



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:** July 25, 2017  
**Placement:** Departmental  
**Estimated Time:** 1 hour  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Glenn S. Russell, Ph.D., Director, Planning and Development  
Director(s) (805) 568-2085  
Contact Info: Daniel T. Klemann, Deputy Director, Long Range Planning  
(805) 568-2072

**SUBJECT:** Options for the Hoop Structures Ordinance Amendment Project

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: No

**Recommended Actions:**

Staff recommends that the Board of Supervisors:

- a) Receive and file this updated report on the options for the Hoop Structures Ordinance Amendment project, which the Board of Supervisors, on June 6, 2017, previously considered and acted on;
- b) Provide direction to staff as appropriate; and
- c) Determine pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5) that this report and direction to staff do not constitute a project because they are administrative activities that will not result in direct or indirect physical changes to the environment.

**Summary Text:**

On July 11, 2017, the Board of Supervisors directed the Planning and Development Department (P&D) to return on July 25, 2017, for a briefing and further discussion regarding options for proceeding with the Hoop Structures Ordinance Amendment project.

On June 6, 2017, P&D staff presented five options to address the zoning permit process for hoop structures, and requested that the Board of Supervisors provide direction on how to proceed with the Hoop Structures Ordinance Amendment project. At that hearing, staff recommended that the County pursue Option 4. Please refer to the June 6, 2017, Board Agenda Letter for detailed information (Attachment 1).

On June 6, 2017, the Board voted in favor of Option 1, as reflected on Page 3 of the attached Board Agenda Letter dated June 6, 2017 (Attachment 1), and further directed the P&D Director to consider issuing an interpretation of the definition of “hoop structures” through the appropriate Planning and Development and CEQA process. Please refer to the June 6, 2017 Action Summary (Attachment 2).

On June 15, 2017, the P&D Director made a determination regarding the zoning permit requirements for hoop structures (also known as “berry hoops” and “hoop houses”), pursuant to Subsection 35.12.020 of the Land Use and Development Code (Development Code). The Director determined that hoop structures as defined in the Development Code and which are no greater than 20 feet tall are exempt from zoning permits. Please refer to the June 15, 2017, Director Determination letter (Attachment 3).

On June 26, 2017, the Director’s Determination regarding hoop structures was timely appealed to the Planning Commission, pursuant to Development Code Subsection 35.102.040. The appeal is currently under the jurisdiction of the Planning Commission and is not before the Board of Supervisors. If the Planning Commission’s decision regarding the Director’s Determination were to be appealed, your Board would sit as the secondary appeal authority in that appeal, pursuant to Development Code Section 35.80.020.A.1.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

The Hoop Structures Ordinance Amendment project is included in the Board of Supervisors-adopted Long Range Planning Division work program for FY 2017-18. Staff salaries and other costs are included in the County’s budget under the P&D Long Range Planning Division’s Operating Expenditures (General Fund Contribution). The Long Range Planning Division’s budget, including the Hoop Structures Ordinance Amendment, is on page D-295 of the County of Santa Barbara’s Operational Plan for FY 2017-18. Total project cost to date, including work conducted in FY 2016-17, initial project and background research, and preparation of Board Letters, is approximately \$32,000.

**Attachments:**

1. Board Agenda Letter dated June 6, 2017
2. Action Summary June 6, 2017
3. Director’s Determination Letter dated June 15, 2017

**Authored by:**

Julie Harris, Senior Planner, Long Range Planning Division, (805) 568-3543