

ATTACHMENT A

**November 27, 2013 Coastal Commission Certification Letter
Santa Barbara Local Coastal Program Amendment STB-MAJ-1-12-A
Mobilehome Park Closure Ordinance Amendment**

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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



November 27, 2013

Salud Carbajal, Chair
Board of Supervisors
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

**RE: Santa Barbara County Local Coastal Program Amendment 1-12-A
(Mobile Home Park Closure Ordinance Amendment)**

Dear Chair Carbajal and Supervisors:

On November 14, 2013 the Coastal Commission approved LCP Amendment STB-MAJ-1-12-A with suggested modifications. The Commission's resolution of certification is contained in the staff report dated October 24, 2013. The suggested modifications, as approved by the Commission on November 14, 2013, 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 takes whatever formal action is required to satisfy the 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 the 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 required 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 and the Commission does not object to the Executive Director's determination. If a majority of the Commissioners present object to the Executive Director's determination and find that the local government action does not conform to the provisions of the

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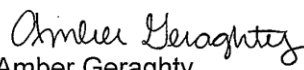
Commission's action to certify the Local Coastal Program Amendment, the Commission shall review the local government's action and notification procedures pursuant to Articles 9-12 as if it were a resubmittal.

- (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).

The Commission and staff greatly appreciate the County's consideration of this matter.

Authorized on behalf of the California Coastal Commission by:

Charles Lester
Executive Director

By: 
Amber Geraghty
Coastal Program Analyst

Cc: Noel Langle, Santa Barbara County Planning and Development Department

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Suggested Modifications LCP Amendment 1-12-A (Mobile Home Park Closure Regulations)

The existing and County proposed amended language to the certified LCP Implementation Plan/Coastal Zoning Ordinance is shown in straight type. Language recommended by Commission staff to be deleted is shown in line out. Language proposed by Commission staff to be inserted is shown underlined

Modification 1

The following proposed language should be relocated from the definitions section of Article II (Division 2, Definitions), to a new discrete section of Article II (Section 35-57B), as follows:

Section 35-57B Effective Date of Permits. EFFECTIVE DATE OF PERMITS:

- (1) **Development not appealable to the Coastal Commission.** The approval of a planning permit for a project that is not appealable to the Coastal Commission shall be deemed effective on the eleventh day following the date of application approval by the appropriate decision-maker where an appeal of the decision-maker's action has not been filed in compliance with Section 35-182 (Appeals) unless otherwise indicated in the planning permit. If appealed, the planning permit shall not be deemed effective until final action by the final decision-maker on the appeal.
- (2) **Development appealable to the Coastal Commission.** The approval of a planning permit for a project that is appealable to the Coastal Commission shall become effective upon:
 - a. The expiration of the Coastal Commission's 10 working-day appeal period which begins the next working day following the receipt by the Coastal Commission of adequate notice of the County's final action unless otherwise indicated in the planning permit; and
 - b. Where an appeal of the decision-maker's action has not been filed with or by the Coastal Commissioners, the applicant, or any aggrieved person in compliance with the Coastal Act, and where a local appeal has not been filed within 10 calendar days of the date of the decision by the applicable decision-maker in compliance with Section 35-182 (Appeals) unless otherwise indicated in the planning permit.
 - c. If appealed, the planning permit shall not be deemed effective until final action by the final decision-maker on the appeal including the California Coastal Commission. If the California Coastal Commission finds substantial issue on an appeal, then the planning permit shall not be deemed effective and the Coastal Commission will consider the permit de novo.
- (3) **Extension of effective date.** The effective date shall extend to 5:00 p.m. on the following working day where the eleventh day falls on a weekend, holiday, or other day the County offices are not open for business.
- (4) **No entitlement for development.** No entitlement for the use or development shall be granted before the effective date of the planning permit.