



HOOP STRUCTURES ORDINANCE AMENDMENT PROJECT OPTIONS

Board of Supervisors Hearing
June 6, 2017

Background

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- February 9, 2016
 - ▣ Initial Board of Supervisors Direction
- April 19, 2016
 - ▣ Adoption of Building Code Amendment
- June 15, 2016
 - ▣ FY 2016/17 Budget Adopted
- April 19, 2017
 - ▣ Directed Long Range Planning to Return with Options for the Land Use & Development Code (LUDC)

Project Purpose

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- Current Permit Requirements
 - ▣ Permit as Greenhouses
- Five Options
- Goals of Project
 - ▣ Decrease Complexity
 - ▣ Increase Clarity



Option 1

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- LUDC Interpretation
 - ▣ Hoop Structures \leq 20 ft as “Farm Equipment”
 - ▣ Exempt Farm Equipment
- Lowest Upfront Costs, Shortest Schedule
- Limitations
 - ▣ New LUDC Inconsistencies
 - ▣ Appealable to Planning Commission, Board of Supervisors
 - ▣ No Development Standards
 - ▣ Does Not Address Hoop Structures $>$ 20 ft

Option 2

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- LUDC Amendment
 - ▣ New Definition of “Farm Equipment”
 - ▣ Redefine Hoop Structures ≤ 20 ft as “Farm Equipment”
 - ▣ Exempt “Farm Equipment”
- Provides Clarity for Hoop Structures ≤ 20 ft
- Limitations
 - ▣ New LUDC Inconsistencies
 - ▣ No Development Standards
 - ▣ Does Not Address Hoop Structures > 20 ft

Option 3

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- LUDC Amendment
 - ▣ Exempt Hoop Structures ≤ 20 ft
 - ▣ Include Development Standards
- Avoids LUDC Inconsistencies
- Limitations
 - ▣ Does Not Address Hoop Structures > 20 ft

Option 4

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- LUDC Amendment
 - ▣ Clarify Permit Requirements – All Hoop Structures
 - ▣ Inland Area Only
 - ▣ Include Development Standards
 - ▣ Range of Permit Options
- Avoids LUDC Inconsistencies
- Addresses Hoop Structures > 20 ft
- No Limitations

Option 5

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- LUDC and Coastal Zoning Ordinance (CZO) Amendments
 - ▣ Clarify Permit Requirements – All Hoop Structures
 - ▣ Include Development Standards
 - ▣ Include Coastal Zone Outside CA Overlay
- Avoids LUDC/CZO Inconsistencies
- Limitations
 - ▣ Permits Already Required for Hoop Structures as Plant Protection Structures
 - ▣ Past County Efforts to Expand Exemptions Unsuccessful

Staff Recommended Option

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- Option 4
- Comprehensive Approach
- Thorough Environmental Review

Staff Recommendation

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- Receive and File this Report
- Provide Direction to Staff as Appropriate
- Determine Today's Actions are not a Project Pursuant to CEQA