



HOOP STRUCTURES ORDINANCE AMENDMENT PROJECT OPTIONS

Board of Supervisors Hearing
July 25, 2017

Project Purpose

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- Goals of Project
 - ▣ Decrease Complexity
 - ▣ Increase Clarity



Background: Option 1

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- LUDC Interpretation
 - No Amendment
 - Exempt “Farm Equipment”
- Board of Supervisors Direction – June 6, 2017
- Director’s Determination – June 15, 2017
- Appeal Filed – June 26, 2017
- Appeal Not Before Board of Supervisors

Option 2

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- LUDC Amendment
 - ▣ New Definition of “Farm Equipment”
 - ▣ Redefines Hoop Structures \leq 20 ft as “Farm Equipment”
 - ▣ Exempts “Farm Equipment”
 - ▣ No Development Standards

Option 3

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- LUDC Amendment
 - Exempts Hoop Structures ≤ 20 ft
 - Includes Development Standards

Option 4

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- LUDC Amendment
 - Exempts Hoop Structures ≤ 20 ft
 - Considers a Range of Permit Options
 - Addresses Hoop Structures > 20 ft
 - Includes Development Standards

Option 5

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- LUDC and Coastal Zoning Ordinance (CZO) Amendments
 - Same as Option 4
 - Includes Coastal Zone Outside CA Overlay

Options Summary

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	Option 2	Option 3	Option 4	Option 5
Exempt Hoop Structures \leq 20 ft	Yes	Yes	Yes	Yes
Address Hoop Structures $>$ 20 ft	No	No	Yes	Yes
Include Development Standards	No	Yes	Yes	Yes
New LUDC Inconsistencies	Yes	No	No	No

- Option 4
- Comprehensive Approach

Staff Recommendation

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- Receive and File this Report
- Provide Direction to Staff as Appropriate
- Determine Today's Actions are not a Project Pursuant to CEQA §15378(b)(5)