



Zoning Ordinance Amendment Project

Ordinance Streamlining and Housing Accommodation Amendments

Case Nos. 25ORD-00006, 25ORD-00007, and 25ORD-00008

Board of Supervisors

December 16, 2025



COUNTY of
SANTA BARBARA

Project Overview

The Phase II Amendments are part of the **Zoning Ordinance Amendment Project**; an effort to bring certain rules, regulations, and review processes up to date with County goals, and reflect current regulatory, economic, and environmental conditions.

The **Zoning Ordinance Amendment Project** consists of three types of amendments:



Technical Updates



Housing Accommodation



Process Improvement

Phase II Amendments address **Housing Accommodation** and **Process Improvement** portions of the project

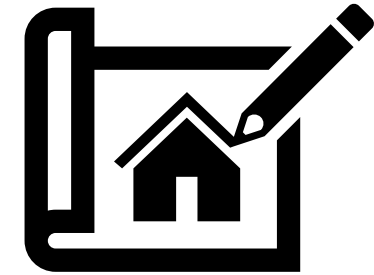
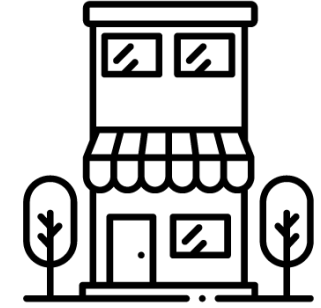
Phase III Amendments (under development) address **Process Improvement** and ministerial permitting



Process Improvement

Amendments to the review process for certain projects and permit types to reduce unnecessary processing and to promote the type of development the community wants by providing a clear, predictable path to approval.

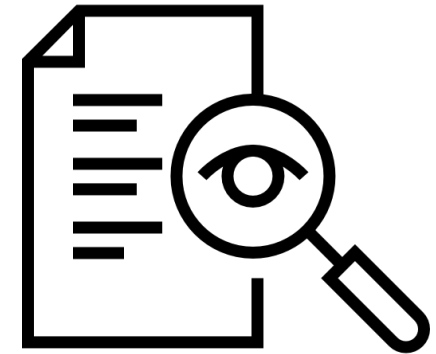
- Simplify the **permit review process** for certain projects without compromising the outcome
- Standardize language and procedures and remove redundancies



Housing Amendments

Amendments aimed at implementing Housing Element Programs #1 and #16.

- Revise **development standards** to enable achievement of allowed densities
- **Modernize** the multifamily residential and commercial zone (e.g., allow mixed uses) districts to facilitate the development of multifamily housing and housing in commercial areas, consistent with the Housing Element Update



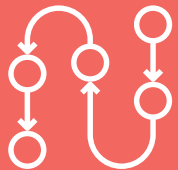
Process Improvement Amendments

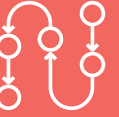
Simplify the permit review process for certain projects without compromising the outcome

Standardize language and procedures and remove redundancies

Amendments throughout the Code (LUDC, MLUDC, and CZO):

- Remove redundancies and simplify and standardize language
 - Current Code is complex, referencing and repeating itself many times
 - Streamline by removing redundant language, avoid ambiguity, and reduce bulk
- Revise certain permit procedures and administrative provisions
 - Standardize and clarify review processes
 - Simplify process without compromising the outcome



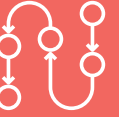


Deleted Sections

Deleted sections that are obsolete, redundant, relocated, or otherwise no longer applicable

- Resource Protection Zones Findings for Project Approval
- Crematoriums, Funeral Homes, and Mortuaries
- Density
- Design Compatibility Standards
- Flood Hazard Development Standards
- Infrastructure, Services, Utilities, and Related Facilities
- Performance Standards
- Recreation and Visitor Serving Uses
- Storm Water Runoff Requirements
- Caretaker or Employee Housing
- Mixed Use Development
- Mobile Homes on Permanent Foundations
- Residential Project Convenience Facilities
- Small Animal Hospitals
- Rezone Requirements for Specific Zones
- Vehicle Services
- Expired COVID-19 provisions
- Expired voter approval related to oil and gas facilities





Revised Sections

Sections that needed text edits, including redundant language, clarification, or reorganization

- **Landscaping Standards.** Delete redundant language, consolidate like provisions, and reorganize to improve functionality
- **Parking and Loading Standards.** Clarify applicability, delete redundant language, and reorganize to improve functionality
- **Home Occupations.** Clarify that home occupations may be operated within any enclosed primary or accessory structure and incorporate recent LUDC amendments into the MLUDC and CZO
- **Other** miscellaneous text edits throughout the Code



Process Improvement Amendments

Permit Procedures and Administrative Provisions



	Current	Proposed	Purpose
Similar Use Determinations Used when a proposed use is not specifically listed in the Code	-Limited to certain zones - <u>Planning Commission</u> hearing for determination -Public notice	-Expand to all zones - <u>Director</u> determination, public notice of associated permit -Public notice and PC hearing of the determination upon appeal	Reflect practical application
Director Deferral to Planning Commission	General provision: Upon request by an applicant, Director may refer an application to the Planning Commission for decision		Potentially earlier PC hearing on controversial projects
Minor Conditional Use Permits Incorporate option for waived hearing (similar to certain CDPs and Modifications)	-Public notice -Zoning Administrator hearing	-Public notice, hearing only if requested	Reduce processing times and costs for non-controversial projects
Development Plan	- <u>PC</u> approval for any development in select zones, and development over a threshold in all zones -Preliminary and Final required, typically processed together	- <u>Director</u> approval for structures and additions less than 1,000 sf -Public notice of pending action -Consolidate 'Preliminary' and 'Final Development Plan	-Enable Director review of small projects -Reduce processing times and costs for small projects -Streamline process



Process Improvement Amendments

Permit Procedures and Administrative Provisions



	Current	Proposed	Purpose
Design Review (<i>exceptions</i>)	New exemptions from Design Review: -Accessory structures <500 sf located behind a building or on rear half of lot		Exempt small structures with limited potential for aesthetic concerns
Design Review (<i>appeal</i>) Appeals of Design Review where the associated development application is already approved	Design Review that follows approval of associated development application may be appealed	Design Review of a project whose associated development application has been approved may only be appealed if design is not in substantial conformance with approved project	Remove redundant appeal process
Modifications Limited modifications to certain zone district standards for projects not otherwise subject to CUP or DP review	-Public notice - <u>Zoning Administrator</u> (Planning Commission in Montecito) hearing (unless waived)	- <u>Director</u> approval without a hearing -Public notice of pending action	Most hearings are waived as requests are typically minor and noncontroversial



Process Improvement Amendments

Permit Procedures and Administrative Provisions



	Current	Proposed	Purpose
Variance	Obtain Variance separately from the permit for development	Unless Conditional Use Permit or Development Plan approval is required, process concurrently with a Land Use Permit/Coastal Development Permit	Reduce processing time and eliminate unnecessary two-step process
Coastal Development Permits	<ul style="list-style-type: none"> -CDPs appealable even when permit is for non-appealable development -Expiration dates of CDPs and CUP/DPs vary -Follow-up Zoning Clearance or Land Use Permit required 	<ul style="list-style-type: none"> -Establish ministerial process for certain non-appealable development -Standardize expiration dates for CDPs and associated applications -Eliminate redundant requirement for follow-up permit 	Reduce processing time and cost and remove redundant procedures
Development Agreements	Provisions in LUDC and MLUDC, not in CZO	Replicate provisions in CZO	Make it clear they apply in the Coastal Zone



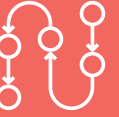
Process Improvement Amendments

Permit Procedures and Administrative Provisions



	Current	Proposed	Purpose
Noticing	Similar noticing procedures detailed for various permits and approvals	Consolidated and, where possible, standardize noticing requirements	Simplify provisions
Permit Expirations and Time Extensions	<ul style="list-style-type: none"> -Approvals have varied expiration dates (1-5 years) -Decision maker on TEXs is <u>review authority who approved the permit</u> (sometimes PC) 	<ul style="list-style-type: none"> -Establish four years as standard date for planning permits (alternative limits may be established in permit approval) -Enable <u>Director</u> to grant a one-time extensions of two years without notice or hearing (non-appealable) 	<ul style="list-style-type: none"> -Standardize expiration dates for permits as multiple permits may be related to a single project -Time extensions are routinely granted

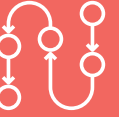




Changes to Approved Projects

- Specify procedures for consideration of minor changes to Design Review approval
- Establish Zoning Clearances as the follow-up permit to Substantial Conformity Determinations, rather than Land Use Permits
- Clarify the time limits for Substantial Conformity Determinations and Amendments
- Revise the required findings for Amendments to address conformance with applicable plans and consistency with environmental effects of the original approval rather than a determination that the original findings are still applicable
- Consolidate redundant provisions in the Coastal Zoning Ordinance
- Refine the guidelines for Minor Changes and Substantial Conformity Determination to reflect common practice, identify thresholds, and clarify applicability





Substantial Conformity Determination Guidelines

- Doesn't conflict with approval conditions
- **Doesn't result in health or safety impacts**
- Facilities, operation, impacts are substantially the same as previous approved
- Proposed changes can be effectuated through existing conditions or standard conditions
- **Square footage doesn't increase by more than 10% or 1,000 sq. ft., whichever is less**
- Proposed changes are exempt from CEQA or fit into previous evaluation
- No specimen trees or sensitive habitat are removed
- **Proposed changes are consistent with Comprehensive Plan and Development Code**
- Proposed grading is less than 1,500 cu. yd., and not on slopes of 30% or greater
- Development is located within the same general location, not moved more than 10% closer to a property line
- **Height doesn't increase by more than 10% above the approved height of the tallest structure**
- Receives Design Review, if necessary
- **Doesn't result in a significant intensification of use**
- Does not affect easements for trails, public access, or open space



Housing Accommodation Amendments

Revise **development standards** to enable achievement of allowed densities.

