

**General Package Ordinance Amendments
County LUDC, Montecito LUDC & Article II CZO**

**Board of Supervisors Hearing
November 1, 2011**



Background

- At the 10/4/2011 hearing Board members requested additional information regarding 7 issue areas
- P&D recommends revising ordinance language in only 1 issue area
- If appropriate, direct P&D to return with new amendments addressing remaining areas of concern
- Avoids requirement to send entire ordinance package back to County and Montecito Planning Commissions for additional review

Remaining Issue Areas

- Animal Keeping - allow the keeping of household pets in all zones when accessory to a residence.
- No revisions proposed.

Remaining Issue Areas

- CUP & DP phasing agreements – allow for the adoption of phasing plans where project development will occur over several years.
- No revisions proposed.
- Potential revision:
 - Add 20 year time limit within which all approvals must be granted.
 - Include possible time extension by review authority subject to making original findings for approval including CEQA findings.

Remaining Issue Areas

- Oil & Gas Facilities Permitting – streamline permitting procedures for demolition & reclamation plans; allow use of zoning clearance for facilities previously approved by a CUP or DP.
 - Applies to:
 - Demolition and Reclamation Permits
 - Oil Drilling and Production Plans
 - Oil and Gas Facilities approved by a Development Plan
- No revisions proposed.

Remaining Issue Areas

- Modifications not associated with CUPs & DPs - add a “waived hearing process” for applications normally under the jurisdiction of the ZA that are not likely to generate any controversy.
- No revisions proposed.

Remaining Issue Areas

- Motor Vehicle and Material Storage – add requirements that address exterior storage of materials, dismantling of motor vehicles, parking of vehicles outside of a structure.
- Proposed revision:
 - Reduce allowed number of stored cars based on lot size from 1, 3 & 5 to 1, 2 & 3
- Potential revisions:
 - Include RVs and trailers within the limits on exterior parking/storage of vehicles
 - Clarify screening requirements
 - Specify use of pervious materials for driveway & parking surfaces is allowed

Remaining Issue Areas

- Substantial Conformity Determinations/Amendments
 - add procedures regarding processing Substantial Conformity Determinations and Amendments that follow the approval of CUPs & DPs.
- No revisions proposed.

Remaining Issue Areas

- Surface Mining/Reclamation Plan CUP Clearance Process – allows use of Zoning Clearance (ZC) following approval of a CUP for surface mining & reclamation consistent with all other CUPs.
- No revisions proposed.

Recommendations

- Make the findings for approval
- Determine that the ordinances are exempt from CEQA
- Approve Case Nos. 11ORD-00000-00012, 11ORD-00000-00013 & 11ORD-00000-00014 amending the County LUDC, Montecito LUDC, and Article II Coastal Zoning Ordinance