



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

Submitted on:
(COB Stamp)

Department Name: Planning and Development (P&D)
Department No.: 053
Agenda Date: February 3, 2026
Placement: Departmental Agenda
Estimated Time: 30 MINUTES
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman
Contact: Alex Tuttle, Deputy Director
SUBJECT: 2025 General Ordinance Amendment Package

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Make the required findings for approval of the zoning code amendments, including California Environmental Quality Act (CEQA) findings, included as Attachment A to this Board Letter;
- b) Determine that adoption of the amendments to the County Land Use and Development Code (LUDC) (Case No. 25ORD-00009), Coastal Zoning Ordinance (CZO) (Case No. 25ORD-00010), and Montecito Land Use and Development Code (MLUDC) (Case No. 25ORD-00011), and repeal of Chapter 35B (Case No. 25ORD-00013) are exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265 included as Attachment B to this Board Letter;
- c) Adopt the ordinances to amend the LUDC (Attachment C, Case No. 25ORD-00009), CZO (Attachment D, Case No. 25ORD-00010), and MLUDC (Attachment E, Case No. 25ORD-00011), and repeal Chapter 35B (Attachment F, Case No. 25ORD-00013);
- d) Adopt a resolution (Attachment G) authorizing P&D to submit the amendments (Attachment D, Case No. 25ORD-00010 and Attachment F, Case No. 25ORD-00013) to the Santa Barbara County Local Coastal Program (LCP) to the California Coastal Commission (CCC) for review and certification; and
- e) Direct the P&D Department to transmit the adopted resolution to the Executive Director of the CCC.

Summary Text:

This Board item recommends an ordinance to repeal the Montecito Growth Management Ordinance of Chapter 35B of the County Code to comply with Senate Bill (SB) 330, and ordinance amendments to the LUDC, CZO, and MLUDC consisting of a general package of various amendments to existing text provisions and regulations, which are discussed in more detail below.

Discussion:

The Planning and Development Department is committed to keeping the zoning ordinances accurate and up-to-date by routinely processing minor amendments that address emerging issues, and correct, simplify, and clarify existing language, in order to ensure that regulations keep pace with current trends, policies, and State law, and to improve the functioning of our zoning codes. The amendments to the LUDC, CZO, MLUDC, and Chapter 35B include the following:

- Deleting and repealing unnecessary provisions
- Clarifying when certain agricultural enterprise use structures may be exempt from Development Plans
- Adding provisions to the CZO and MLUDC for Art, Garden, and Architecture Tours to be consistent with the LUDC
- Clarifying or simplifying existing procedures, requirements, and definitions
- Implementing revisions in State law pertaining to Density Bonus provisions
- Repealing the Montecito Growth Management Ordinance pursuant to State law requirements
- Correcting minor errors and omissions

The complete text of the ordinance amendments are included in Attachments C-1 (LUDC), D-1 (CZO), E-1 (MLUDC), and F-1 (Chapter 35B). Deleted text is shown in strikethrough, and new text is shown underlined.

Background:

Montecito Growth Management Ordinance

The Board adopted the Montecito Growth Management Ordinance (MGMO) in March 1991 to pace development in conjunction with services and resources available in the Montecito Community Plan Area. The MGMO is part of Chapter 35, Zoning, of the Santa Barbara County Code, codified as Chapter 35B. The MGMO implements certain provisions of the Montecito Growth Management Plan, “consisting of this ordinance [MGMO], Comprehensive Plan and Coastal Plan goals, policies and implementation measures, and residential land use designations, and a growth management overlay to all zone districts in the Montecito Planning area.” [Ordinance No. 4763] The Board extended and amended the MGMO in 2010, and it is set to expire on December 31, 2030.

On October 9, 2019, SB 330, codified Government Code (GC) Section 66300(b)(1)(B), which states that cities and counties “shall not enforce any moratorium or similar restriction or limitation on housing development...” The MGMO is such a restriction or limitation on growth in the Montecito Community Plan Area and does not comply with State law. As such, the MGMO is not currently being implemented or enforced.

Further, Program 16 of the 2023-2031 Housing Element Update requires that the County “amend the

zoning ordinances to clarify that the Montecito Growth Management Ordinance has been suspended to comply with SB 330." Therefore, staff is proposing to formally repeal the MGMO to remove it from the County Code in accordance with current State law requirements and Program 16 of the Housing Element Update. The MGMO repeal can be found in Attachment F.