Modernize the multifamily residential and commercial zone districts to facilitate the development of multifamily housing and housing in commercial areas.



Amendments to District Development Regulations

- **Residential Zones**
 - Design Residential (DR)
 - Planned Residential Development (PRD)
- **Commercial Zones**
 - Neighborhood Commercial (CN)
 - Limited Commercial (C-1)
 - Retail Commercial (C-2)
 - General Commercial (C-3)
 - Professional Institutional (PI)
 - Community Mixed Use – Los Alamos (CM-LA)
- **Special Purpose Zones**
 - Mixed-Use (MU)
 - Old Town Orcutt residential zones (OT-R, OT-R/LC, OT-R/GC)
- **Overlay Zones**
 - Pedestrian Area – Old Town Orcutt (PA – OTO)
 - Mixed-Use Santa Ynez Valley (MU-SYV) Overlay Zone





DR Zone (Same for PRD Zone, unless modified through Development Plan)

- *DR-20+ and equivalent PRD zones are the primary zones for multi-unit residential development, allowing up to 40 units/acre on Housing Element rezone sites*
 - *Current standards reflect lower density development pattern*

Amendments:

- *Simplify and standardize language*
- *Modernize standards and enable achievement of allowed density, revisions include:*

	Current	Proposed	Purpose
Minimum Front <u>Setback</u>	20 ft	<20 du/ac: no change ≥ 20 du/ac: 10 ft	Support achievement of allowable density
Maximum <u>Height</u>	35 ft	<20 du/ac: no change ≥ 20 du/ac: 45 ft	Support achievement of allowable density
Maximum <u>Site Coverage</u>	30%	No limit	Application of other standards limit coverage

Amendments to District Development Regulations

Residential Zones



Comparable Zone:

Multi-family Residential-Orcutt (MR-O)

Example project:

Bradley Garden Apartments (1055 Village Dr.)





Open Space Requirements

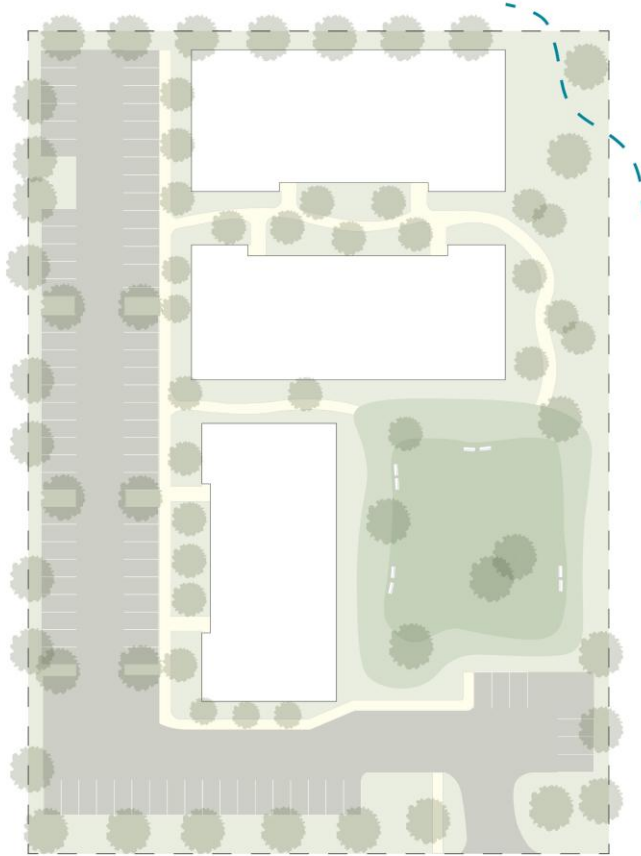
- *Simplify and standardize language*
- *Refocus open space as private and common useable space*
- *Allow for higher density development*
- *Modernize standards, revisions include:*

	Current	Proposed
Intent	Generally cover a number of objectives, including environmental protection, landscaping, and amenity space	Focus on amenity space, other standards address environmental protection and landscaping
Amount	40% of net site area	<ul style="list-style-type: none">• < 20 units/acre: 200 sf/unit• => 20 units/acre: 60 sf/unit (min. 25% must be common)<ul style="list-style-type: none">• Alternative: 100 sf/unit (min. 25% common)
Configuration	All areas of the site not covered by structures, parking, or hard surfaced walkways	Must be accessible, usable, and meet minimum dimension requirements of 15 ft x 15 ft <ul style="list-style-type: none">• Alternatives: at least one area of 30 ft x 30 ft

