



Planning and Development

Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MARCH 4, 2026

RE: Hagfors Rezone; 25RZN-00003

Hearing on the request of John Hagfors, owner, to consider the following:

- **Case No. 25RZN-00003** to recommend that the Board of Supervisors approve a Zoning Map Amendment to rezone the subject 1.40-acre parcel (APN 143-254-002), from Retail Commercial (C-2) to General Commercial (C-3) in compliance with Land Use and Development Code (LUDC) Chapter 35.104 (Amendments).
- Consider California Environmental Quality Act (CEQA) Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning] and the analysis prepared in Attachments C.1 and C.2, and recommend that the Board of Supervisors determine that the project is statutorily exempt from CEQA and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYCP EIR (08EIR-00000-00004).

The CEQA Guidelines 15183 analysis and all documents referenced therein are available online on the Planning and Development website at the following link:

<https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/300112722035>

The application involves Assessor Parcel No. (APN) 143-254-002, zoned Retail Commercial (C-2), located at 3586 Mission St. in the Santa Ynez Community Plan area, Third Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing OF March 4, 2026, Commissioner Parke moved, seconded by Commissioner Ford and carried by a vote of 4 to 0 (Martinez absent) to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project, Case No. 25RZN-00003, as specified in Attachment A of the staff report dated February 24, 2026, including CEQA findings;

2. Recommend that the Board of Supervisors find that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning]/Public Resources Code Section 21083.3, and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYVCP EIR (08EIR-00000-00004), as described in Attachment C.1. Further recommend that the Board of Supervisors find that, pursuant to Public Resources Code 21083.3, the proposed rezoning action is consistent with the community plan and is therefore subject to exemption from CEQA, thus a Notice of Exemption, Attachment C.2 of the staff report dated February 24, 2026; and
3. Adopt the resolution in Attachment B of the staff report dated February 24, 2026 recommending that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Zoning Map (Case No. 25RZN-00003) of the County Land Use and Development Code to change the zoning from Retail Commercial (C-2) to General Commercial (C-3) for Assessor's Parcel Number 143-254-002.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Agent: Brett Jones, 2922 Grand Ave., Suite J, Los Olivos, CA 93441
Owner: John Hagfors, P.O. Box 1983, Buellton, CA 93427
Soren Kringel, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Zoning Map Amendment Resolution

JW/dmv

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ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Board of Supervisors finds that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from further environmental review pursuant to California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning], and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYCP EIR (08EIR-00000-00004). The rezone does not increase development intensity beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that is not already present or allowable in the surrounding area. Please see Attachment C.1 and Attachment C.2 to the staff report dated February 24, 2026, and incorporated herein by reference, for a more detailed discussion and the Notice of Exemption.

1.2 FINDING ADDRESSING CALIFORNIA CODE, PUBLIC RESOURCES CODE SECTION 21083.3, AND STATE CEQA GUIDELINES SECTION 15183

The Board finds that California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 apply to the proposed project, and that the project meets the requirements of said sections. Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section. As discussed in Section 6.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the proposed rezone is consistent with the community plan. Additionally, CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As such, a Community Plan Exemption Analysis (Attachment C.1 of the staff report dated February 24, 2026, and incorporated herein by reference) was prepared for the proposed Project and analyzes the following issue areas:

1. Land Use
2. Parks and Recreation
3. Public Services
4. Traffic and Circulation
5. Biological Resources
6. Air Quality
7. Fire Hazards
8. Noise
9. Water Resources and Wastewater Services
10. Seismic, Soil, and Landslide Hazards
11. Hydrology and Water Quality
12. Hazards and Hazardous Materials
13. Cultural Resources
14. Visual and Aesthetic Resources
15. Agricultural Resources and Open Space

The Community Plan Exemption Analysis (Attachment C.1 of the staff report dated February 24, 2026, and incorporated herein by reference) concludes that the SYVCP EIR (Exhibit 1 to Attachment C.1) has addressed effects related to the proposed project, and that these effects have either been addressed as significant effects in the SYVCP EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards derived from mitigation measures in the SYVCP EIR.

1.3

LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101. The SYVCP EIR is located online at:

<https://content.civicplus.com/api/assets/6dab7f22-f638-4cc9-ac95-e390e969e1f1>.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENTS TO THE COUNTY ZONING MAP (REZONE) FINDINGS

A Findings required for all Amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map the review authority shall first make all of the following findings as applicable:

2.1.1 Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

a. The request is in the interests of the general community welfare.

