

**ATTACHMENT I: COUNTY PLANNING COMMISSION ACTION LETTER AND
RESOLUTIONS, DATED OCTOBER 21, 2025**



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 OCTOBER 29, 2025

RE: Streamlining and Housing Accommodation Amendments; 25ORD-00006, 25ORD-00007

Hearing on the request of the Planning and Development Department to consider the following:

- a) Case No. 25ORD-00006: an Ordinance Amendment to the County Land Use and Development Code to streamline and modernize the ordinance and implement and modify standards for housing accommodation;
- b) Case No. 25ORD-00007: an Ordinance Amendment to Article II, the Coastal Zoning Ordinance, to streamline and modernize the ordinance and implement and modify standards for housing accommodation; and
- c) Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of October 29, 2025, Commissioner Parke moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to:

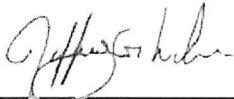
1. Make the required findings for approval, including California Environmental Quality Act (CEQA) findings, and recommend that the Board of Supervisors make the required findings for approval, including CEQA findings, of the proposed amendments, Case Nos. 25ORD-00006 and 25ORD-00007 (Attachment A of the staff report dated October 21, 2025);
2. Recommend that the Board of Supervisors determine that the amendments are exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265 (Attachment B of the staff report dated October 21, 2025); and
3. Adopt a resolution (Attachment C of the staff report dated October 21, 2025) recommending that the Board of Supervisors approve Case No. 25ORD-00006, an ordinance amending the County Land Use and Development Code, and Case No. 25ORD-00007, an ordinance amending the Coastal Zoning Ordinance, to streamline and modernize the ordinances and implement and

modify standards for housing accommodation, with the revisions recommended by the Planning Commission at the hearing of October 29, 2025.

RECOMMENDED REVISIONS TO THE COASTAL ZONING ORDINANCE

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

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Ben Singer, Planner

Attachments: **Attachment A – Findings**
 Attachment C – Planning Commission Resolution

DMB/dmv

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ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 25ORD-00006 and -00007

1.0 CEQA FINDINGS

- 1.1 Case No. 25ORD-00006.** The Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors (Board) find, that the proposed amendments to the County Land Use and Development Code (LUDC) (Case No. 25ORD-00006), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c).
- 1.2 Case No. 25ORD-00007.** The Planning Commission finds, and recommends that the Board find, that the proposed amendments to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 25ORD-00007), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265.

Please see the Notice of Exemption (Attachment B) for more information.

2.0 ADMINISTRATIVE FINDINGS

In compliance with LUDC Section 35.104.060.A and CZO Section 35-180.6, the following findings shall be made by the Planning Commission in order to recommend approval of text amendments to the LUDC and CZO, and the Board shall adopt the following findings in order to approve text amendments to the LUDC and CZO:

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

The Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are in the interest of the general community welfare since the amendments will revise the LUDC and CZO to: (1) streamline and modernize the ordinances to provide clear permit review procedures and process improvements; (2) revise existing regulations that apply to commercial zone districts to facilitate mixed-use development; and (3) update regulations and development standards (e.g. height, lot coverage, and open space) that apply to multi-family zone districts to ensure maximum densities can be achieved. These updates will ensure compliance with the 2023-2031 Housing Element Update (Housing Element) and applicable State laws, while enabling more streamlined housing development in commercial zones, and establishing clear and consistent expectations for project review, all of which is in the general community welfare.

2.2 LUDC: The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code [LUDC].

CZO: The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article [CZO].

The Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), LUDC, and CZO. The proposed amendments implement Programs 1 and 16 of the Housing Element, which directs the County to revise development standards related to density, and modernize the multifamily residential and commercial zone districts in order to facilitate mixed-use development and ensure maximum allowable residential densities can be reasonably achieved. The proposed ordinance amendments do not conflict with any policies of the Comprehensive Plan or CLUP, and future development would continue to be subject to consistency with applicable policies and regulations. The proposed ordinance amendments are also consistent with the remaining portions of the LUDC and CZO that would not be revised by these ordinances.

Therefore, and as discussed further in Sections 6.2 and 6.3 of the Planning Commission Staff Report, dated October 21, 2025, and incorporated by reference, the ordinance amendments are consistent with the CLUP and the Comprehensive Plan, the requirements of State planning and zoning laws, and the LUDC and CZO.