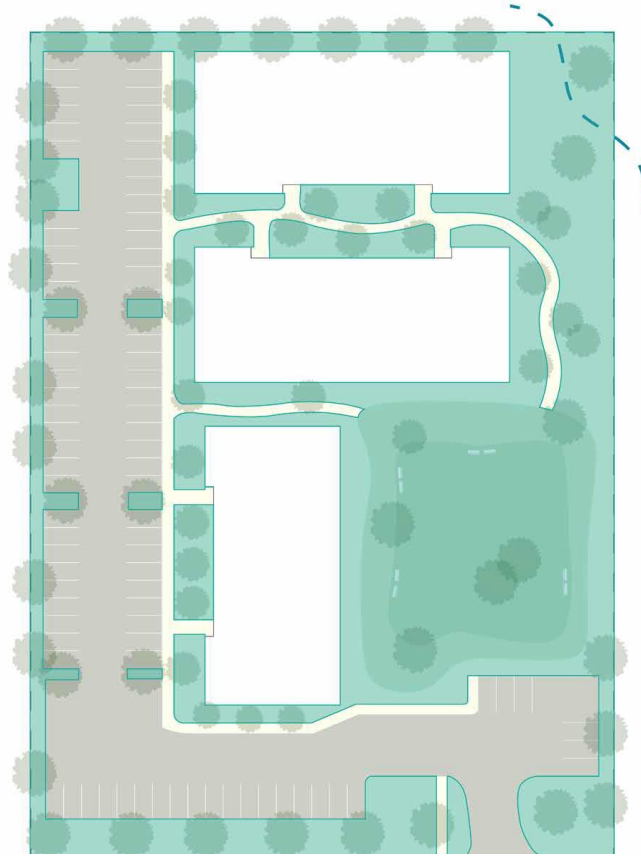


Amendments to District Development Regulations

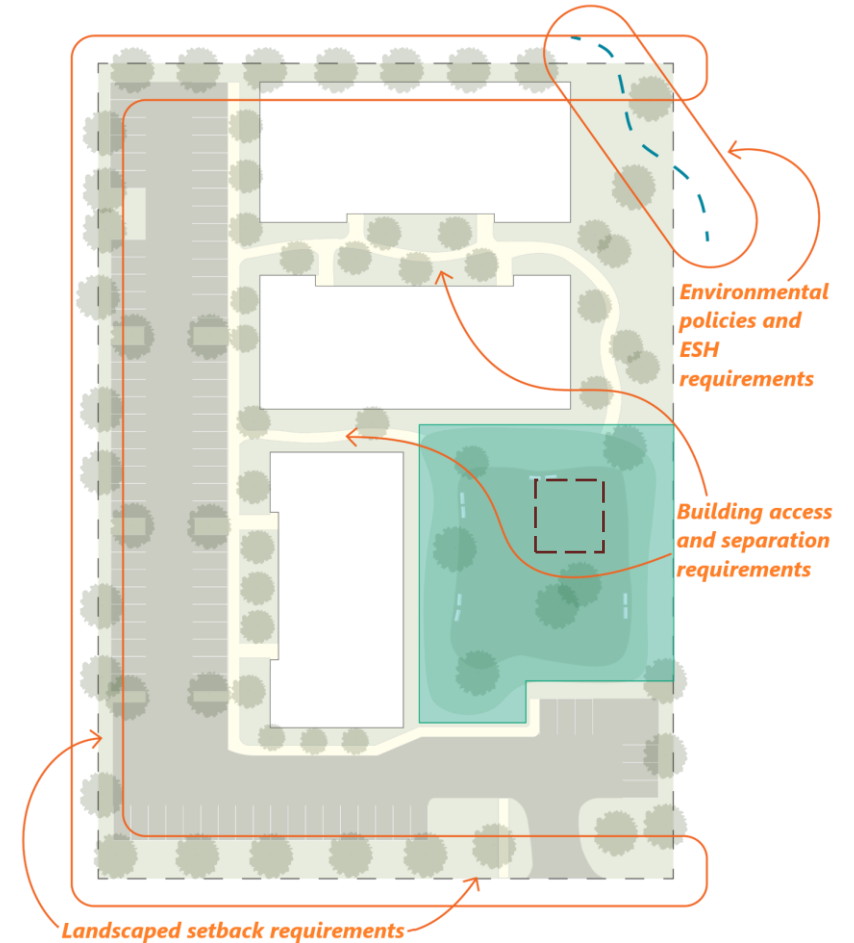
Residential Zones – Open Space



Prototype site development



*Qualifying 'open space':
current, 40% of site*

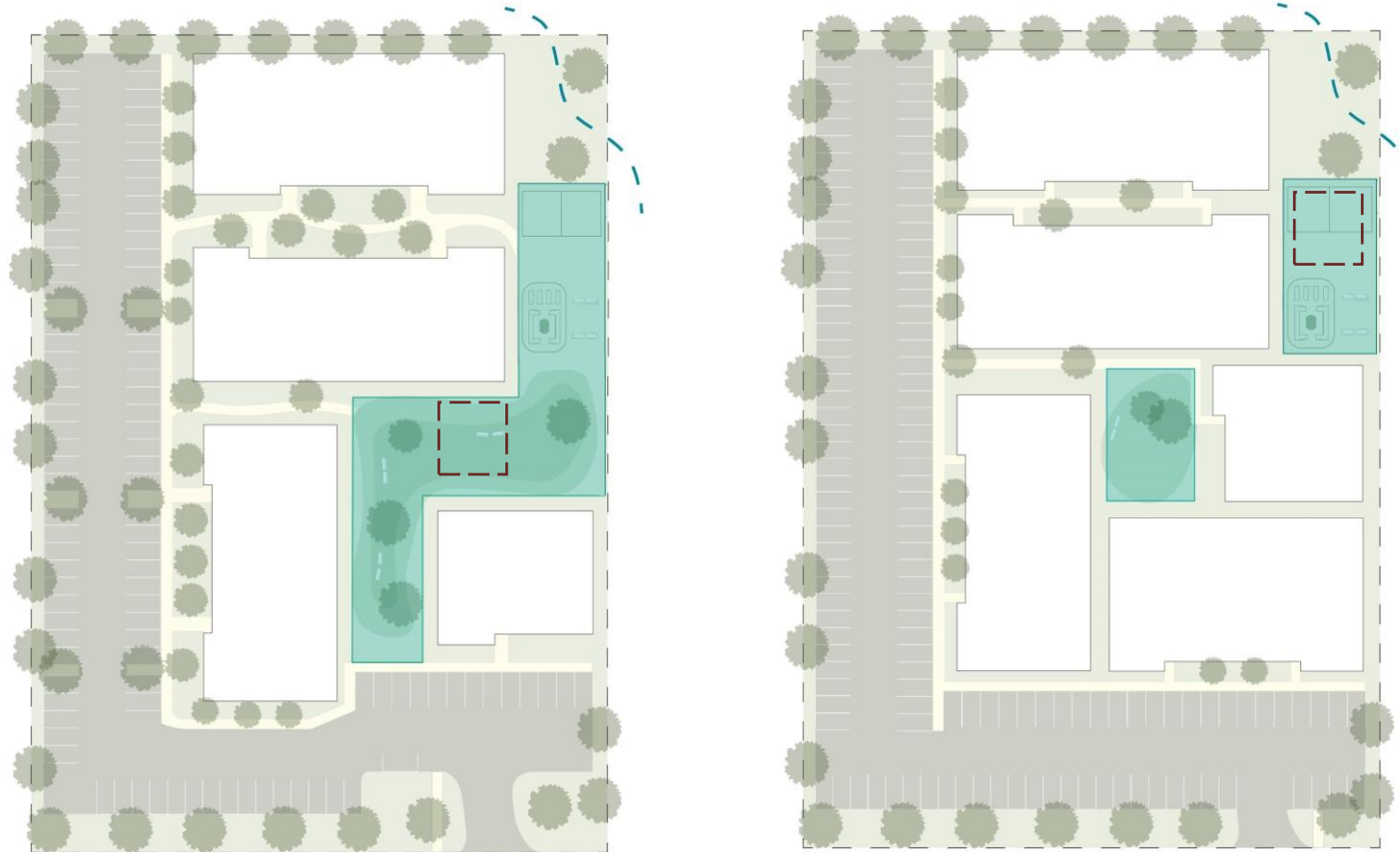


*Qualifying 'open space':
proposed*

Amendments to District Development Regulations Residential Zones – Open Space



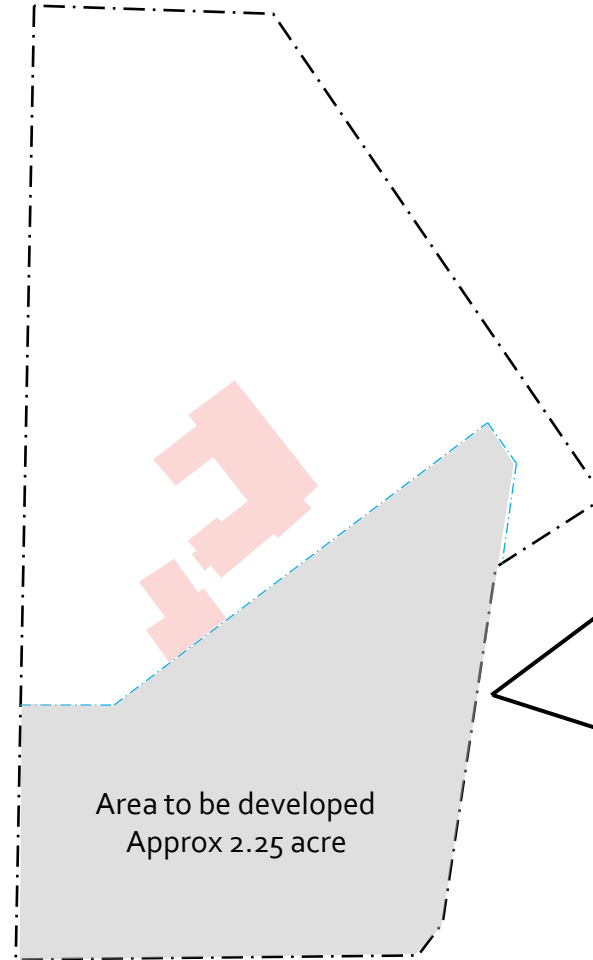
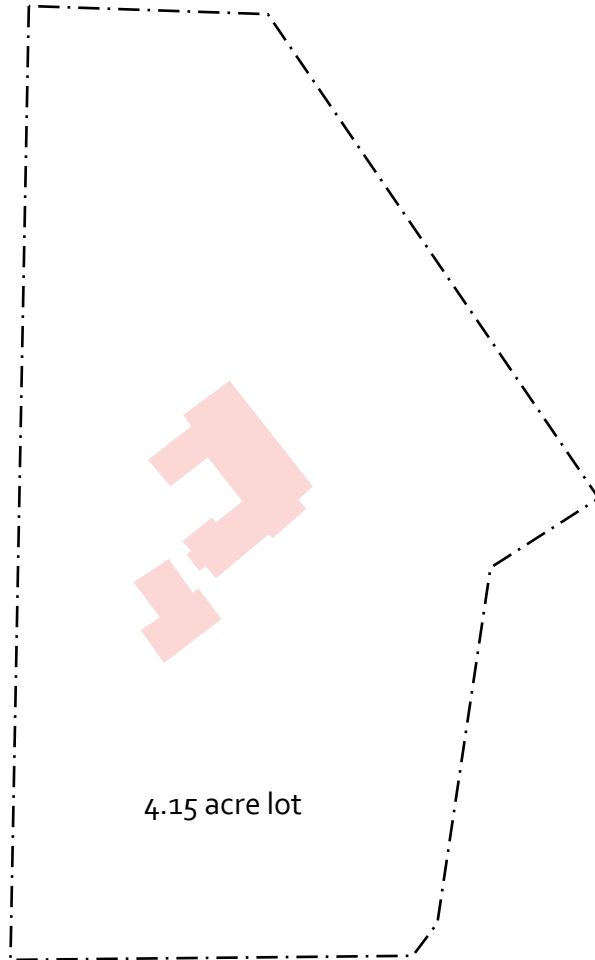
Proposed open space calculation, with increased density:



Sports fields or courts, playgrounds, picnic or BBQ areas, community center, pool/aquatic facility



Previous Foster Road Project



Project characteristics

- Approx. density: 27 units/acre (61 units)
- 5 ft setback to parking, 75 to building
- Approx. qualifying open space: 100 sq ft/unit



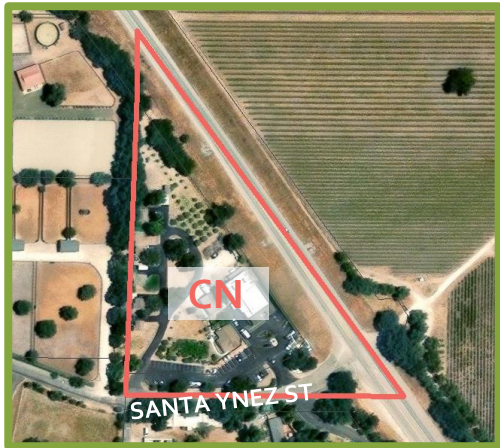
Amendments to District Development Regulations

Commercial Zones



Neighborhood Commercial - CN Zone

- *Appears in 14 locations across the County*
- *Typically neighborhood-serving or smaller-scale commercial areas near residential and other developed areas*
- *Examples include Los Olivos Grocery, Montecito Village, and some commercial properties in Ballard and Garey*



Los Olivos Grocery



Garey

Limited Commercial - C-1 Zone

- *Appears in 4 locations across the County*
- *Similar to CN Zone, single family residential allowed as primary use*
- *Examples include Summerland along Lillie Ave, Santa Claus Lane, and Casmalia*



