



Legislation Text

File #: 16-00877, **Version:** 2

HEARING - Consider amending the Santa Barbara County Land Use and Development Code (LUDC), the Article II Coastal Zoning Ordinance (Article II), and the Montecito Land Use and Development Code (MLUDC) of the County Code, to implement new regulations and other revisions permitting and prohibiting the land use of Short-Term Rentals, 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 (Attachment 1a of the Board memo, dated November 17, 2016);

ii) Determine that adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of CEQA (Attachment 2 of the Board Agenda Letter, dated November 15, 2016); and

iii) 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, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, to implement new regulations regarding the land use of Short-Term Rentals and make other minor clarifications, corrections, and revisions (Case No. 16ORD-00000-00009) (Attachment 3a of the Board memo, dated November 17, 2016);

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

i) Make the required findings for approval, including CEQA findings (Attachment 7 of the Board Agenda Letter, dated November 15, 2016);

ii) Determine that adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of CEQA (Attachment 8 of the Board Agenda Letter, dated November 15, 2016); and

iii) 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 use of Short-Term Rentals (Case No. 16ORD-00000-00011) (Attachment 9 of the Board Agenda Letter dated November 15, 2016);

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

i) Make the required findings for approval, including CEQA findings (Attachment 4a of the Board memo, dated November 17, 2016);

ii) Determine that adoption of this Ordinance is exempt from the CEQA pursuant to Section 15061(b)(3) and section 15265 of the State Guidelines for Implementation of CEQA (Attachment 5 of the Board Agenda Letter, dated November 15, 2016); and

iii) 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 regulations regarding the land use of Short-Term Rentals and make other minor clarifications, corrections, and revisions (Case No. 16ORD-00000-00012) (Attachment 6a of the Board memo, dated November 17, 2016);

d) Consider recommendations regarding Resolution Transmitting Case No. 16ORD-00000-00012 (Article II Amendments) to the Coastal Commission, as follows:

i) Adopt a Resolution transmitting Article II amendments (16ORD-00000-00012) for certification by the California Coastal Commission as an amendment to Santa Barbara County's certified Local Coastal Program (Attachment 10 of the Board Agenda Letter, dated November 15, 2016);

ii) Find that transmittal of the Resolution is an administrative activity of the County, which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the CEQA under State CEQA Guidelines Section 15378(b)(5); and

iii) Direct the Planning and Development Department to transmit the adopted Resolution to the Executive Director of the Coastal Commission.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY