

2025 General Ordinance Amendment Package

Case Nos. 25ORD-00009,
-10, -11, and -13

Board of Supervisors
February 3, 2026



County of Santa Barbara
Planning and Development
Corina Martin

Presentation Overview

- Background
- Ordinance Amendments
- CEQA
- Planning Commission Hearings
- Recommendations



General Ordinance Amendment Package

- Minor revisions to **Agricultural Enterprise Ordinance**
- Add provisions for **Art, Garden, and Architecture Tours**
- Implement revisions to **State Density Bonus** provisions
- Repeal the **Montecito Growth Management Ordinance** (Chapter 35B)
- Initiate **Minor Amendments** to correct, clarify, or simplify existing provisions, requirements, and definitions



Agricultural Enterprise Ordinance



Agricultural Enterprise Ordinance

Minor clarifications to Agricultural Enterprise Ordinance:

- Clarify that agricultural enterprise use structures allowed with a Zoning Clearance or Land Use Permit do not count towards Development Plan thresholds
- Delete 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



Art, Garden, and Architecture Tours

Facilitate temporary community events such as artist, garden, and architecture tours in the Coastal Zone and Montecito Community Plan Area

- LUDC has similar provisions (adopted May 2025)
- Exempt from planning permit but subject to specific standards
- Clarify that exemption does not apply to properties operating under CUP, unless expressly permitted



State Density Bonus Law



State Density Bonus Law

State mandate that allows developers higher density and other incentives in exchange for building affordable housing

- Assembly Bill (AB) 3116: September 24, 2024
 - Additional benefits for student housing development
 - Defines student housing development containing 2 or more bed spaces
 - Establishes parking ratios for student housing
 - Incentives or concessions for projects with at least 23% low-income affordability
- Update existing provisions to comply with recent legislation



Montecito Growth Management Ordinance (MGMO)



MGMO – Chapter 35B

Implements provisions intended to pace development in conjunction with services and resources available in the Montecito Community Plan Area

- Board adopted in March 1991 and extended in 2010 (expires 2030)
- SB 330 states “shall not enforce any moratorium or similar restriction or limitation on housing development”
- MGMO does not comply with State law
- Repeal and remove from County Code
- MGMO is currently not being implemented or enforced



Other Minor Amendments



LUDC/MLUDC Minor Amendments

- Simplify front setback requirements for corner lots
- Correct subsection typo in the Commercial Telecommunication Facilities Ordinance
- Clarify amount of ADUs and JADUs permitted per lot
- Clarify that floor area calculations are in gross square feet
- Revise definitions for “*Lot, Interior*” and “*Street, Primary*”



LUDC/MLUDC Minor Amendments

- Correct a subsection typo in the Road Names – Procedure, Standards, and Signs (**LUDC**)
- Update noticing requirements for mobilehome park conversions (**LUDC**)
- Allow garages and carports in the Resource Management Zone (**MLUDC**)

CZO Minor Amendments

- Implement existing practices to establish consistency with regulations in the LUDC and MLUDC for application review procedures
- Add a new definition for *Flood Control* and revise existing definitions for *Lot*, *Interior* and *Major Public Works Project and Major Energy Facility*
- Clarify setbacks for plant protection structures in the AG-I zone
- Clarify floor area ratio calculations in the Summerland Community Plan area



Environmental Review

- **LUDC/MLUDC** Amendments – exempt pursuant to CEQA Guidelines Section 15061(b)(3)
- **CZO** Amendments – exempt pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265
- **Chapter 35B** – exempt pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265

Montecito Planning Commission

On November 19, 2025, the MPC voted 3-2 to:

- Recommend adoption of the MLUDC amendments and an ordinance to repeal the Montecito Growth Management Ordinance
- Recommend adoption of the CZO amendments with one minor staff clarification edit to CZO Section 35-68.7.4, Setbacks for Buildings and Structures

County Planning Commission

On December 3, 2025, the CPC voted 5-0 to:

- Recommend adoption of the LUDC and CZO amendments with staff's minor edit to Section 35-68.7.4

Recommended Actions

- Make the required findings for approval
- Determine that 25ORD-00009, -10, -11, -13, and submittal to the CCC are exempt from CEQA
- Adopt the ordinances to amend the LUDC, CZO, and MLUDC, and repeal Chapter 35B (Case Nos. 25ORD-00009, -10, -11, and -13)
- Adopt a resolution authorizing submittal of the Local Coastal Program amendment to the CCC for review and certification

Thank You

Questions?