Santa Claus Lane



Summerland



Amendments to District Development Regulations

Commercial Zones



Amendments: Neighborhood Commercial - CN and C-1 Zones

- *Simplify and standardize language*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Allowed Residential <u>Density</u></i>	2 bedrooms/1,000 sf commercial development	20 units/acre	Use a common metric for calculating density
<i>Minimum Front <u>Setback</u></i>	CN Zone: 20 ft C-1 Zone: 15 ft	CN Zone: 10 ft C-1 Zone: 0 ft	Accommodate development pattern of commercial along street frontage
<i>Maximum <u>Site Coverage</u></i>	CN Zone: 30% C-1 Zone: n/a	No limit	Application of other standards limit site coverage
<i><u>Location</u> of nonresidential and residential</i>	No requirement* *In CN Zone, residential is only allowed as part of mixed-use development	Nonresidential <u>shall</u> be along street frontage Residential <u>may</u> be on upper stories or behind nonresidential	Retain ground floor commercial street frontage



Amendments to District Development Regulations

Commercial Zones



Retail Commercial - C-2 Zone

- *Appears in 31 locations*
- *Community-scale commercial properties and centers*
- *Examples include Magnolia and Turnpike Shopping Centers, Eastern Goleta Valley; commercial areas along Clark Ave, Orcutt; certain properties along 166, New Cuyama*



*Turnpike Shopping Center,
Eastern Goleta Valley*



E. Clarke Ave & S. Bradley Rd, Orcutt



Amendments: Retail Commercial – C-2 Zone

- *Simplify and standardize language*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Allowed Residential <u>Density</u></i>	2 bedrooms/1,000 sf commercial development	30 units/acre	Use a common metric for calculating density
<i><u>Limitation</u> on residential development</i>	Residential uses may not exceed 50 percent of the total floor area	Maximum 50 percent unless decision maker makes additional finding*	Provide flexibility for mixed-use while retaining commercial
<i>Maximum <u>Height</u></i>	35 ft	45 ft for mixed-used located more than 50 ft from a lower density residential zone	Accommodate mixed-use development

**May be increased up to 75% where the decision maker finds that the proposed development and existing land uses located in the vicinity of the project site provide an adequate amount of commercial uses to meet the overall purpose and intent of the area as a commercial district and the character of the surrounding area us such that additional residential square footage is appropriate*

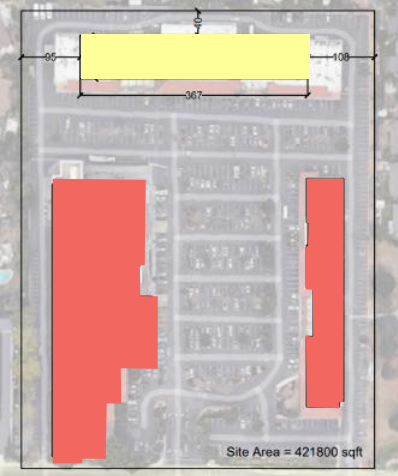
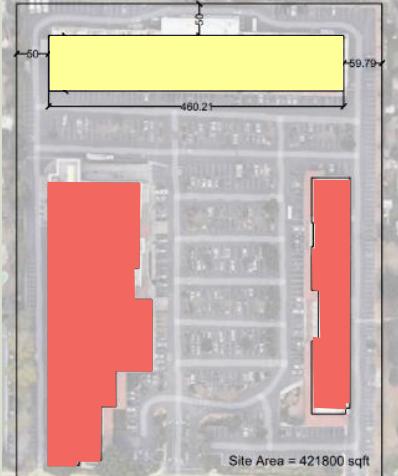
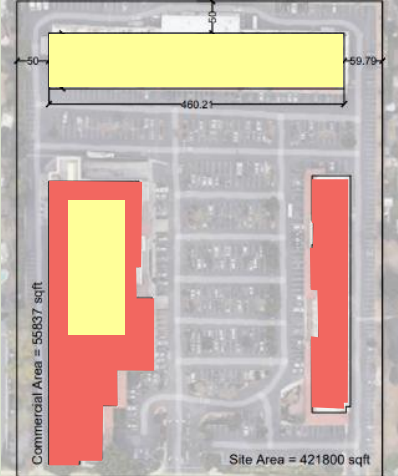
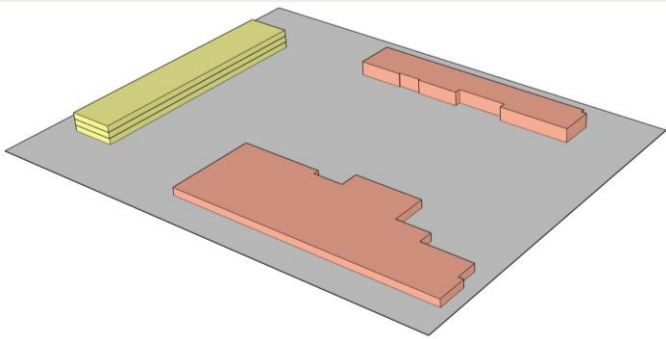
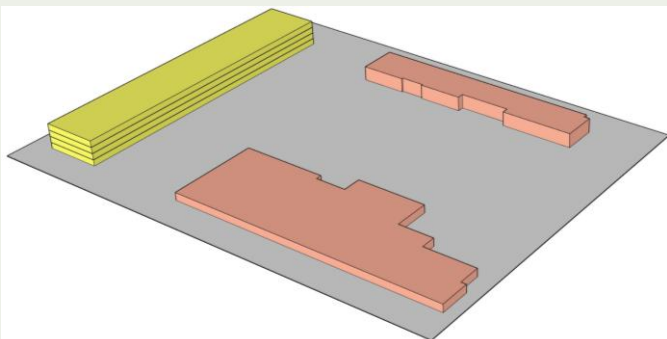
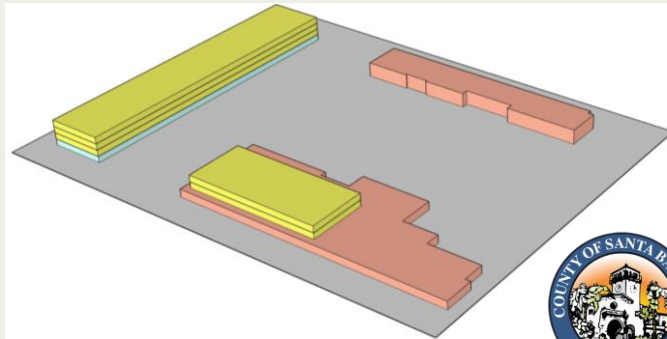


Amendments to District Development Regulations

Commercial Zones: C-2 Zone



*Hypothetical redevelopment of commercial center with residential at rear of property, C-2 Zone**

Legend	Scenario 1 (3 floors of residential)	Scenario 2 (4 floors of residential)	Scenario 3 (3 floors residential on podium + 2 floors residential over commercial)
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<p><i>*For illustration purposes only. Illustration does not represent proposed or contemplated development</i></p>			



Amendments to District Development Regulations

Commercial Zones: C-2 Zone



*Hypothetical redevelopment of commercial center with residential at rear of property, C-2 Zone**

**For illustration purposes only. Illustration does not represent proposed or contemplated development*



Example: Residential development for the rear of site



Magnolia Shopping Center, Eastern Goleta Valley



General Commercial - C-3 Zone

- *Appears in 12 locations*
- *Regional serving, heavier commercial or service uses*
- *Examples include properties along Hwy 101 and along Leslie Street in Los Alamos, self-storage uses along Hwy 101 near Santa Barbara*



Orcutt, Moondance Ln. & Orcutt Rd.

Amendments:

- *Simplify and standardize language*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Allowed Residential Density</i>	2 bedrooms /1,000 sf commercial development	1 unit /1,000 sf commercial development	Use a common metric for calculating density

Professional Institutional - PI Zone

- *Located throughout the County*
- *Typically educational, institutional, governmental, and other public facilities*
- *Examples include schools, cemeteries, community centers, and public safety facilities*



Camino del Sur & Sueno Rd, Isla Vista



Community Mixed Use – Los Alamos - CM-LA Zone

- *Bell Street Corridor*



Amendments:

- *Simplify and standardize language*
- *Retain commercial standards*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Allowed Residential <u>Density</u></i>	2 bedrooms/1,000 sf commercial development	20 units/acre	Use a common metric for calculating density

Amendments to District Development Regulations

Special Purpose Zones



Mixed-Use - MU Zone

- *Along State Street west of the City of Santa Barbara where 154 meets Highway 101*



Amendments to District Development Regulations

Special Purpose Zones



Amendments: MU Zone

- *Simplify and standardize language*
- *Remove redundancies and obsolete standards*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Allowed Residential <u>Density</u></i>	'As determined by Planning Commission'	40 units/acre	Establish measurable criteria
<i>Maximum <u>Height</u></i>	35 ft	45 ft	Accommodate allowed densities
<i>Required <u>Building Location</u></i>	Within 10 ft of property line	Within 10 feet of property line <i><u>for 50% of linear street frontage</u></i>	Establish measurable criteria
<i>Required <u>Open Space</u></i>	'A' common open space area plus private open space of 5% of the dwelling unit floor area	60 square feet per unit, minimum 25% must be common open space Design and configuration requirements	Establish measurable criteria consistent with other standards for similar development



