

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 11/7/05
Department Name: CEO
Department No.: 012
Agenda Date: 11/22/05
Placement: Administrative
Estimate Time:
Continued Item:
If Yes, date from:

TO: Board of Supervisors

FROM: Michael F. Brown Stephen S. Stark
County Executive Officer County Counsel

STAFF CONTACT: Ronald Cortez Jason Stilwell
Deputy County Executive Project Manager

SUBJECT: Consider adoption (second reading) of amendments to Chapter 2, Article V of the Santa Barbara County Code relating to creating Regional Boards of Architectural Review

Recommendation(s):

That the Board of Supervisors:

- a) Consider the adoption (second reading) of an ordinance amending sections of Chapter 2, Article V relating to the creation of regional County Boards of Architectural Review (Attachment B);
- b) Set a hearing for January 3, 2006 to consider the removal of County Board of Architectural Review members and the appointment of members to the North County Board of Architectural Review, Central County Board of Architectural Review, and South County Board of Architectural Review.

Alignment with Board Strategic Plan:

These recommendations are primarily aligned with having an efficient government able to anticipate and respond effectively to the needs of the community.

Executive Summary and Discussion:

On September 27, 2005 the Board of Supervisors introduced a resolution that would create regional boards of architectural review. Subsequently the Planning Commission reviewed changes to Articles II and III of

Chapter 35 of the County Code that are required to effectuate the change to regional boards of architectural review. This agenda item is the second reading of the ordinance and provides the opportunity for the Board to adopt the ordinance creating regional boards of architectural review. A separate agenda item on the November 22, 2005 agenda allows the Board to consider adopting the changes to Articles II and III.

If the Board adopts this ordinance the county's board of architectural review structure will become regional. There will be four boards of architectural review.

- The Montecito Board of Architectural Review will provide architectural review for projects within the Montecito planning area;
- The South County Board of Architectural Review will provide architectural review for projects on the South Coast that are east of Farren Road and outside the Montecito planning area;
- The Central County Board of Architectural Review will provide architectural review for projects south of Lompoc, including Los Alamos, the Santa Ynez Valley and the Gaviota Coast west of Farren Road;
- The North County Board of Architectural Review will provide architectural review for projects north of the City of Lompoc including Mission Hills and Vandenberg Village, Orcutt, the unincorporated Santa Maria Valley and the Cuyama Valley.

The powers and duties of the boards of architectural review were left unchanged except in two specific provisions pertaining only to the North County Board of Architectural Review. These changes will not be in effect in the portion of the North County Board of Architectural Review that is within the Coastal Zone until certification by the California Coastal Commission (CCC). As such, the standards for the North County Board of Architectural Review in the Coastal Zone will remain the existing standards, not the new standards, and staff will be interpreting Article II references to the existing County Board of Architectural Review to be a reference to the applicable board of architectural review depending upon where the project is located.

This ordinance provides an initial review period to allow an assessment of the changes after implementation. As such, before March 1, 2008 the Board shall review the provisions of this ordinance relating to the effectiveness of the creation of the regional board of architectural review system and may extend or modify the terms of this ordinance. The ordinance is set to expire, if not extended by the Board, on March 1, 2008.

Procedurally, the members of the existing countywide Board of Architectural Review will need to be removed by the Board. This is recommended to occur on January 3, 2006. Board members will then have the opportunity to appoint these Board of Architectural Review members to one of the new regional boards of architectural review for which they are qualified. With approval of recommendation "b" above, the Board would be scheduled to take action in appointing members to the new boards of architectural review on January 3, 2006. Staff has begun the preparation of the recruitment process and advertising for members of the boards of architectural review. The meeting schedules have been set and are available as part of the recruitment materials.

At the time this letter is prepared, staff is scheduled to go to the County Board of Architectural Review on November 18. At that meeting staff will discuss the appointment timeline and appointment procedure with the members of the County Board of Architectural Review and answer any questions they may have about the ordinance or process moving forward.

Mandates and Service Levels:

None from the requested action.

Fiscal and Facilities Impacts:

The fiscal impact was detailed in September 27, 2005 letter to the Board of Supervisors. In summary the proposed ordinance would result in increasing the cost of operating the county boards of architectural review by \$84,073 annually. These costs are primarily the cost of staff to prepare and attend the additional board of architectural review meetings, providing staff support in our Santa Maria office, and for member stipends for the added members. In addition to the \$84,073, there will be associated costs with implementing the ordinance and amending certain other ordinances that are affected by these proposed changes. Professional services contracts for implementation are estimated at \$5,000. Advertising, training materials, and start-up costs are expected to cost another \$6,500. Staff costs incurred for preparation of this report and implementation of the boards of architectural review are not included in the preceding figures.

The Fiscal Year 2005-2006 impact is projected to be \$42,000. Current fiscal year costs include \$11,500 for implementation work. Staff will monitor the Planning and Development budget throughout the year and complete a mid-year budget transfer if necessary.

Special Instructions: None

Concurrence: None

- Attachments:**
- A. Ordinance amending sections of Chapter 2, Article V relating to the creation of regional county boards of architectural review as introduced by the Board of Supervisors on September 27, 2005 (previously docketed version of the ordinance with redline comments as directed by the Board during the hearing of September 27, 2005)
 - B. Ordinance amending sections of Chapter 2, Article V relating to the creation of regional county boards of architectural review as introduced and amended by the Board of Supervisors on September 27, 2005 (clean copy of Attachment A)
 - C. Map depiction of the regional boards of architectural review boundaries

cc: Dianne Meester, County Planning and Development Assistant Director
Mary Ann Slutzky, Deputy County Counsel