

**ATTACHMENT C: COUNTY LAND USE AND DEVELOPMENT CODE
ORDINANCE AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS; ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES; AND ARTICLE 35.11, GLOSSARY, TO IMPLEMENT PROGRAM 9, SITES FOR EMERGENCY SHELTERS, OF CHAPTER 5 OF THE 2023-2031 HOUSING ELEMENT UPDATE.

Case No. 24ORD-00021

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

SECTION 1:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Table 3-5, Residential Parking Standards, of Section 35.36.050, Required Number of Spaces: Residential Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

Table 3-5- Residential Parking Standards

Residential	Parking Spaces Required
One-family and two-family dwellings (excluding EX-1 & SLP zones)	2 spaces per dwelling unit (1) (2)
One-family located within EX-1 Zone	6 spaces per dwelling unit
Small Lot Planned Development	2 spaces per dwelling unit and 1 space per 5 lots (for storage of recreational vehicles)
Multiple dwelling units - single bedroom or studio dwelling unit (3) (4)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 2 bedrooms (3) (4)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 3 bedrooms or more (3) (4)	2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)

Accessory dwelling unit	As determined by Section 35.42.015 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
Junior accessory dwelling unit	No parking spaces required
Day care center (accessory or principal use) (6)	1 space per 10 children and; 1 drop-off/loading space
Fraternities, sororities, dormitories and boarding and lodging houses	1 space per 4 beds and 1 space per 2 employees
Guesthouse	1 space per guesthouse
Mobile Homes - MHP zone	2 spaces per mobile home space and 1 space per 3 mobile home spaces (for visitor parking) and 1 space per 5 mobile home spaces (for storage of recreational vehicles)
Mobile Home - MHS zone	2 spaces per lot and 1 space per 5 lots (for storage of recreational vehicles)
Retirement and special care homes (not including senior housing) (4) (5)	1 space per guest room and 1 space per 2 employees
<u>Emergency shelters</u>	<u>1 space per 6 beds and</u> <u>1 space per employee</u>

Notes:

- (1) In the Mission Canyon Community Plan area (excluding the RR zone), a minimum of 3 spaces shall be required for:
 - (a) A new dwelling unit,
 - (b) Habitable additions to an existing dwelling unit, either individually or combined, greater than 500 square feet, or
 - (c) An addition or remodel of an existing dwelling that includes one or more new bedrooms and results in a dwelling with three or more bedrooms.
- (2) In the Summerland Community Plan area additional parking spaces may be required in compliance with Section 35.28.210 (Community Plan Overlays).
- (3) Includes residential units constructed as a live/work unit or a mixed-use residential component.
- (4) See Subsection 35.23.060.D for parking requirements for qualifying affordable housing, senior housing, or special care housing developments.

- (5) Does not apply to special care homes serving 6 or fewer clients that are permitted as a one-family dwelling.
- (6) A reduction in required parking may be allowed (1) with the submittal of a parking study that sets forth substantial evidence to support a reduction in the required parking (e.g., the daycare center involves clients that do not have access to automobiles, the daycare center is located in proximity to a major transit stop, and/or sufficient parking already exists on or near the project site); and (2) subject to a Minor Conditional Use Permit granted at the discretion of the County decision-makers in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

SECTION 2:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Section 35.42.131, Emergency Shelters, to Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.131 Emergency Shelters

- A. **Purpose and intent.** The purpose of this Section is to establish objective development standards for emergency shelters in compliance with California Government Code Section 65583(a)(4)(B) (Assembly Bill 2339, January 1, 2023), or successor statute.
- B. **Applicability.** An emergency shelter may be approved on a lot in compliance with Table 2-12 (Allowed Land Uses and Permit Requirements for Commercial Zones), Table 2-13 (Allowed Land Uses and Permit Requirements for Commercial Zones), and Table 2-19 (Allowed Land Uses and Permit Requirements for Industrial Zones).
- C. **Application and processing requirements.** The following application and processing requirements shall apply to applications for emergency shelters:
 - 1. **Permit required.** Prior to the development of a new building or use of an existing building as an emergency shelter, an applicant shall submit an application for a Land Use Permit or a Minor Conditional Use Permit in compliance with Section 35.80.030 (Application Preparation and Filing) and obtain a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Minor Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).
 - 2. **Conflicts with other Sections of this Development Code.** Where there are conflicts between the standards in this Section 35.42.131 (Emergency Shelters) and other requirements of this Development Code, the provisions of this Section shall prevail.

D. Development standards. In addition to all objective policies and objective development standards that apply to residential uses in the applicable zones, emergency shelters shall comply with all of the following objective development standards:

- 1. Parking.** Parking to accommodate clients and all employees working in the emergency shelter shall be provided onsite in compliance with Table 3-5 of Section 35.36.050 (Required Number of Spaces: Residential Uses).
- 2. Waiting and client intake areas.** An emergency shelter shall include an interior or exterior waiting and client intake area that is screened from public view.
- 3. Onsite employee and emergency contact person.** A minimum of one (1) employee shall be on the premises during hours that the emergency shelter is in operation. A 24-hour emergency contact person shall also be designated for the shelter.
- 4. Proximity to other emergency shelters.** An emergency shelter shall not be located within 300 feet of another emergency shelter as measured from closest lot line to closest lot line.

SECTION 3:

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify the definitions of "emergency shelter" and "low barrier navigation center," of Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, definitions, to read as follows:

Emergency Shelter. ~~A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period, to individuals who have lost a permanent residence.~~ Housing with minimal supportive services for homeless persons. Emergency shelters may include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Low Barrier Navigation Center (Government Code Section 65660(a)). A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A low barrier navigation center may be non-congregate and relocatable. For purposes of this definition, "Housing First" has the same definition as included in Welfare and Institutions Code Section 8255, or successor statute. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

SECTION 4:

All existing indices, section references and numbering, and figure and table numbers contained in the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 5:

Except as amended by this ordinance, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 6:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 7:

If legislation is enacted which would supersede or preempt any section or subsection of this ordinance then the Board of Supervisors deems that section or subsection null and void and this ordinance shall remain in full force and effect without said section or subsection.

SECTION 8:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in 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 _____, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

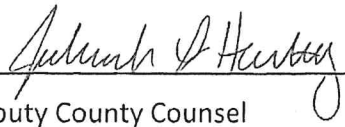
ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By 
Deputy County Counsel