project that meets all the requirements of state law and this Section, complies with all applicable objective standards, and is found consistent with all applicable policies and provisions of the Local Coastal Program within 90 days of a consistent application submittal if the development contains 150 or fewer housing units, or within 180 days of a consistent application submittal if the project contains more than 150 housing units, unless a different timeframe is established under state law. In accordance with Government Code Section 65913.4(t)(3), receipt of any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under Government Code Section 65915 shall not constitute a basis to find the project inconsistent with the Local Coastal Program.

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