Amendments to District Development Regulations

Special Purpose Zones



Amendments: MU Zone, Continued

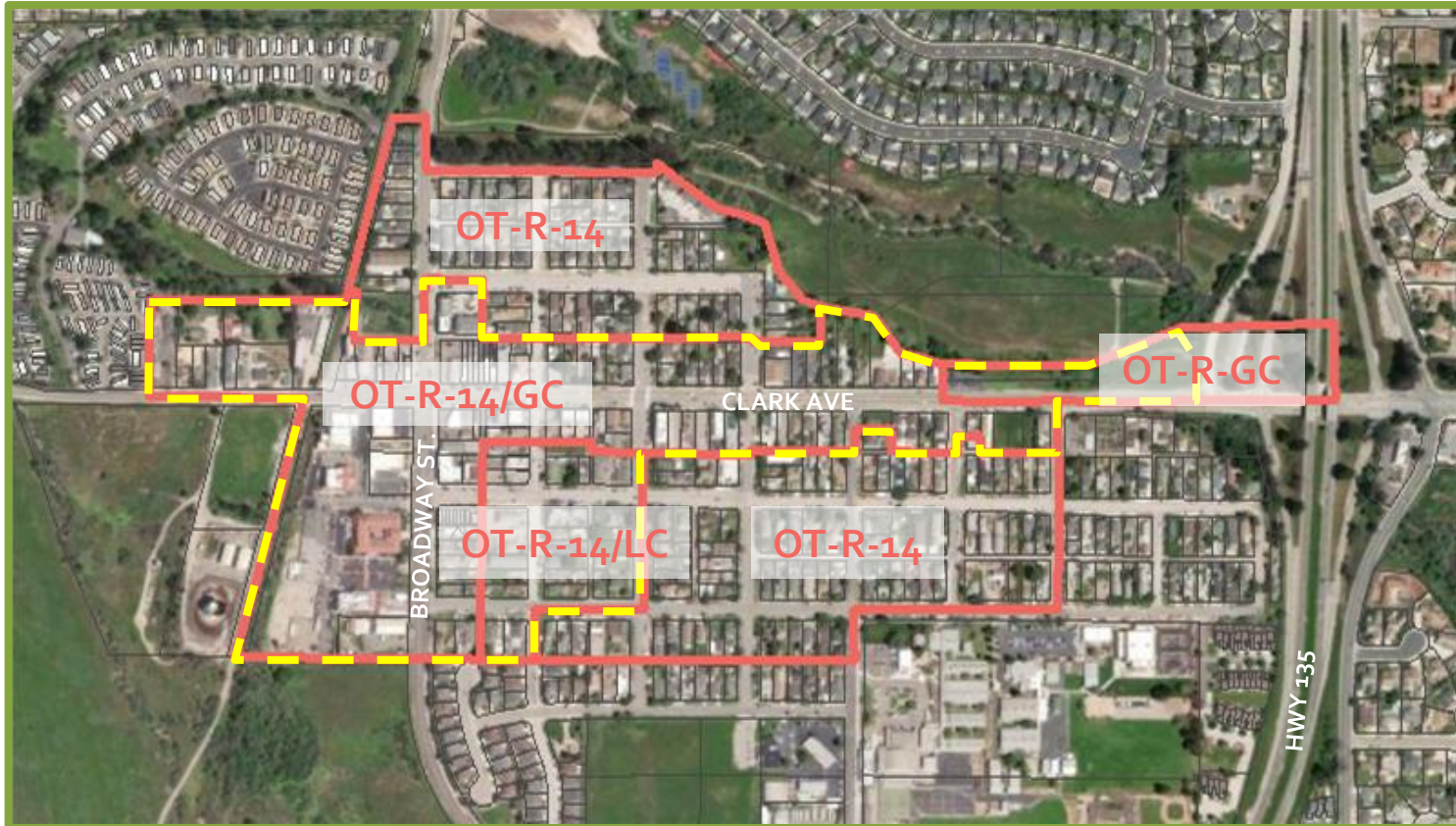
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
<i>Building frontages along State Street</i>	The façade portion of a building containing residential units shall not face the street	Nonresidential uses shall occupy the ground floor for a minimum of 40 feet or 50% of the development site frontage, whichever is greater Minimum depth of these areas shall be 40 feet	Establish achievable measurable criteria for the provision of viable, usable commercial areas along the street frontage
<i>Limitation on ground floor residential uses</i>	Only allowed if total residential gross floor area does not exceed 50% of total gross floor area on site	On the ground floor, limited to 50% of gross floor area	Allow flexibility for mixed-use development while ensuring ground floor commercial uses





Old Town Orcutt Base and Overlay Zones



Old Town Orcutt

- OT-R, OT-R/LC, and OT-R/GC
- - - PA-OTO Overlay Zone





Amendments: Old Town Orcutt Base and Overlay Zones (OT-R, OT-R/LC, and OT-R/GC Zones, PA-OTO Overlay Zone)

- *Simplify and standardize language*
- *Removed standards for densities that are not allowed in the zone*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
Minimum <u>Open Space</u>	40% of site	No requirement	Based on allowed density and existing small lot development pattern; typically, only 1-3 residential dwelling units will be possible
Maximum <u>Site Coverage</u>	30%	No limit	Application of other standards limit site coverage and retain the established development pattern



Amendments: MU-SYV Overlay Zone (Applicable to C-1 and C-2 properties in Santa Ynez Community Plan)

- *Simplify and standardize language*
 - *Clarified language regarding allowable parking reduction*
- *Modernize standards, revisions include:*

	Current	Proposed	Purpose
Limitation on residential uses	Residential limited to 66% of total gross floor area	Dwelling units only permitted on upper stories	Simplify standard intended to maintain commercial nature of district

Planning Commission Recommendations

- **Montecito Planning Commission**

- Remove the proposed provision for accessory structures of less than 500 square feet located behind another structure or on the back half of a property to be exempted from Design Review
- Allow appeals by applicants of Time Extensions that are denied by the Director
- Allow for an additional Time Extension to be approved by the Planning Commission, in addition to the proposed Time Extension of two years approved by the Director
- Increase the proposed allowance for Director review and approval of Development Plans for structures and additions from up to 1,000 square feet to up to 2,000 square feet

- **County Planning Commission**

- Modify CZO provision for Director deferral of projects to the Planning Commission to be at the request of the applicant, rather than with applicant consent



Changes to Ordinances After PC Review

- Remove standard regarding encroaching on required parking for clarity
- Remove “on a lot” from residential density description for clarity and to remove redundancies
- Revise residential limit in mixed-use developments in C-2 zone from 75% to 50% for preservation of commercial opportunities, while allowing increases in certain instances



Environmental Review

- LUDC/MLUDC amendments - exempt pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c)
- CZO amendments - exempt pursuant to CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265



