REGIONAL BOARDS OF ARCHITECTURAL REVIEW

(Case No. 08ORD-00000-00001)

County Board of Supervisors Hearing

January 15, 2008

Background

- November 2006 Board of Supervisors divided the existing County BAR into 3 new regional BARs:
  - North BAR
  - Central BAR
  - South BAR
- These were in addition to the existing Montecito BAR

Background

- The new regional BARs were established as a 2 year pilot program
- Regional BARs set to expire on March 1, 2008 unless extended by the Board
- If regional BARs expire, then County BAR will be re-established (the Montecito BAR would remain)

Background

- Goals of the creation of the regional BARs
  - Ensure quality architecture compatible with community standards
  - Improve access by applicants to conveniently located meetings
- Prior to extending the regional BARs, Board is to review the effectiveness of the regional BARs in meeting these goals

Analysis

- Conclusion of review of the regional BARs operation is that the design review process has improved
  - More convenient meeting locations
  - Decrease in wait time between submittal of application and placement on an agenda
  - Projects are reviewed by professionals who have a more comprehensive understanding of the area where the project is located

Case Volumes

- Majority of projects still located in the South County

Region	2006	2007	Total
NBAR	33	39	72
CBAR	45	42	87
SBAR	140	138	278
MBAR	113	105	218
Total	331	324	655

Wait Time

- NBAR, CBAR & MBAR applications are usually able to be heard on the next agenda (typically 3 weeks after application deadline)

- SBAR applications typically have a 5 week waiting period
  - Increased workload due to Eastern Goleta Valley Residential Design Guidelines

Wait Time

- Prior to formation of regional BARs not uncommon to have a 6 week waiting period

Average Number of Agenda Items

YEAR	REGIONAL AREA - AVERAGE NUMBER OF ITEMS PER AGENDA				
	County BAR	NBAR	CBAR	SBAR	MBAR
2004	19	n/a	n/a	n/a	14
2005	19	n/a	n/a	n/a	15
2006	n/a	6	6	17	12
2007	n/a	6	7	16	12

Required Number of Hearings

	1 Time	2 Times	3 Times	4+ Times
NBAR	3	16	8	15
CBAR	10	24	12	9
SBAR	15	50	48	43
MBAR	10	81	47	62

Required Number of Hearings
(revised)

	1 Time	2 Times	3 Times	4+ Times
NBAR	3	16	15	8
CBAR	10	24	17	4
SBAR	15	56	62	24
MBAR	10	93	66	43

Performance Measure

- BAR should take final action in 3 or fewer hearings for 80% of projects

Regional BAR	% of Application Receiving Final Decision Within 3 Hearings
NBAR	64
CBAR	84
SBAR	72
MBAR	77

Performance Measure
(revised)

- BAR should take final action in 3 or fewer hearings for 80% of projects

Regional BAR	% of Application Receiving Final Decision Within 3 Hearings
NBAR	81
CBAR	93
SBAR	85
MBAR	80

Number of Appeals

YEAR	REGIONAL AREA - NUMBER OF APPEALS				
	County BAR	NBAR	CBAR	SBAR	MBAR
2004	0	n/a	n/a	n/a	0
2005	1	n/a	n/a	n/a	1
2006	n/a	0	0	2	5
2007	n/a	0	0	0	3

User Feedback

- Feedback from applicants
  - Appreciate convenience of meeting locations
  - Appreciate BAR members are more local
- Feedback from BAR members
  - Agendas are more manageable

Process Improvements

- Use of checklists during conceptual review of projects to provide direction to applicants for next stage of the review process
- Documenting findings adopted by BAR that can be provided to future decision-makers if necessary

Recommendation

- Adopt proposed ordinance extending pilot program to December 31, 2008
  - Provide additional time to review effectiveness
  - Develop additional ordinance amendments to further streamline and improve the design review process

Recommendation

- Consider directing P&D to return with BAR application fee increase to offset increased costs