

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

**Board of Supervisors Hearing  
October 4, 2011**



# Summary

- Part of the ongoing process improvement efforts by the Planning & Development Department
- Addresses issues that :
  - Were identified during the adoption of the LUDCs
  - Arose subsequent to adoption of the LUDCs
  - Were identified through zoning enforcement efforts
- Corrects errors made in developing the LUDCs

# Summary

- Majority of the proposed amendments not controversial
  - Briefly described in the following slides
- Two issues generated substantial discussion at the Planning Commission hearings, reviewed in more detail
  - Motor Vehicle and Material Storage
  - Temporary Uses

# Summary

- Abalone shell processing - delete abalone shell processing as a CUP allowed use in the AG-II zone
- Animal Keeping - allow the keeping of household pets accessory to a residence in all zones that allow residential uses
- Campgrounds/Recreational Vehicles - correct errors made in translating Article III into the CLUDC that inappropriately applied certain development standards to recreational facilities and recreational vehicles
- CUP & DP phasing agreements – allow for the adoption of phasing plans where project development will occur over several years

# Summary

- 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
- Indemnification agreements – require the submittal of a “defense and indemnification agreement” as part of an application for a planning permit
- Land Use Permits (LUP) expiration periods - Include a one-year permit expiration and time extension procedures for approved LUPs consistent with existing expiration and extension procedures for approved CDPs
- Micro-breweries/wineries - allow bars and restaurants to include beer brewing and wine making as an accessory use

# Summary

- 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
- Residential second units - allow RSUs in addition to farm employee dwellings on lots zoned AG-I (corrects an error made during the 2003 amendments regarding RSU permitting)
- Shopping Center Zone Use Determinations - shift the jurisdiction from the County PC to the Director regarding allowing additional permitted uses within established shopping centers

# Summary

- Substantial Conformity Determinations/Amendments - add procedures regarding processing Substantial Conformity Determinations and Amendments that follow the approval of CUPs & DPs
- Surface Mining/Reclamation Plan CUP Clearance Process – allows use of Zoning Clearance (ZC) following approval of a CUP for surface mining & reclamation from a LUP to a ZC consistent with all other CUPs
- Trailers - allow the storage of trailers used for hauling watercraft and materials in addition to trailers used for human habitation (e.g., recreational vehicles)
- Wastewater treatment systems - define alternative wastewater treatment systems consistent with how they are treated by the Public Health Department

# Motor Vehicle and Material Storage

- Amendment proposed in response to neighborhood complaints regarding storage of motor vehicles and junk
- Only applies to residentially zoned property



	<b>Parking required by zone</b>	<b>Exterior parking associated with daily use</b>	<b>Exterior parking associated with maintaining a personal collection</b>
<b>Number allowed</b>	2 spaces per dwelling unit (typical)	Additional allowance for 1 vehicle per bedroom	Additional 1 to 5 vehicles based on lot size <ul style="list-style-type: none"> <li>•1 vehicle for lots less than 10,000 sf</li> <li>•3* vehicles for lots 10,000 to less than 20,000 sf</li> <li>•5** vehicles for lots 20,000 sf or larger</li> </ul> * 2 in Montecito Inland area ** 3 in Montecito Inland area
<b>Location</b>	Not allowed within front & side setbacks unless located on a driveway	Not allowed within front & side setback areas unless located on a driveway	<ul style="list-style-type: none"> <li>• Not allowed within front &amp; side setbacks</li> <li>• On lots less than 20,000 sf, vehicles may not be parked between street &amp; residence</li> </ul>
<b>Operational status</b>	Operative	Operative	Operative or inoperative
<b>Screening</b>	None required	None required	Required
<b>Surface material</b>	Pervious or impervious material	Pervious or impervious material	Pervious or impervious material
<b>Other</b>			<ul style="list-style-type: none"> <li>• Inoperative must be drained of fluids if parked in excess of 14 days</li> <li>• Parking area designed to prevent discharge</li> </ul>

# Motor Vehicle and Material Storage

- May revise standards through CUP process
- Six month grace period from effective date of ordinance amendment
- If does not comply with new standards after 6 months, then subject to zoning enforcement and penalties (complaint basis)

# Temporary Uses (Special Events)

- Amendment proposed to close a loophole that allows property to be rented as a reception facility without obtaining a CUP

# Existing County Regulations

County (outside Montecito) Permit Requirements	Development Standards
<p align="center"><b>Exempt Charitable/Noncommercial Event</b></p>	<p><b>Lot is less than 5 acres</b></p> <ul style="list-style-type: none"> <li>•5 or fewer events per year</li> <li>•300 or fewer attendees</li> </ul>
<p align="center"><b>Exempt Charitable/Noncommercial Event</b></p>	<p><b>Lot is 5 or more acres</b></p> <ul style="list-style-type: none"> <li>•More than 5 events per year</li> <li>•300 or fewer attendees</li> </ul>
<p align="center"><b>CDP/LUP Charitable/Noncommercial Event</b></p>	<p><b>Lot is less than 5 acres</b></p> <ul style="list-style-type: none"> <li>•Number of events exceeds 5 per year</li> <li>•Number of attendees 300 or fewer</li> </ul>
<p align="center"><b>CDP/LUP Charitable/Noncommercial Event</b></p>	<p><b>Lot is 5 or more acres</b></p> <ul style="list-style-type: none"> <li>•More than 5 events per year</li> <li>•Number of attendees exceeds 300</li> </ul>
<p align="center"><b>Minor CUP Charitable/Noncommercial Event</b></p>	<p><b>Lot is less than 5 acres</b></p> <ul style="list-style-type: none"> <li>•Number of attendees exceeds 300</li> </ul>
<p align="center"><b>Minor CUP Commercial Event</b></p>	<ul style="list-style-type: none"> <li>• No distinction based on lot size</li> <li>• Number of events per year specific to permit</li> <li>• Number of attendees specific to permit</li> </ul>

# Existing Montecito Regulations

Montecito Permit Requirements	Development Standards
<b>Exempt Charitable/Noncommercial Event</b>	<ul style="list-style-type: none"><li>• 3 or fewer events per year</li><li>• 300 or fewer attendees</li></ul>
<b>Conditional Use Permit Commercial Event</b>	<ul style="list-style-type: none"><li>• Number of events per year specific to permit</li><li>• Number of attendees specific to permit</li></ul>

# Temporary Uses (Special Events)

- County and Montecito Planning Commission chose not to include revisions to temporary use regulations in recommended ordinances
- Directed Planning and Development to meet with representatives of the special events industry and concerned neighbors
- Report back to County PC on 10/12 and Montecito PC on 10/26