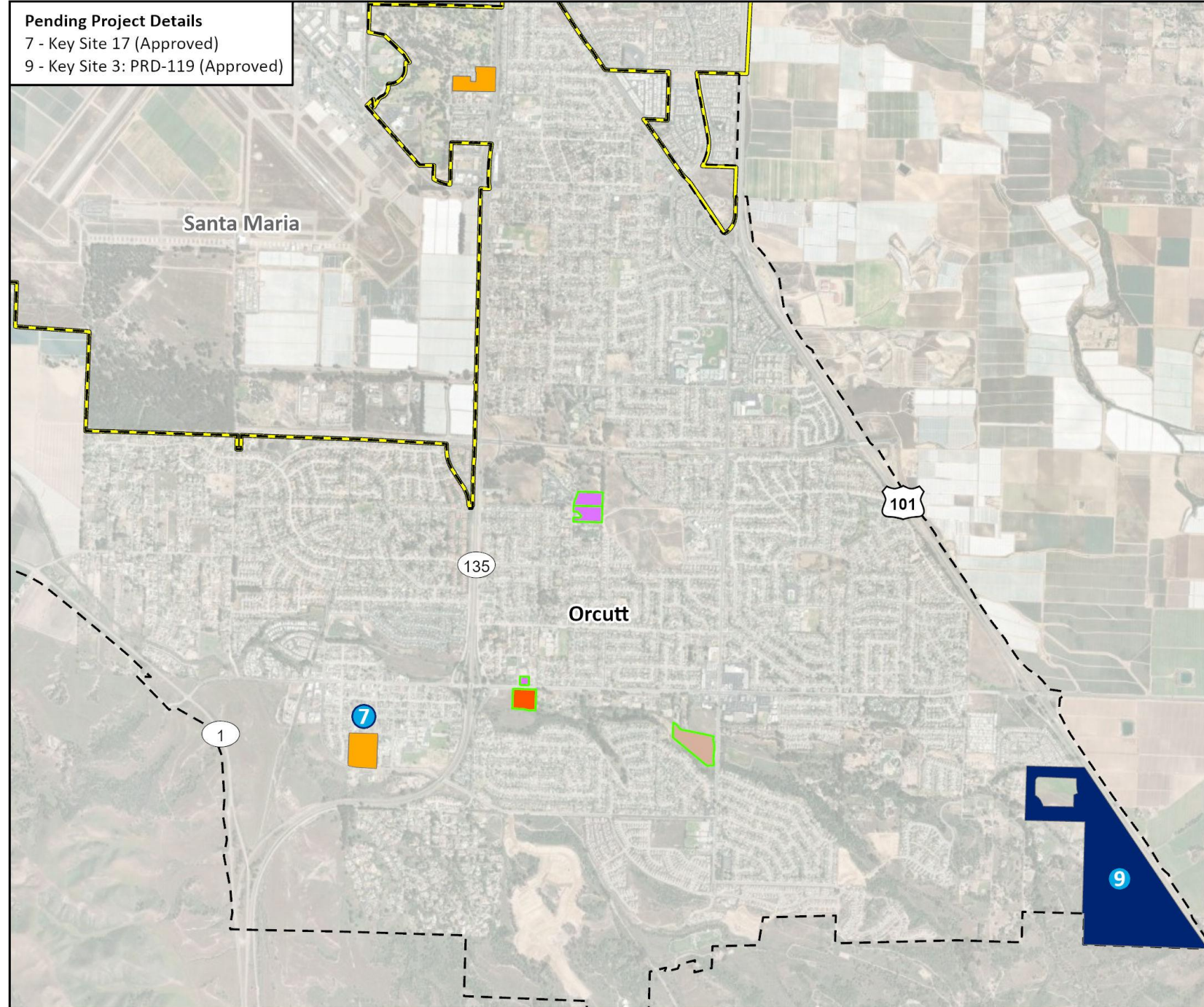
Recommended Actions

- Make the findings for approval, including CEQA findings (Attachment A)
- Determine the ordinance amendments are exempt from CEQA (Attachment B)
- Approve the Ordinance Streamlining and Housing Accommodation Ordinance Amendments by adopting the ordinance amendments to the LUDC (Case No. 25ORD-00006, Attachment C), the CZO (Case No. 25ORD-00007, Attachment D), and the MLUDC (Case No. 25ORD-00008, Attachment E)
- Adopt a resolution (Attachment F) authorizing P&D to submit the coastal amendments to the California Coastal Commission
- Direct P&D to transmit the adopted resolution to the Coastal Commission

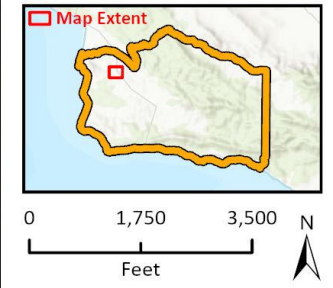


Discussion

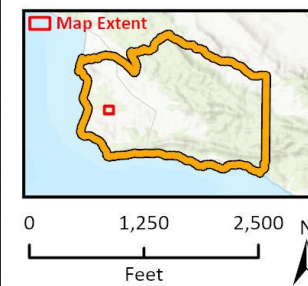
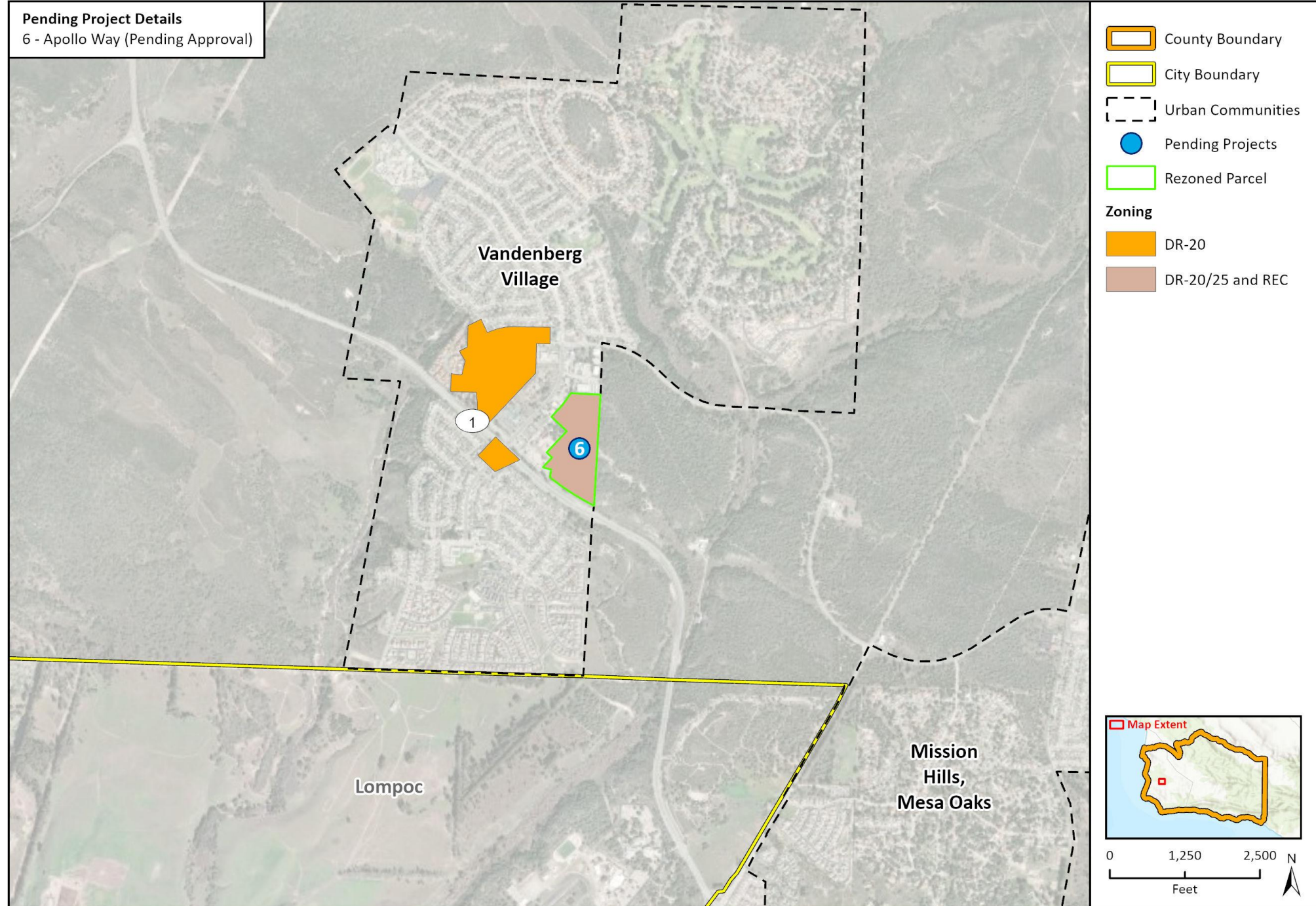
Pending Project Details
 7 - Key Site 17 (Approved)
 9 - Key Site 3: PRD-119 (Approved)

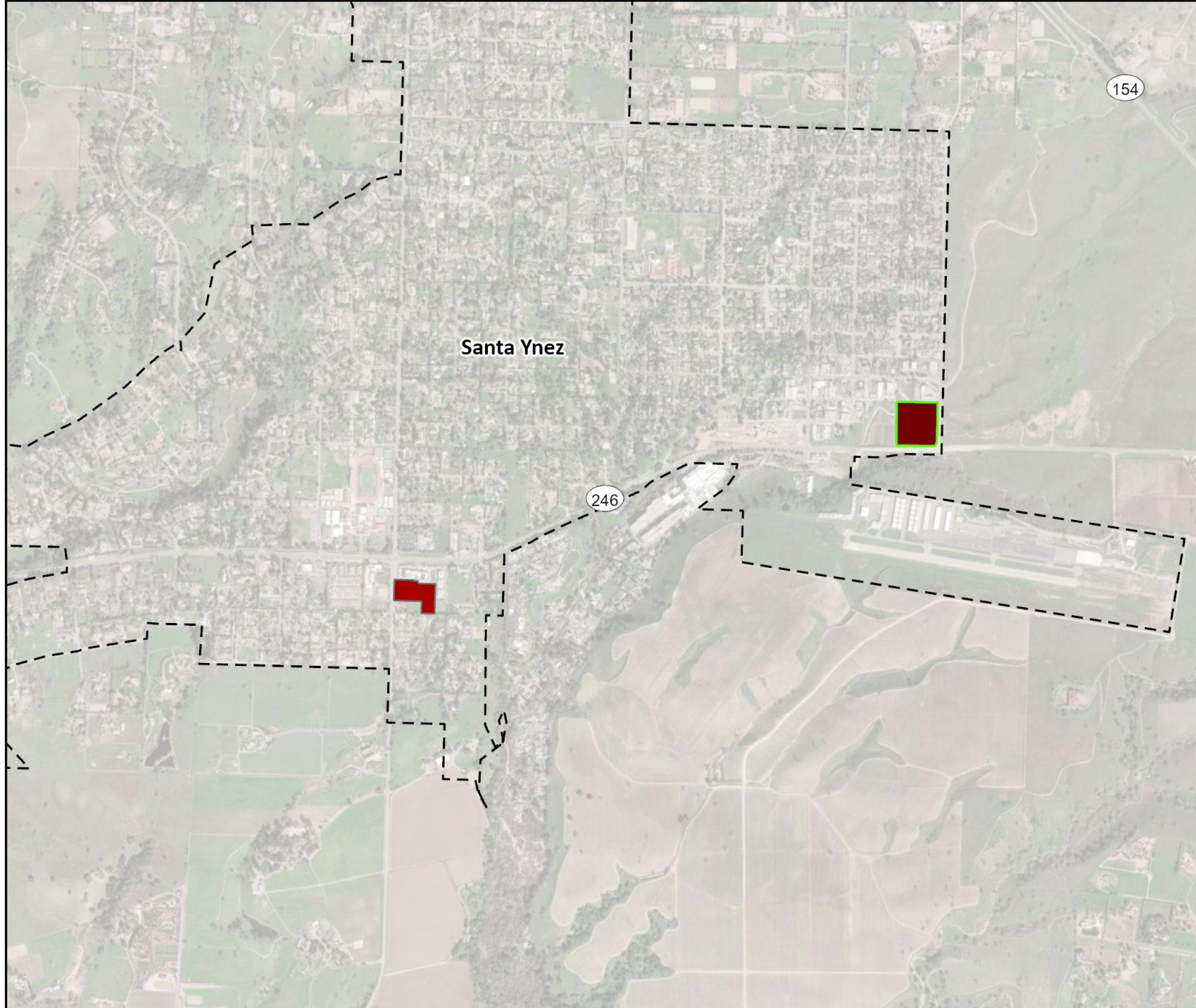







- County Boundary
- City Boundary
- Urban Communities
- Pending Projects
- Rezoned Parcel
- Zoning**
- DR-20
- DR-20/25
- DR-20/25 and REC
- DR-20/30
- PRD-119