The Board of Supervisors finds that the request is in the interests of the general community welfare. As discussed in the staff report dated February 24, 2026, the proposed project consists of a Zoning Map Amendment to rezone the subject parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3).

The subject parcel is currently vacant, and no development is proposed as part of this project. As discussed in Section 5.2 of the staff report, dated February 24, 2025, and incorporated herein by reference, the proposed rezone will allow for a limited number of additional commercial uses that are not permitted under the C-2 Zone District. As stated in Section 5.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the applicant has expressed interest in developing a personal storage facility, a use that is not permitted in the C-2 Zone District but is allowed in the C-3 Zone District.

Although no development is proposed at this time, any future development will require separate permitting by Planning &

Development and will be subject to review for compliance with the County Land Use and Development Code (LUDC). As discussed in Section 6.3 of the staff report, dated February 24, 2025, and incorporated herein by reference, the C-2 and C-3 Zone Districts have nearly identical development standards, including height limits, setbacks, and landscaping requirements. The subject parcel is located within the Design Control Overlay, and any new development will be subject to Design Review pursuant to the LUDC. Accordingly, all future structures will require review and approval by the Central Board of Architectural Review to ensure compatibility with surrounding development. As a result, any future development enabled by the rezone will be subject to the same physical development constraints that currently apply to the site and will not result in adverse impacts to the general community welfare.

In addition, as discussed in Section 6.2 of the staff report, dated February 24, 2025, and incorporated herein by reference, all future development will be required to comply with applicable policies of the Comprehensive Plan and the Santa Ynez Valley Community Plan, including those in place for the protection of biological resources and water resources.

As discussed in Section 5.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the subject parcel is surrounded by existing commercial and agricultural uses that will not be adversely affected by the uses allowed under the proposed rezone. The subject property is in close proximity to existing C-3 zoning and the Santa Ynez Airport. It is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. Commercial uses are located to the west and north of the site, and agriculturally zoned parcels are located to the south and east. In addition, multiple parcels zoned C-3 (General Commercial) are located within a quarter-mile of the subject parcel, including Valley Oak Industries (APN 141-450-002), the Farm and Country Shopping Center (APN 143-211-007), and Don Carlitos Restaurant and Tequila Barn (APN 143-211-006). As such, the proposed rezone does not introduce a new zone district or new allowed uses that is not already present or allowable in the surrounding area.

Finally, the underlying Land Use Designation for the subject parcel is General Commercial (C) which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Map Amendment is therefore consistent with the Santa Ynez

Valley Community Plan Land Use Maps and does not require a General Plan Amendment. The Land Use Designation reflects that, at the time the Community Plan was adopted, the site was anticipated to accommodate a range of commercial activities. For these reasons and because regulatory requirements in both the existing and proposed Zoning Designations are very similar, the proposed rezone is in the interest of the general community welfare.

b. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The Board of Supervisors finds that the proposed project is consistent with the Comprehensive Plan (including the Santa Ynez Valley Community Plan), the requirements of State planning and zoning laws, and the Land Use and Development Code.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As described in Section 5.2 of the staff report, dated February 24, 2026, and incorporated herein by reference, the Santa Ynez Valley Community Plan designates the subject parcel for General Commercial (C) land use which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones; therefore, the proposed rezone is consistent with the adopted Land Use Designation and does not require a General Plan Amendment.

The proposed rezone complies with the purposes and intent of the C-3 (General Commercial) Zone District as set forth in the Land Use and Development Code and does not modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical standards related to height, setbacks, and site development. The project also complies with applicable State planning and zoning laws, including the consistency requirements of the California Government Code, and has been reviewed for compliance with the California Environmental Quality Act pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183.

c. The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the proposed project is consistent

with good zoning and planning practices.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The Santa Ynez Valley Community Plan designates the subject parcel for General Commercial land use, which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Designation is consistent with the existing Land Use Designation, and therefore consistent with good zoning and planning practices.

The rezone does not increase the allowable development intensity or modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical requirements related to height limits, setbacks, and site development as described in Section 5.2 of the staff report, dated February 24, 2026, and incorporated herein by reference. While the C-3 Zone District allows a limited number of additional commercial uses and modifies the permitting requirements for certain uses, all future development will remain subject to the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan. This ensures that future development will be consistent with the County's land use policies and will be reviewed for compatibility with surrounding land uses.

