



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** Set Hearing on 9/16/14 for 10/7/14  
**Placement:** Administrative (on 9/16/14)  
Departmental (on 10/7/14)  
**Estimated Tme:** 15 min. on 10/7/14  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Glenn S. Russell, PhD., Director, Planning and Development,  
Director(s) 568-2085  
Contact Info: David Lackie, Interim Deputy Director, Long Range Planning,  
568-2023  
**SUBJECT: Summerland Community Plan Focused Ordinance Amendment**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

On September 16, 2014, set a hearing for October 7, 2014 to: adopt an ordinance, Case No. 14ORD-00000-00007, amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update. The project involves all lots located in the Summerland Community Plan – Inland Area, First Supervisorial District.

A. On October 7, 2014, your Board should consider the following actions:

1. Make the required findings for approval, including CEQA findings, for approval of the proposed ordinance amendment (Attachment A); and
2. Adopt an Ordinance (Attachment B) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update, Case No. 14ORD-00000-0007; and
3. Read the title and waive the reading of the ordinance in full.

**Background:**

On May 6, 2014 the Board of Supervisors approved the Summerland Community Plan Update, including amendments to both the Land Use and Development Code (LUDC) and Article II – Coastal Zoning Ordinance. The Board’s motion to approve the project inadvertently deleted, from both the LUDC and Article II, the previously existing maximum floor area limit exception for attached garages on lots 12,000 square feet or greater.

In order to rectify this issue, the Board directed Planning and Development to place on future agendas for the Planning Commission and Board of Supervisors proposed amendments that would restore the exception for attached garages on lots 12,000 square feet or greater (Attachment E – Board Action Summary).

On July 30, 2014, the County Planning Commission considered this item at a noticed public hearing and voted 5-0 to recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, as set forth in Attachment B.

In a separate but related effort, staff is working with Coastal Commission staff to restore the corresponding Article II provision through a modification to the Summerland Community Plan Update submittal package, which could then be approved and certified by the Coastal Commission.

**Project Summary:**

The proposed ordinance amendment will amend the County LUDC to restore Section 35.28.210, Subsection G.1.b (3)(b), which was presented to the Board of Supervisors on May 6, 2014.

*Staff Recommendation:* Recommend that the Board of Supervisors approve the County LUDC ordinance amendment as shown below with underline text, to restore the maximum floor area limit exception for attached garages up to 750 square feet on lots 12,000 square feet or greater in the Summerland Community Plan area.

**Section 35.28.210, Community Plan Overlays**

**G. Summerland Community Plan area.**

- 1. Floor area limit.** Structures subject to this subsection shall not exceed the following maximum floor area limits.
  - b. Adjustments to maximum allowed floor area.**
    - (3) Garages attached to a dwelling.**
      - (a) Lots of less than 12,000 square feet (net).** On lots with a lot area (net) of less than 12,000 square feet, up to 500 square feet of floor area (net) used as an attached two-car garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with the FAR in Table 2-28 (One-family Dwelling Floor Area Limits), of Subsection G.1.a.(1), above.

Larger garages may be allowed, however, excess square footage will be counted toward the net floor area of the dwelling.

- (b) Lots of 12,000 square feet (net) or greater.** On lots with a lot area (net) of 12,000 square feet or greater, up to 750 square feet of floor area (net) used as an attached garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with Subsection G.1.a.(2), above.

**Environmental Review:**

The project proposes to restore an ordinance provision which was in effect and part of the Land Use and Development Code prior to May 6, 2014 and is within the scope of the project previously analyzed as part of the certified Summerland Community Plan Program EIR (91-EIR-07) and certified Summerland Community Plan Update Supplemental EIR (13-EIR-03). Pursuant to CEQA Guidelines Section 15162, no new effects could occur and no new mitigation measures are required, and therefore no new environmental document is required.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Staff salaries and other costs were included in the County’s budget under Planning and Development Department, Long Range Planning Division’s Operating Expenditures (General Fund Contribution). The focused ordinance amendment is funded as part of the Summerland Community Plan implementation, Long Range Planning Division’s budget, on page D-212 of the County of Santa Barbara’s Operational Plan for 2014-2016. There are no facilities impacts.

**Special Instructions:**

None.

**Attachments:**

- A. Findings for Approval
- B. Ordinance – Land Use and Development Code Amendment
- C. County Planning Commission Action Letter July 30, 2014
- D. County Planning Commission Staff Report  
July 30, 2014 with Attachments
- E. Board of Supervisors Action Letter – May 6, 2014

**Authored by:**

David Lackie, Long Range Planning Division