County of Santa Barbara

105 Anapamu Street, Santa Barbara

one COUNTY | one FUTURE

Legislation Details (With Text)

File #:	17-00727 **Version:** 2		
Type:	Agenda Item	**Status:**	Passed
File created:		**In control:**	BOARD OF SUPERVISORS
On agenda:	10/3/2017	**Final action:**	10/3/2017
Title:	HEARING - Consider recommendations regarding a Short-Term Rental (STR) Ordinance, as follows: (EST. TIME: 2 HR. 30 MIN.)		

a) Consider recommendations regarding Case No. 16ORD-00000-00009 (County LUDC Amendments), as follows:

i) Make the required findings for approval, including California Environmental Quality Act (CEQA) findings; and

ii) Adopt an Ordinance amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code by amending Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards, Article 35.4, Standards for Specific Land Uses, and Article 35.11, Glossary, to implement new regulations regarding the land uses of STRs and Homestays and make other minor clarifications, corrections, and revisions (Case No. 16ORD-00000-00009);

b) Consider recommendations regarding Case No. 16ORD-00000-00011 (MLUDC Amendments), as follows:

i) Make the required findings for approval, including CEQA findings; and

ii) Adopt an Ordinance amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, and Division 35.10, Glossary of the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new regulations regarding the land uses of STRs and Homestays and make other minor clarifications, corrections, and revisions (Case No. 16ORD-00000-00011);

c) Consider recommendations regarding Case No. 16ORD-00000-00012 (Article II Amendments), as follows:

i) Make the required findings for approval, including CEQA findings;

ii) Adopt an Ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code by amending Division 1, In General, Division 2, Definitions, Division 4, Zoning Districts, Division 6, Parking Regulations, Division 7, General Regulations, and Division 12, Administration, to implement new land use regulations regarding the land uses of STRs and Homestays and make other minor clarifications, corrections, and revisions (Case No. 16ORD-00000-00012);

iii) Make the required findings for approval, including CEQA findings; and

iv) Adopt an Ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code by amending Division 5, Overlay Districts, to implement a new Short-Term Rentals-Coastal Historic Overlay District with land use regulations regarding STRs, and make other minor clarifications, corrections, and revisions (Case No. 17ORD-00000-00008);

d) Determine that adoption of these Ordinances is exempt from CEQA pursuant to Section 15061(b)

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(3) and section 15265 of the State Guidelines for Implementation of CEQA;

e) Direct staff to develop a countywide farmstay program in the AG-II zone districts in conjunction with the Agricultural Tiered Permitting project currently underway and included in the 2017-2018 Long Range Planning Work Program; and

f) Direct staff to return to the Board prior to the end of this calendar year to consider implementation options and select an enforcement approach, including necessary staffing, to be incorporated into the Department's Fiscal Year 2018-2019 budget submittal.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

Sponsors: PLANNING AND DEVELOPMENT DEPARTMENT

Indexes:

Code sections:

Attachments: 1. Set Hearing Board Letter 9-19-2017, 2. Attachment 1 LUDC Findings, 3. Attachment 2 LUDC Ordinance-final, 4. Attachment 3 MLUDC Findings, 5. Attachment 4 MLUDC Ordinance, 6. Attachment 5 Art II Findings, 7. Attachment 6 Art II Ordinance, 8. Attachment 7 Overlay Findings, 9. Attachment 8 Overlay Ordinance-final, 10. Attachment 9 CEQA NOE, 11. Attachment 10 Link to Previous BOS BLs, 12. Attachment 11 Historic TOT Certificates Issued, 13. Attachment 12 Policy Consistency, 14. Memorandum dated September 12, 2017, 15. Public Comment - Ag Advisory Committee, 16. Public Comment - Montecito Association, 17. Public Comment - Montecito Sea Meadow Homeowner's Association, 18. Public Comment - Group 1, 19. Public Comment - Group 2, 20. Public Comment - Group 3, 21. Public Comment - Group 4, 22. Public Comment - Group 5, 23. Public Comment - Group 6, 24. Presentation, 25. Graph, 26. Ordinance Changes, 27. Trailing Presentation from Staff, 28. Presentation with Final Edits, 29. Ehxibit 1 With Final Changes

Date	Ver.	Action By	Action	Result
10/3/2017	2	BOARD OF SUPERVISORS	Acted on as follows:	Pass
9/19/2017	1	BOARD OF SUPERVISORS	Set for a hearing, as follows:	Pass

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