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

The Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values since they will streamline and modernize the ordinances to provide clear and consistent permit procedures, implement necessary process improvements, and continue to support housing accommodation in the County. As a result, the changes are consistent with good zoning and planning practices and will benefit the public. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, CLUP, LUDC, and CZO.

ATTACHMENT C: PLANNING COMMISSION RESOLUTION

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

IN THE MATTER OF RECOMMENDING TO THE)
BOARD OF SUPERVISORS THE ADOPTION OF)
AMENDMENTS TO THE SANTA BARBARA COUNTY) RESOLUTION NO.: 25- 13
LAND USE AND DEVELOPMENT CODE AND THE)
ARTICLE II COASTAL ZONING ORDINANCE, TO) CASE NOS: 25ORD-00006
STREAMLINE AND MODERNIZE THE ORDINANCE) 25ORD-00007
AND TO IMPLEMENT STANDARDS FOR HOUSING)
ACCOMMODATION.)

WHEREAS, on July 19, 1982, by Ordinance 3312, the Board of Supervisors (Board) adopted Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of the Santa Barbara County Code; and

WHEREAS, on November 27, 2007, by Ordinance 4660, the Board adopted the Santa Barbara County Land Use and Development Code (LUDC), Section 35-1 of Chapter 35 of the Santa Barbara County Code; and

WHEREAS, the LUDC and CZO contain many requirements and standards, and updates to modernize and streamline the ordinances can improve their effectiveness and ease of use; and

WHEREAS, the Board adopted the 2023-2031 Housing Element Update on December 5, 2023; and

WHEREAS, the 2023-2031 Housing Element Update contains goals, policies, and programs which require the County to take certain implementation actions; and

WHEREAS, the proposed ordinance amendments will satisfy portions of Program #1 and Program #16 of the 2023-2031 Housing Element Update related to housing accommodation; and

WHEREAS, the proposed LUDC amendments are attached hereto as Attachment C-1 and are incorporated herein by reference; and

WHEREAS, the proposed CZO amendments are attached hereto as Attachment C-2 and are incorporated herein by reference; and

WHEREAS, the proposed LUDC and CZO amendments are consistent with the County Comprehensive Plan, including the Coastal Land Use Plan, and the requirements of State planning, zoning, and development laws; and

WHEREAS, the proposed LUDC and CZO amendments are in the interest of the general community welfare since they will streamline and modernize the ordinances and implement and modify standards for housing accommodation; and

WHEREAS, the County Planning Commission has held a duly notice public hearing on October 29, 2025, in compliance with Government Code Section 65854, on the proposed County Land Use and Development Code and Coastal Zone Ordinance amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. The Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of the County, to recommend that the Board adopt the following Ordinances:
 - a. An Ordinance amending the County Land Use and Development Code (Case No. 25ORD-00006), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C-1); and
 - b. An Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 25ORD-00007) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C-2), with the following revision recommended by the Planning Commission at the October 29, 2025, hearing:
 - i. Modify the provision for Director deferral of projects to the Planning Commission to be at the request of the applicant, rather than with applicant consent.
3. In compliance with the provisions of Government Code Section 65855, the County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this County Planning Commission, based on the findings included as Attachment of the County Planning Commission staff report dated October 21, 2025.
4. A certified copy of this Resolution shall be transmitted to the Board in compliance with Government Code Section 65855.
5. 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 29th day of October, 2025, by the following vote:

AYES: Cooney, Ford, Parke, Reed, Martinez

NOES:

ABSENT:

ABSTENTIONS:



KATE FORD, CHAIR
SANTA BARBARA COUNTY
COUNTY PLANNING COMMISSION

ATTEST:

JEFF WILSON 

APPROVED AS TO FORM:

RACHEL VAN MULLEM

SECRETARY TO THE COMMISSION

COUNTY COUNSEL

By _____

By  _____

DEPUTY COUNTY COUNSEL

Attachment C-1: County Land Use and Development Code Ordinance Amendment, Case No. 25ORD-00006

Attachment C-2: Coastal Zoning Ordinance Amendments, Case No. 25ORD-00007