

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:
Prepared on: December 1, 2005
Department Name: Planning & Development
Department No.: 053
Agenda Date: December 13, 2005
Placement: Administrative
Estimated Time: 90 minutes on 1/24/06
Continued Item: No
If Yes, date from:
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misc\Bd\set hrg reports\Set hearing agenda
notices & Orcutt 1-24-06

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development Department

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Noel Langle, Planner 568-2009

SUBJECT: Set hearing to consider ordinance amendments to clarify the permit appeals process, revise the permit noticing process, and implement the Orcutt Pilot Program to streamline the process for small projects.

Recommendation:

That the Board of Supervisors set for hearing of January 24, 2006 to consider ordinance amendments to clarify the permit appeals process, revise the permit noticing process, and implement the Orcutt Pilot Program to streamline the process for small projects.

Estimated hearing time: staff presentation 30 minutes; total time 90 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. 4, A Community that is Economically Vital and Sustainable; Goal No. 5, A High Quality of Life for All Residents; and Goal No. 6, A County Government that is Accessible, Open, and Citizen-Friendly.

Executive Summary and Discussion: The Planning & Development Department began a process improvement effort two years ago and, early in 2005, an Oversight Committee was formed with staff and community members involved in the development review process. The Committee has met seven times, focusing on improvements to the ministerial permit, noticing and appeal processes for all Planning and Development-related actions. At the Board meeting of October 18, 2005 the first of a series of ordinance amendments was approved relating to revising the appeal procedures, setting up a streamlined Zoning Clearance process and simplifying the process for new homes in approved tracts. All of these changes related to Article III.

The Oversight Committee is proposing ordinance amendments in three areas:

1. Amendments to Articles II (Coastal) and IV (Montecito) to incorporate revisions to the appeals procedures that were adopted in October for Article III (Inland);
2. Amendments to Articles II (Coastal), III (Inland) and IV (Montecito) to incorporate revisions to the Land Use Permit and discretionary permit noticing procedures; and
3. Amendments to Article III (Inland) to implement the Orcutt Pilot Program to streamline the process for small projects in the Orcutt Community Plan Area.

The proposed changes have been reviewed by the Oversight Committee and are scheduled for Montecito Planning Commission review on December 21, 2005 relating to Articles II and IV and County Planning Commission review on January 4, 2006 relating to Articles II and III.

A complete staff report along with the necessary ordinances will be provided prior to the hearing on the amendments on January 24, 2006.

Mandates and Service Levels:

Amendments to Articles II, III and IV of Chapter 35 of the County Code are legislative acts under the jurisdiction of the Board of Supervisors. Section 35-325 of Article III provides 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 2005-06 fiscal year budget. There are no facilities impacts.

Special Instructions:

Planning & Development will satisfy all noticing requirements.

Concurrence:

None.