The subject parcel is also located within an established commercial area and is surrounded by a mix of commercial and agricultural uses. Similar General Commercial (C-3) zoning exists in the vicinity, including within 220 feet of the subject property, and the proposed rezone does not introduce a new or incompatible land use pattern to the area.

In addition, the project does not include any physical development and does not result in new or increased environmental impacts. Environmental review was conducted pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183, and the project was determined to be consistent with the analysis of the certified Santa Ynez Valley Community Plan Environmental Impact Report (08EIR-00000-00004).

Accordingly, the proposed Zoning Map Amendment is consistent with good zoning and planning practices because it maintains appropriate

development standards and supports compatible future development
consistent with County plans and regulations.

ATTACHMENT B: COUNTY PLANNING COMMISSION
REZONE RESOLUTION AND ORDINANCE

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE PER LAND USE AND DEVELOPMENT CODE §35-104 TO AMEND THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE BY AMENDING THE SANTA BARBARA COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 143-254-002 FROM C-2 (RETAIL COMMERCIAL) TO C-3 (GENERAL COMMERCIAL).

RESOLUTION NO.: 26- 03

CASE NO.: 25RZN-00003

WITH REFERENCE TO THE FOLLOWING:

- A. **WHEREAS**, on September 29, 1958, by Ordinance 971, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code;
- B. **WHEREAS**, on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code which included the County Zoning Map that designates property within the unincorporated area of the County of Santa Barbara with specific zones;
- C. **WHEREAS**, all zoning maps and zoning designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code are hereby repealed as they relate to Assessor's Parcel Number 132-254-002, as shown in Exhibit 1;
- D. **WHEREAS**, the County Planning Commission has held a duly notice public hearing on February 25, 2026, in compliance with Government Code Section 65854 on the proposed Ordinance (Case No. 25RZN-00003) amendment, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.
- E. **WHEREAS**, the Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 25RZN-00003) amending County Zoning Map as identified in Exhibit 1.A, attached hereto, as follows:

Rezone Assessor's Parcel Number 132-254-002 from C-2 (Retail Commercial) to C-3 (General Commercial).
- F. **WHEREAS**, Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the Zoning Map Amendments to the applicable general and specific plans. The rezone of the parcel to C-3 will allow for a limited number of new commercial uses on the subject parcel, including a potential personal storage facility that the applicant has expressed interest in developing that is permitted in the C-3 Zone and not the current C-2 Zone.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 132-254-002 from the Retail Commercial (C-2) zoning to General Commercial (C-3) zoning, as identified in Exhibit 1.A, based on the findings included as Attachment A of the Planning Commission staff report dated February 17, 2026. Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.
3. A certified copy of this Resolution shall be transmitted to the Board in compliance with Government Code Section 65855.
4. The Chair of the County Planning Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above mentioned action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED this March 4, 2026, by the following vote:

AYES: Cooney, Ford, Parke, Reed

NOES:

ABSENT: Martinez

ABSTENTIONS:



ROY REED, CHAIR

SANTA BARBARA COUNTY

COUNTY PLANNING COMMISSION

ATTEST:

JEFF WILSON

SECRETARY TO THE COMMISSION

By

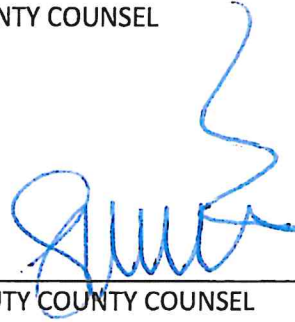


APPROVED AS TO FORM:

RACHEL VAN MULLEM

COUNTY COUNSEL

By



DEPUTY COUNTY COUNSEL

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA AMENDING SECTION 35.1 OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE IN CHAPTER 35 (ZONING) BY AMENDING THE COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 143-254-002 TO CHANGE ZONING DESIGNATION FROM C-2 (RETAIL COMMERCIAL) TO C-3 (GENERAL COMMERCIAL).

Case No. 25RZN-00003

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Sections 35.14.020 (Zoning Map and Zones) and 35-516 (Adoption of New Zoning Maps) of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Number 143-254-002, as shown in Exhibit 1.A and incorporated herein by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35.1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit 1.A, which redesignates the zoning on Assessor's Parcel Number 143-254-002 as follows:

Rezone Assessor's Parcel Number 132-254-002 from C-2 (Retail Commercial) to C-3 (General Commercial).

