

# 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  
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# 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

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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?