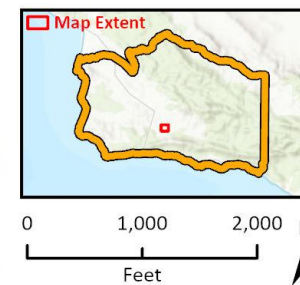


Pending Project Details
6 - Apollo Way (Pending Approval)

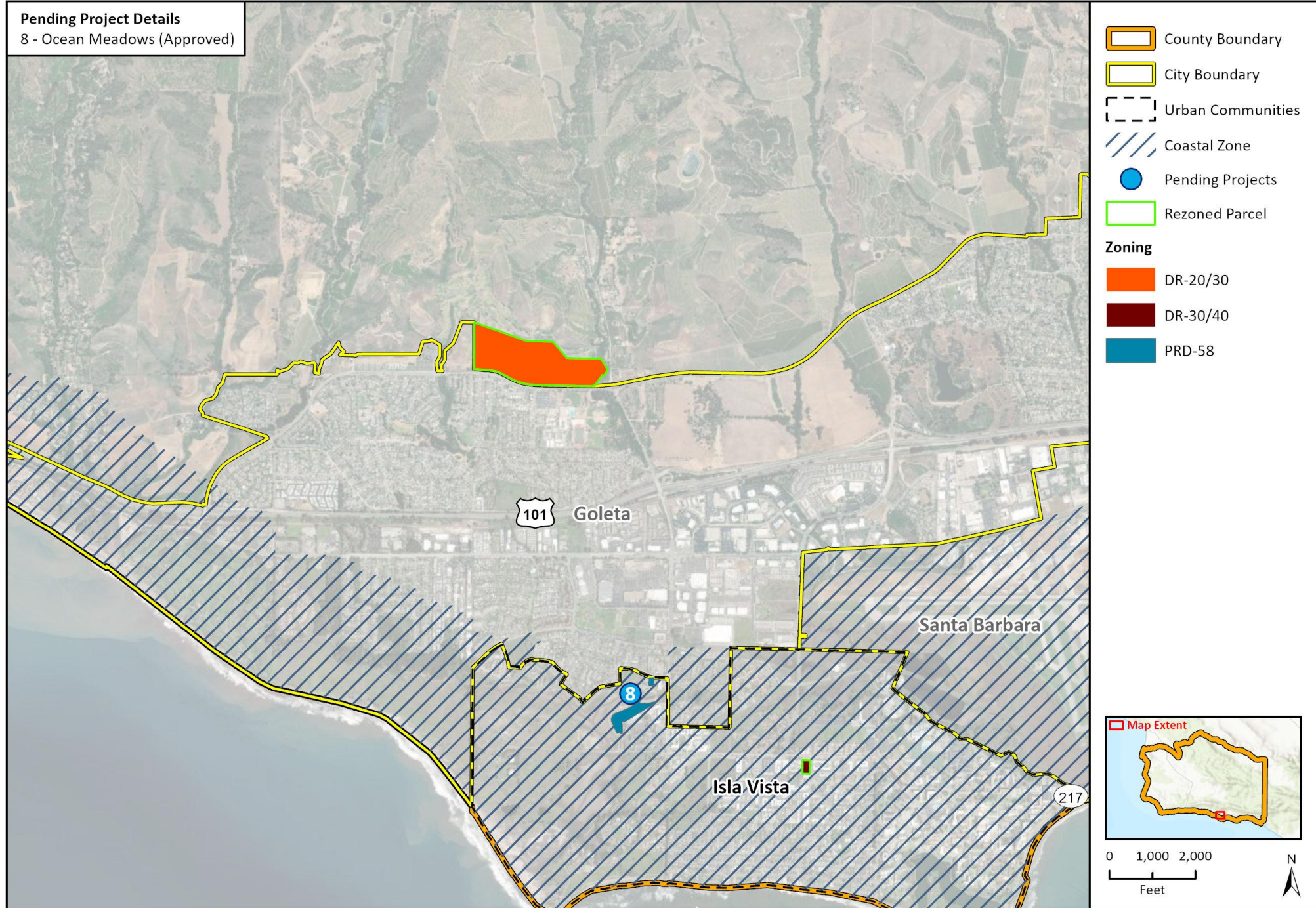




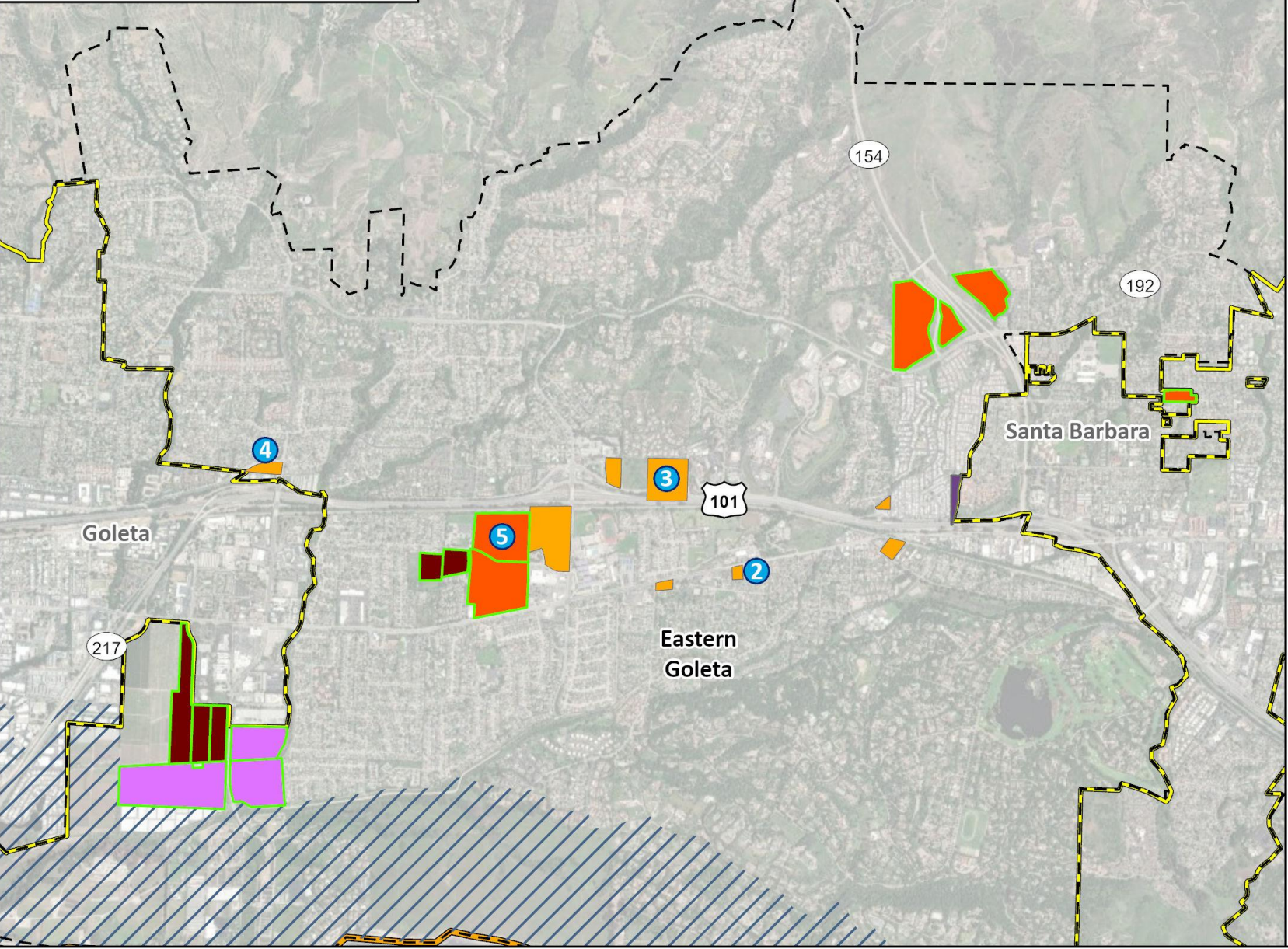
-  County Boundary
-  Urban Communities
-  Rezoned Parcel
- Zoning**
-  DR-25
-  DR-30/40



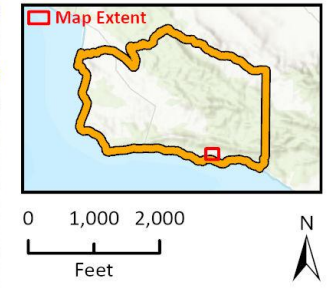
Pending Project Details
 8 - Ocean Meadows (Approved)



