

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: March 6, 2003
Department Name: Planning & Development
Department No.: 053
Agenda Date: March 18, 2003
Placement: Departmental
Estimate Time: 5 Minutes
Continued Item: NO
If Yes, date from:
Document File Name: F:\GROUP\Dev_Rev\Ca Coastal
Commission\BS_LTR31803.DOC

TO: Board of Supervisors

FROM: Dianne Meester, Interim Director
Planning and Development

STAFF CONTACT: Jackie Campbell, Supervising Planner, 568-2076

SUBJECT: **Submittal of Local Coastal Program Amendments to the California Coastal Commission:** Telecommunications Amendments; Wind Energy Systems Amendments; Interim Housing Element Amendments; Mecay/Hotchkiss Project

Recommendation(s):

That the Board of Supervisors:

1. Adopt the attached resolution and direct staff to submit the following Local Coastal Program (LCP) amendments to the California Coastal Commission:
 - A. Commercial and Non-Commercial Telecommunications Amendments (01-OA-005).
 - B. Interim Amendments to the County's 1993 Housing Element (01ORD-00000-00002).
 - C. Amendments to Regulate the Installation and Use of Small Wind Energy Systems Outside of Urbanized Areas (02ORD-00000-00001).
 - D. Mecay/Hotchkiss General Plan Amendment and Rezone (00-GP-009 and 00-RZ-007).

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary & Discussion:

All cases referenced above amend the County's Local Coastal Program (LCP) and require certification by the California Coastal Commission. The Commercial and Non-Commercial Telecommunications Amendments, the Interim Amendments to the Housing Element, and the Amendments to Regulate Small Wind Energy Systems have previously been approved by the Board of Supervisors. The Mecay/Hotchkiss project is scheduled for approval at the Board of Supervisors on March 18, 2003. Staff recommends that you approve the attached resolution incorporating all cases into the submittal package.

Mandates and Service Levels:

State law and local ordinance require certification of Board-approved LCP amendments by the California Coastal Commission.

Fiscal and Facilities Impacts:

No change in fiscal impacts beyond P&D's adopted budget for the agency items; applicant to pay cost of processing for the private application (Mecay/Hotchkiss). No facilities impacts.

Special Instructions:

Clerk of the Board shall forward copies of the Minute Order and executed Resolution to Jackie Campbell in Planning & Development.

Concurrence: County Counsel

Attachments:

Board of Supervisors Resolution submitting the Local Coastal Program Amendments to the California Coastal Commission.

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF SUBMITTING TO THE) COASTAL COMMISSION AMENDMENTS TO THE) TEXT AND MAPS OF THE SANTA BARBARA) COUNTY LOCAL COASTAL PROGRAM) _____)	RESOLUTION NO: CASE NO.s: 01-OA-005, 01ORD-00000- 00002; 02ORD-00000-00001; 00-GP-009; 00-RZ-007
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WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Land Use Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. The Board of Supervisors, having deemed it to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County, has amended the Local Coastal Program as specified below.

Commercial and Non-Commercial Telecommunications Amendments:

- 1. **01-OA-005**, amend Article II of Chapter 35 of the Santa Barbara County Code, as follows: amend existing **Sections Zoning District Designations and Applicability; Definitions; General Regulations (Height); Communication Facilities**. Add a new section titled **Noncommercial Telecommunications Facilities**.

Interim Amendments to the County's 1993 Housing Element:

- 1. **01ORD-00000-00002**, amend Article II of Chapter 35 of the Santa Barbara County Code as follows: amend **Section 35-102C, AH Affordable Housing**, to restart the 30-year affordability term with each sale of an affordable unit for a maximum 60-year period; amend **Section 35-144C, Density Bonus for Affordable Housing Projects**, to restart the 30-year affordability term with each sale of an affordable unit for a maximum 60-year period.

Amendments to Regulate the Installation and Use of Small Wind Energy Systems Outside of Urbanized Areas:

- 1. **02ORD-00000-00001**, amend Article II of Chapter 35 of the Santa Barbara County Code, as follows: amend **Division 7 (General Regulations)** to add a new **Section 35-149 (Small Wind Energy Systems)**.

Mecay Hotchkiss General Plan Amendment and Rezone

- 1. **00-GP-009**, amend the Santa Barbara County Coastal Land Use Plan by changing the Land Use Designation from Public Park/Recreation to Residential.
- 2. **00-RZ-007**, rezone 18,823 square feet from Recreation (REC) to Residential (7-R-1) under the provisions of Article II of Chapter 35 of the Santa Barbara County Code.

- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in duly noticed public hearings pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- E. This Board has held duly noticed public hearings, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- F. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of State Planning and Zoning laws as amended to this date.
- G. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes have been previously adopted as amendments to the Santa Barbara County Coastal Plan, Coastal Zoning Ordinance text, and Coastal Zoning Maps.
- 3. The Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
- 4. The Board submits these Local Coastal Program amendments to the California Coastal Commission for review and certification.
- 5. The Chairman and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 18th day of March, 2003, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

NAOMI SCHWARTZ
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By: _____
Deputy County Counsel