Agricultural Enterprise Uses

The proposed LUDC amendments (Attachment C-1) include minor clarifications to the inland Agricultural Enterprise Ordinance adopted by the Board on December 12, 2024. These changes clarify when certain agricultural enterprise use structures allowed with a Zoning Clearance or Land Use Permit may be exempt from Development Plans and include other necessary clean up revisions, as follows:

- Clarify under what limited instances the gross floor area of structures that are permitted as an Agricultural Enterprise Use count towards the square footage threshold for Development Plans in Section 35.21.030.C.
- Delete an inconsistent development standard regarding planted acreage for small-scale agricultural processing facilities.
- Revise existing definitions of "Tent Cabin" and "Yurt".

Art, Garden, and Architecture Tours

On May 6, 2025, the Board adopted an ordinance (Ord. No. 5248) to facilitate community events such as artist, garden, and architecture tours within the unincorporated Inland Area of the County. Staff propose to incorporate similar provisions to the Coastal Zone and Montecito Community Plan Area to enable these community events countywide.

The proposed amendments would allow art tours and other similar periodic events (e.g., garden and architecture tours) by updating the Temporary Use sections of the MLUDC (Section 35.442.180, Temporary Uses and Trailers) and CZO (Section 35-137, Exempt Temporary Uses).

These amendments can be found in Attachments D-1 (CZO) and E-1 (MLUDC).

Other Minor Amendments

The proposed ordinances also include additional minor amendments to correct and clarify existing provisions in the LUDC, CZO, and MLUDC, and are discussed in more detail below. The complete text of the minor ordinance amendments are included in Attachments C-1 (LUDC), D-1 (CZO), and E-1 (MLUDC). Deleted text is shown in strikethrough, and new text is shown underlined.

LUDC Amendments

- Section 35.30.150.C: Establish a single standard for corner lot front setbacks, regardless of lot width.
- Chapter 35.432: Update existing provisions to align with recent changes to State Density Bonus Law.
- Section 35.33.060: Correct typo in "Street, Primary" definition.
- Section 35.42.015.E.1: Clarify the amount and type of Accessory Dwelling Units or Junior Accessory Dwelling Units that may be permitted per lot.

- Section 35.42.020.B.6: Clarify gross floor area for accessory structures containing one or more accessory uses on lots of one acre or less.
- Section 35.42.150: Change floor area calculations for guest houses, artist studios, and cabañas from net to gross square foot for greater consistency.
- Section 35.42.260.F.16.E: Add new subsection 'e' to clarify that temporary uses associated with art, garden, and architecture tours shall not be conducted on a lot operating under a permitted Conditional Use Permit unless expressly allowed by that permit.
- Sections 35.44.010.C and D: Correct subsection typos for commercial telecommunication facilities.
- Section 35.76.050.E: Correct subsection typo.
- Section 35.89.050.C: Revise to add civil code section.
- Section 35.110.020. Revise existing definition of "Lot, Interior".

CZO Amendments

- Section 35-51B, Exemptions from Planning Permit Requirements: Correct an existing subsection reference.
- Section 35-57D, Initial Application Review: Add a new subsection to clarify existing practices and establish consistency with regulations in the LUDC and MLUDC.
- Section 35-58, Definitions: (1) Add new definitions for *Flood Control* for consistency with the Gaviota Coast Plan Overlay, and (2) revise *Lot, Interior* and *Major Public Works Project and Major Energy Facility* definitions.
- Section 35-68.7, Setbacks for Buildings and Structures: Clarify total front setback limit for hothouses, greenhouses, other plant protections, or related structures in the AG-I – Agriculture I zone.
- Section 35-119, Accessory Structures: Clarify gross floor area for accessory structures containing one or more accessory uses on lots of one acre or less.
- Section 35-120, Guest House, Artist Studio, or Pool House/ Cabaña: Clarify that size limits are calculated in gross floor area, not net floor area, for consistency.
- Section 35-126.2, Corner Lots Abutting Two or More Streets: Remove front setback width requirements for corner lots, establishing a single standard for corner lots, regardless of lot width.
- Section 35-142.5, Accessory dwelling units located within residential or mixed-use zones: Specify the maximum number of ADUs allowed per lot in different configurations.
- Section 35-144C (Article II): Update existing provisions to align with recent changes to State Density Bonus Law.
- Section 35-144.M.5, Special Notice Requirements: Update noticing requirements for mobilehome park conversions consistent with Civil Code Section 798.56(g).
- Section 35-191.5, Floor Area Limit: Clarify Summerland Floor Area Ratio calculations consistent with Summerland Architectural Guidelines.

MLUDC Amendments

- Section 35.430.150.C.1.a: Remove front setback width requirements for corner lots, establishing a single standard for corner lots, regardless of lot width.
- Chapter 35.432: Update existing provisions to align with recent changes to State Density Bonus Law (AB 3116).

- Section 35.422.030.E: Revise accessory structure allowances in the Resource Management Zone to allow garages and carports in order to comply with parking requirements in the MLUDC, which require two covered parking spaces for residential uses.
- Sections 35.444.010.C and D: Correct subsection typos for commercial telecommunication facilities.
- Section 35.442.015.E.1: Clarify the amount and type of Accessory Dwelling Units or Junior Accessory Dwelling Units that may be permitted per lot.
- Section 35.442.120: Clarify floor area calculations are in gross square feet for guest houses, artist studios, and cabañas.
- Section 35.500.020. Lot, Interior: Revise existing definition to remove reference to subdivisions.

Planning Commission Recommendations

On November 19, 2025, the MPC voted 3-2 to recommend that the Board adopt the MLUDC amendments and an ordinance to repeal the Montecito Growth Management Ordinance and recommended to the CPC to recommend that the Board adopt the CZO amendments as revised during the hearing to include a minor staff edit to Section 35-68.7.4, Setbacks for Buildings and Structures for clarification.

Staff presented the LUDC amendments and the MPC recommended CZO amendments to the CPC on December 3, 2025. During the hearing, the CPC voted 5-0 to recommend that the Board adopt the LUDC ordinance amendments and CZO amendments with staff's minor edit to Section 35-68.7.4.

Assuming the Board adopts the ordinances, the amendments to the LUDC and MLUDC will take effect 30 days following Board action. Because the amendments to the CZO and repeal of Chapter 35B constitute an amendment to the County's certified Local Coastal Program, the amendments will take effect following Coastal Commission certification of the CZO amendments and Chapter 35B repeal.

Fiscal and Facilities Impacts:

These ordinance amendments are part of Long Range Planning's Annual Work Program, and funding is budgeted in P&D's Long Range Planning Budget Program of the County of Santa Barbara Fiscal Year (FY) 2025-26 Adopted Budget. There are no facilities impacts.

Special Instructions:

P&D will fulfill noticing requirements.

The Clerk of the Board shall provide a copy of the signed resolution and minute order to P&D, attention: Corina Martin. The ordinance shall not be sent to Municode for codification until requested by P&D staff.

Coastal zoning ordinance (25ORD-00010) shall not be sent to Municode for codification until requested by P&D staff.

Attachments:

Attachment A – Findings for Approval

Attachment B – CEQA Notice of Exemption

Attachment C – LUDC Amendment for Adoption (Case No. 25ORD-00009)

Attachment C-1 – LUDC Amendment with Changes Shown

Attachment D – CZO Amendment for Adoption (Case No. 25ORD-00010)

Attachment D-1 – CZO Amendment with Changes Shown

Attachment E – MLUDC Amendment for Adoption (Case No. 25ORD-00011)

Attachment E-1 – MLUDC Amendment with Changes Shown

Attachment F – Chapter 35B Ordinance for Adoption (Case No. 25ORD-00013)

Attachment G – Resolution of the Board of Supervisors to Submit Amendments to the CCC

Attachment H – Montecito Planning Commission Action Letter and Resolutions (Case Nos. 25ORD-00010 and -11) Hearing of November 19, 2025

Attachment H-1 – Montecito Planning Commission Staff Report, dated November 10, 2025

Attachment I – County Planning Commission Action Letter and Resolutions (Case Nos. 25ORD-00009 and -10) Hearing of December 3, 2025

Attachment I-1 – County Planning Commission Staff Report, dated November 25, 2025

Contact Information:

Corina Martin
Planner
martinc@countyofsb.org