The amended Zoning Map, as exhibited in Exhibit 1.A, is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and Exhibit 1.A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Santa Barbara County Land Use and Development Code shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB NELSON, Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST

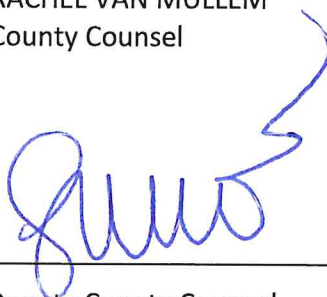
APPROVED AS TO FORM

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

RACHEL VAN MULLEM
County Counsel

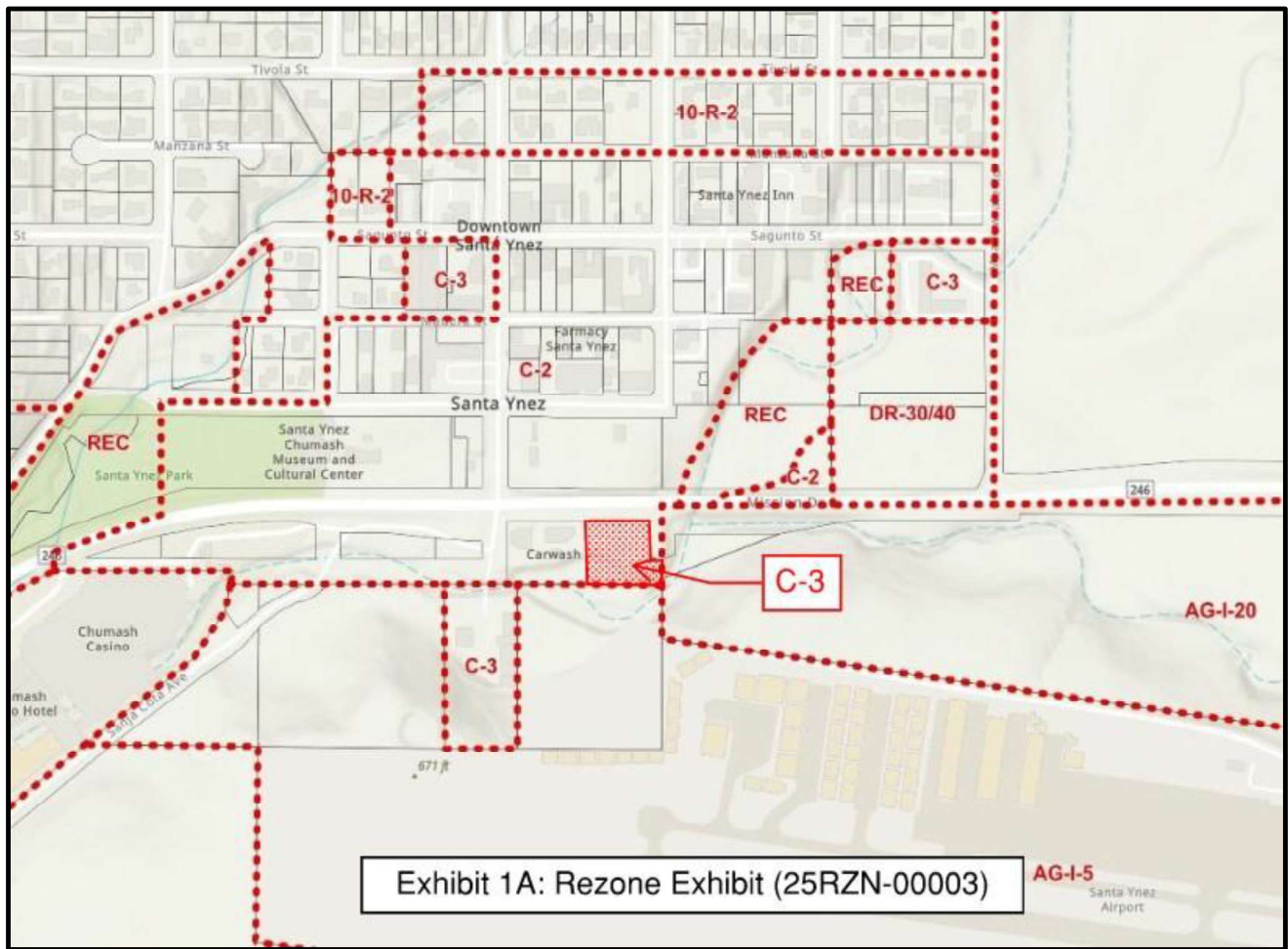
By: _____

Deputy Clerk

By:  _____

Deputy County Counsel

EXHIBIT 1.A



Rezone Exhibit