

ATTACHMENT B

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

IN THE MATTER OF APPROVING)
SPECIFIC AMENDMENTS TO THE)
LOCAL COASTAL PLAN OF)
SANTA BARBARA COUNTY)
_____)

RESOLUTION NO. 94-494
CASE NO. 93-GP-011

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 November 1991, The Board of Supervisors appointed the Housing Element Technical Advisory Committee to assist the County in updating the Comprehensive Plan's goals and policies as they pertain to housing issues within the County.

C. From November 1991 to July 1993, many public meetings and workshops were held to determine appropriate goals, policies, and programs to satisfy the County's present and future housing needs.

D. Recognizing the County's diverse housing needs and state mandates for the provision of housing, the revised Housing Element to facilitate affordable housing.

E. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to amend the Coastal Land Use Plan as follows:

1. Amend Development Policy 2-6 to read as follows:

"Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects

which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and- will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.

2. Amend Development Policy 2-12 to read as follows:

"The densities specified in the land use plan are maximums and shall be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased for affordable housing projects provided such projects are found consistent with all applicable policies and provisions of the Local Coastal Program."

3. Repeal Policy 5-5 as follows and renumber the remaining policies:

~~"5-5: To the maximum extent feasible, all new residential development of ten or more units shall include provisions for low and moderate income housing. The County shall determine which of the following alternatives for accomplishing this objective is most appropriate.~~

~~a. The County may allow a density bonus not to exceed 25 percent of the total number of units permitted under the land use plan to facilitate the inclusion of low and moderate income housing.~~

~~b. If the County determines that inclusion of low and moderate income units is infeasible in the proposed development project, the County may require an in lieu fee for provision of low and moderate income housing at another appropriate location.~~

~~c. In areas where the County finds that there is a critical need for low and moderate income housing and that inclusion of such housing in the development project could reasonably be accomplished given the density specified in the land use plan, the location of the project, and other factors, the County may require the inclusion of low and moderate income housing as a condition of project approval.~~

~~To ensure that the required low and moderate income housing remains affordable to persons of low and moderate income over time, measures such as resale control, rental agreements, or deed restrictions shall be required for a period of no less than 25 years.~~

4. Modify Policy 5-10 as follows:
"5-10 In the areas designated for commercial uses on the land use plan maps, residential development shall be a permitted secondary use subject to required permits, and existing residential uses shall be considered permitted uses rather than legal non-conforming uses."

5. Amend the Land Use Definitions section to delete text as follows:

~~Affordable Housing Goleta~~

~~The purpose of the Affordable Housing Goleta overlay designation is to delineate parcels in the Goleta area only where the development of increased density residential projects containing a minimum of a 50% affordable component is authorized.~~

6. Add text to Chapter 3 that establishes an Affordable Housing Overlay Designation as follows:

Affordable Housing Overlay Designation

The purpose of the Affordable Housing Overlay land use designation is: a) to identify and protect sites planned for residential development that are suitable for the development and provision of affordable housing, and b) to ensure that the selection and development of these sites is consistent with all applicable policies and provisions of the Local Coastal Program. While this overlay allows densities above the maximums otherwise allowed, the overlay shall be applied in a manner which does not supersede the other overlay designations or related policies and provision of the County's Local Coastal Program. Maximum allowable densities shall be determined on a site specific basis, consistent with the policies of the Land Use Plan.

7. Add a new Land Use Definition for the Affordable Housing Overlay as follows:

"Affordable Housing Overlay - The purpose of the Affordable Housing Overlay Designation is to provide a range of potential densities to accommodate affordable housing development pursuant to Section 35-102C of the Coastal Zoning Ordinance, provided that the application of the Overlay and the subsequent development of the lands so designated are found consistent with the applicable policies and provisions of the Local Coastal Program. The application of the Overlay promotes the development and provision of affordable housing in the County. Qualified parcels are designated with two densities, the based density when a developer proposes a standard project and a higher residential density

when a developer complies with affordable AHO criteria. To utilize the higher density, a developer must provide one of the following: at least 30% of all units are provided to very low income households, or at least 50% of all units are provided to a mix of affordable income households as determined by the County. Such projects may be subject to various additional incentive and performance standards, as specified in the coastal zoning ordinance and may also qualify for administrative benefits such as fast track permit processing and deferral of fees."

8. Amend the Goleta Community Plan Land Use Overlay map (coastal portion) to redesignate Assessor Parcel No. 79-210-49 and 73-090-26 from the AH-GOL Overlay to the AH Overlay.
 9. Amend the Montecito Community Plan Land Use Overlay map (coastal portion) to delete application of the "Affordable Housing-Mixed Use" and "Affordable Housing-Bonus Density" overlays.
 10. Amend the Summerland Community Plan Land Use Overlay map (coastal portion) to apply the AH Overlay to Assessor Parcel No. 005-210-46 and 005-110-02.
 11. Amend the Land Use Designations map within the Goleta Community Plan to reflect the revisions in 8 above.
 12. Amend the Land Use Designations map within the Montecito Community Plan to reflect the revisions in 9 above.
 13. Amend the Land Use Designations map within the Summerland Community Plan to reflect the revisions in 10 above.
- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendment(s) in a 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 amendments were explained and comments invited from the persons in attendance.
- H. These amendments to the Coastal Land Use Plan 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:

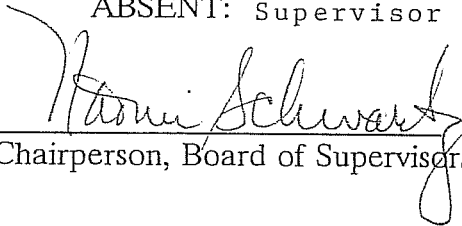
1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Local Coastal Plan.
3. This Board certifies that 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 11th day of October, 1994, by the following vote:

AYES: Supervisors Schwartz, Wallace, Staffel, Stoker

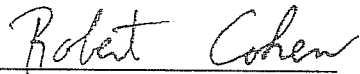
NOES: None

ABSENT: Supervisor Rogers


Chairperson, Board of Supervisors

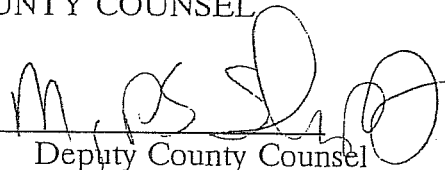
ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

By 
Deputy Clerk
Zandra Cholmondeley

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By 
Deputy County Counsel

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