

SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

Agenda Number:
Prepared on: October 27, 2005
Department Name: P&D
Department No.: 053
Agenda Date: November 8, 2005
Placement: Administrative
Estimate Time: 30 minutes on 11- 22- 2005
Continued Item: NO
If Yes, date from:
Document File Name: G:\GROUP\Permitting\Case Files\Oa\2000s\05 cases\05ORD-00000-00014 BAR Process Revisions\BOS\Set hearing agenda letter 11-22-05.doc

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning & Development

STAFF CONTACT: Noel Langle, Planner III
568-2009

SUBJECT: Set hearing to consider zoning ordinance text amendments to Articles II and III of Chapter 35 of the Santa Barbara County Code: Case Nos. 05ORD-00000-00014 (Article II Coastal Zoning Ordinance); and 05ORD-00000-00015 (Article III Inland Zoning Ordinance) to amend the design review procedures regarding the formation of regional boards of architectural review and provide special provisions for certain projects located within the jurisdictional area of the North County Board of Architectural Review.

Recommendation:

That the Board of Supervisors set for hearing of November 22, 2005 to consider the following actions:

Consider the recommendations of the County Planning Commission and:

- A. Find that these amendments are categorically and statutorily exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA.
- B. Adopt findings for approval of the proposed amendments.
- C. Adopt a Resolution and Ordinance amending Article II (05ORD-00000-00014).
- D. Adopt an Ordinance amending Article III (05ORD-00000-00015).

Estimated hearing time: staff presentation 10 minutes; total time 30 minutes.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 1, *An Efficient Government Able to Respond Effectively to the Needs of the Community*, Goal No. 6, *A County Government that is Accessible, Open, and Citizen-Friendly*, and is required by law or routine business necessity.

Executive Summary and Discussion:

The purpose of these amendments is to implement the action of your Board of Supervisors on September 27, 2005, to:

- Replace the existing County Board of Architectural Review with three regional boards known as the Central County Board of Architectural Review, the North County Board of Architectural Review, and the South County Board of Architectural Review; and
- Create special provisions for certain projects subject to the jurisdiction of the North County Board of Architectural Review, including that:
 - (a) Single-family dwellings, and commercial/industrial projects not open to the public, that are not visible from public roads and other public areas, are exempt from review by the North County Board of Architectural Review, and
 - (b) Action by the North County Board of Architectural Review on a non-exempt single-family dwelling is advisory only and is to be completed within either three meetings or three months of application submittal, whichever occurs first.

The County Planning Commission acted to recommend approval of the amendments to Articles II and III on October 12, 2005. The amendments were not reviewed by the Montecito Planning Commission since they would not affect land within the Montecito Planning Area.

A complete staff report along with the necessary resolutions and ordinances will be provided prior to the actual hearing on the amendments on November 22, 2005.

Mandates and Service Levels:

Amendments to Articles II and III of Chapter 35 of the County Code are legislative acts under the jurisdiction of the Board of Supervisors. Sections 35-180 and 35-325 (Articles II and III, respectively) provide that the recommendation of the Planning Commission shall be transmitted to the Board of Supervisors and that the Board shall schedule and hold a public hearing on the matter.

Fiscal and Facilities Impacts:

Funding for this ordinance amendment work effort is budgeted in the Planning Support program of the Administration Division on page D-290 of the adopted Planning & Development's budget for fiscal year 2005-06+. There are no facilities impacts.

Special Instructions:

Planning & Development will satisfy all noticing requirements.

Concurrence: None.