

SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

Agenda Number:
Prepared on: September 15, 2005
Department Name: Planning & Development
Department No.: 053
Agenda Date: September 27, 2005
Placement: Administrative
Estimated Time: 90 minutes on 10/18/05
Continued Item: Yes
If Yes, date from: May 24, 2005
Document File Name: G:\GROUP\Permitting\Case Files\Oa\2000s\05 cases\05ORD-00000-00012 Appeals and Subdivisions\BOS\Set hearing agenda letter 10-18-05.DOC

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development Department

STAFF CONTACT: Dianne Meester, Assistant Director 568-2086
Noel Langle, Planner 568-2009

SUBJECT: Set hearing to consider zoning ordinance text amendments to Article III of Chapter 35 of the Santa Barbara County Code: Case Nos. 05ORD-00000-00012 to simplify the process for permitting the construction of new homes in approved subdivisions and to revise the permit appeals process.

Recommendation(s):

That the Board of Supervisors set for hearing of October 18, 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 Sections 15061(b)(3) and 15378(b)(5) of the Guidelines for Implementation of CEQA.
- B. Adopt findings for approval of the proposed amendments.
- C. Adopt 04ORD-00000-00022 amending Article III.

Estimated hearing time: staff presentation 30 minutes; total time 90minutes.

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 that included the formation of four Steering Groups with staff and community members involved in the development review process. Early in 2005, the four Steering

Groups were consolidated into an Oversight Committee that spent most of two meetings discussing criteria for renewed process improvement efforts and recommended five priorities projects that would improve and streamline the review process. The two highest priorities were improvements to the ministerial permit process and to the appeal process for all Planning and Development-related actions. At the Board meeting of May 24, 2005, your Board endorsed these process improvement priorities.

Staff has developed ordinance language that would allow all new homes on vacant lots to obtain a Zoning Clearance, with no noticing required or opportunity for appeal, assuming all conditions of approval on the subdivision are met. This change would benefit over 1,000 new homes recently approved or in the pipeline and many more in the future. The proposed changes have been reviewed by the Oversight Committee and are scheduled for Planning Commission review on September 28, 2005.

Staff has also developed ordinance language that would clarify the County's appeal process, including who is an "aggrieved party," grounds for appeal and jurisdiction for certain appeals. The Process Improvement Team Appeals Group provided input on the proposed amendments, the Oversight Committee reviewed them at their September 7th meeting and they are scheduled for Planning Commission review on September 28, 2005.

A complete staff report along with the necessary resolutions and ordinances will be provided prior to the actual hearing on the amendments on October 18, 2005.

Mandates and Service Levels:

Amendments to Article III 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:

The work effort associated this ordinance amendment is accounted for in 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.