- Pending Project Details**
- 2 - 4555 Hollister Apartments (Pending Approval)
 - 3- MTD (Pending Approval)
 - 4 - Galileo Pisa (Approved)
 - 5 - Tatum (Pending Approval)



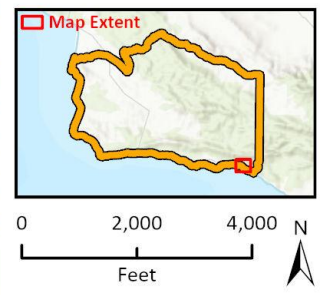
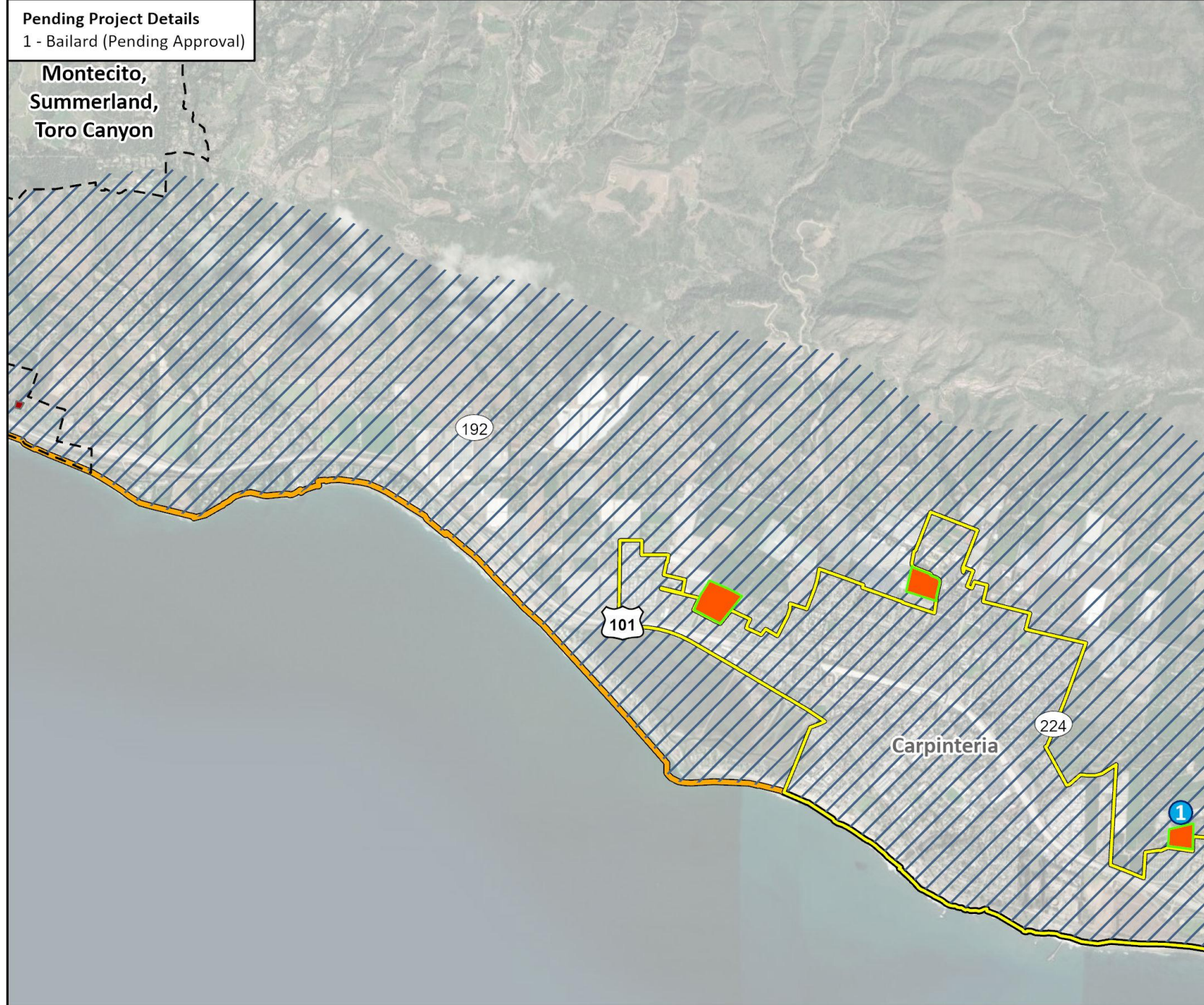
- County Boundary
 - City Boundary
 - Urban Communities
 - Coastal Zone
 - Pending Projects
 - Rezoned Parcel
- Zoning**
- DR-20
 - DR-20/25
 - DR-20/30
 - DR-30
 - DR-30/40

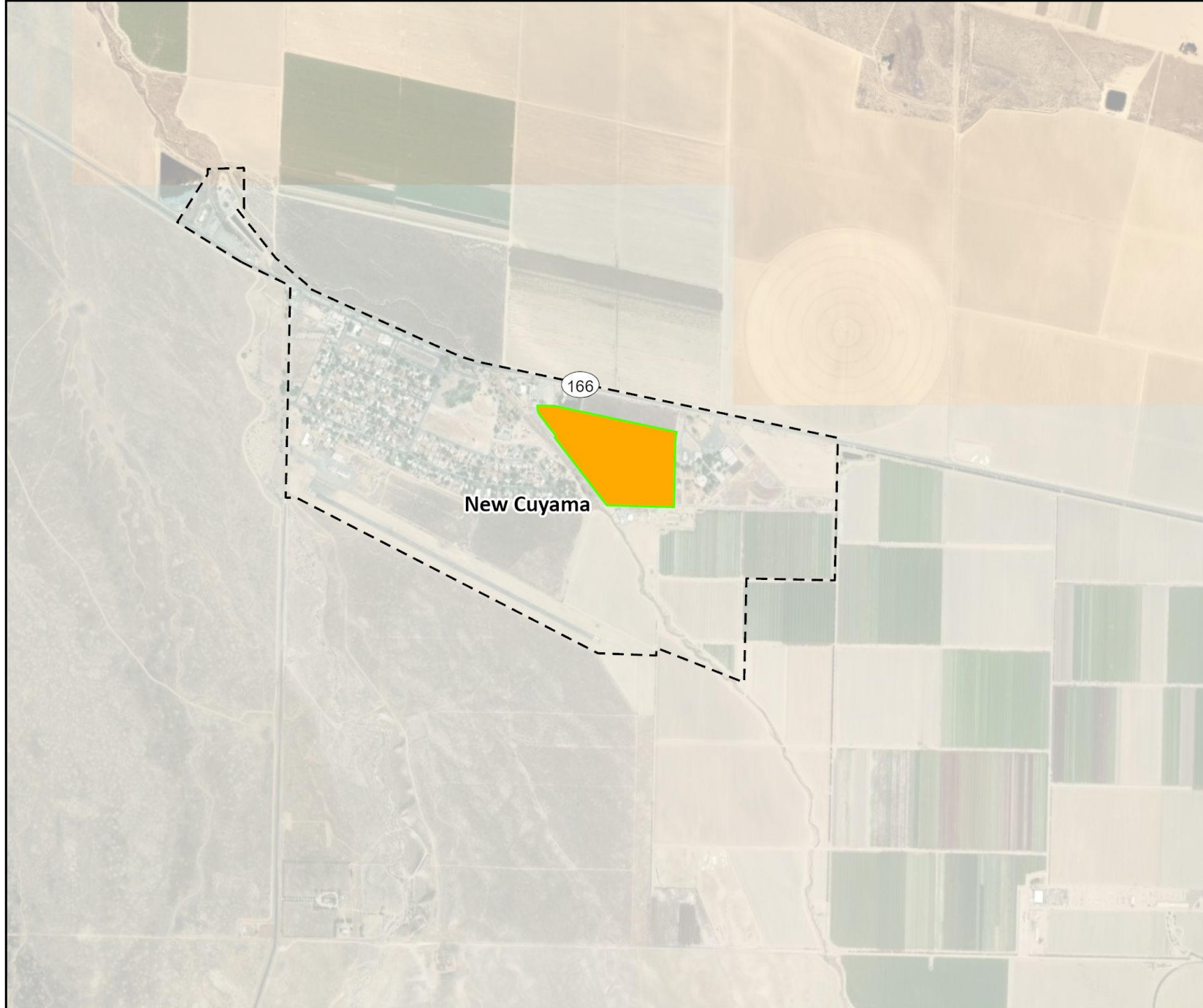






Pending Project Details
1 - Bailard (Pending Approval)

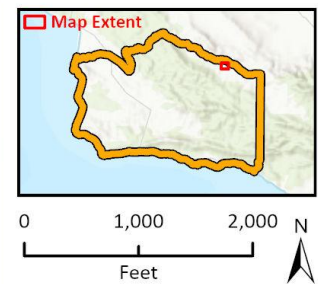
Montecito,
Summerland,
Toro Canyon

- County Boundary
- City Boundary
- Urban Communities
- Coastal Zone
- Pending Projects
- Rezoned Parcel
- Zoning**
 - DR-25
 - DR-20/30





-  County Boundary
-  Urban Communities
-  Rezoned Parcel
- Zoning**
-  DR-20





Increased Height 35' to 45'

- *Helps achieve the densities identified in the Housing Element*
- *Provides more flexibility in architectural design with varied heights*
- *Allows for pitched roofs without sacrificing floor heights*
- *Consistent with other multi-family developments occurring within the County and its local cities*

