

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

IN THE MATTER OF APPROVING SPECIFIC AMENDMENTS)
TO THE COASTAL LAND USE PLAN) RESOLUTION NO. 92-695
OF THE SANTA BARBARA COUNTY) CASE NO.92-GP-015

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 Plan.
- B. In 1988, the Board of Supervisors appointed the Montecito General Plan Committee to assist the County in updating the Comprehensive Plan's goals, policies and land use designations as they pertain to Montecito. Although much of the Montecito Community Planning Area is within the Inland area, some is within the Coastal Zone and is subject to the Coastal Land Use Plan.
- C. From 1989 to June 1992, community workshops and many public meetings were held to determine appropriate goals, policies, development standards, and potential buildout for the Montecito Planning Area.
- D. Recognizing the unique character of Montecito and its limited public services and numerous physical constraints to development, the Montecito Community Plan proposes new goals, policies, development standards, and a reduction in potential buildout from that which would occur under the County's Local Coastal Plan and Comprehensive Plan.
- E. It is now deemed 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 to adopt the following amendments to the Coastal Land Use Plan:
 - 1. Adopt an amendment to the Coastal Land Use Plan to incorporate by reference the Montecito Community Plan as shown in Board of Supervisors' Exhibit 1 as Appendix G of the Coastal Land Use Plan.
 - 2. Adopt by reference the Montecito Community Plan Coastal Plan Land Use Designations Map, dated September 15, 1992, which amends the land use designations of Assessor's Parcels within the coastal zone of the Montecito

Planning Area.

3. Adopt by reference the Montecito Community Plan Coastal Plan Land Use Overlay Map, dated September 15, 1992, and the Montecito Community Plan Coastal Plan Land Use Environmentally Sensitive Habitat Overlay Map, dated September 15, 1992, which applies specific Land Use Overlay Districts to Assessor's Parcels within the coastal zone of the Montecito Planning Area.
4. Amend the Carpinteria Valley Coastal Plan Land Use Map and Overlay by adding areas of land that are included on the Montecito-Summerland Coastal Plan Land Use Map, but are not included on the Montecito Community Land Use Map or the Summerland Community Land Use Map.
5. Delete the Montecito-Summerland Coastal Land Use Map and Overlay.
6. Delete the existing text, maps, Goals, Policies, and Implementation Measures except for Section 4.4.3 relating to Hammond's Meadow and the following goal, policies, and implementation measure and their heading:

GOAL II.A. Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Policy II.A.1. In order to pace development with long-term readily available resources and services (i.e. water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

Policy II.A.2. A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.

Implementation Measure II.A.2. The County shall adopt and implement a growth management ordinance that regulates the number of additional new primary residential units permitted each year by the Resource Management Department. Such ordinance shall be periodically reviewed, as defined in the ordinance, to measure its effectiveness in achieving the balance sought by the growth objective of the community.

7. Within Section 4.4, add the following text after Implementation Measure II.A.2:

In 1992, the County adopted a Community Plan for the Montecito area (see the "Montecito Community Land Use Map" for planning area boundaries). The Montecito Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition, the Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Montecito Community Plan apply to activities within the Montecito Planning Area. Where there are other goals, objectives, policies and actions in the Comprehensive Plan and/or Coastal Land Use Plan that address the same issues as the Montecito Community Plan, those of the Montecito Community Plan shall be applied.

See Appendix -- for the complete Montecito Community Plan.

8. Within Appendix B "Land Use Definitions", delete Semi-Rural Residential Categories and the discussion of minimum parcel size ranges.
9. Within Appendix B "Land Use Definitions", amend the definition of Semi-Rural Residential as follows:

The purpose of this designation is to provide for ~~low-density~~ residential development that will preserve the semi-rural character of ~~an area~~ the Montecito Planning Area. The Semi-Rural Residential designation is characterized by narrow winding roads; predominantly low density residential development; limited commercial, resort/visitor-serving uses and infrastructure development; a lack of sidewalks and traffic lights; and a diversity of housing, architecture, landscaping and property sizes. The intent is to allow only development which will minimize additional depletion of ~~already~~ constrained resources, services, and infrastructure.

~~Parcels with this designation are generally suitable for large lot, endominium, and duplex uses. In addition, other uses such as child day care and special care homes may be allowed.~~

The density factor shown below describes the maximum number of primary dwelling units that may be permitted if the County determines that resources, services, and infrastructure are adequate to support ultimate buildout.

10. Within Appendix B "Land Use Definitions", add new Semi-Rural Residential Categories as follows:

<u>DESIGNATION</u>	<u>DENSITY</u> <u>(units/acre)</u>	<u>MIN PARCEL SIZE</u>
SRR-0.1	0.1	10 acre
SRR-0.2	0.2	5 acre
SRR-0.33	0.33	3 acre
SRR-0.5	0.5	2 acre
SRR-1.0	1.0	1 acre
SRR-1.8	1.8	20,000 sq. ft.
SRR-3.3	3.3	15,000 sq. ft.
SRR-4.6	4.6	7,000 sq. ft.
SRR-12.3	12.3	7,000 sq. ft.

11. Repeal Local Coastal Plan Policy #2-14 which states, "In the Montecito planning area, should a request be made to amend the Educational Facility land use designation for the Music Academy of the West on Fairway Road or Crane School on San Leandro Lane, the new land use designation shall be Residential with a minimum lot size of 20,000 square feet."
12. Amend Appendix D "Service System Data" of the Local Coastal Plan by deleting Table D-5, "Montecito County Water District: 1975-2000 Water Supply and Demand."
13. Amend Appendix E "Buildout Projections" of the Local Coastal Plan by deleting Table E-8, "Montecito- Buildout Under Existing Zoning" and Table E-9, "Montecito- Buildout Under the Land Use Plan."

- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a duly noticed public hearing 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.
- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendment(s) was/were explained and comments invited from the persons in attendance.
- H. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976.
- I. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

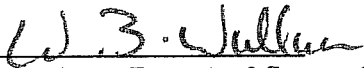
1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Coastal Plan and Coastal Zoning Ordinance text.
3. This 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 Plan 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 15th day of December, 1992 by the following vote:

AYES: Supervisors Ochoa, Wallace, Owens

NOES: None

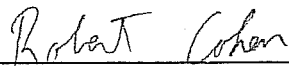
ABSENT: Supervisor Rogers ABSTAIN: Supervisor Stoker



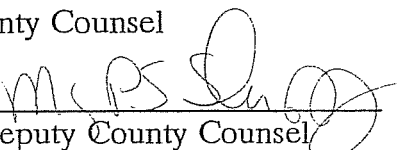
Chairman of the Board of Supervisors
County of Santa Barbara

ATTEST:

Zandra Cholmondeley
Clerk of the Board of Supervisors

By: 
Deputy Clerk

APPROVED AS TO FORM:
DAVID NAWI
County Counsel

By: 
Deputy County Counsel