

Hagfors Rezone

Case No. 25RZN-00003

Board of Supervisors

August 18, 2026

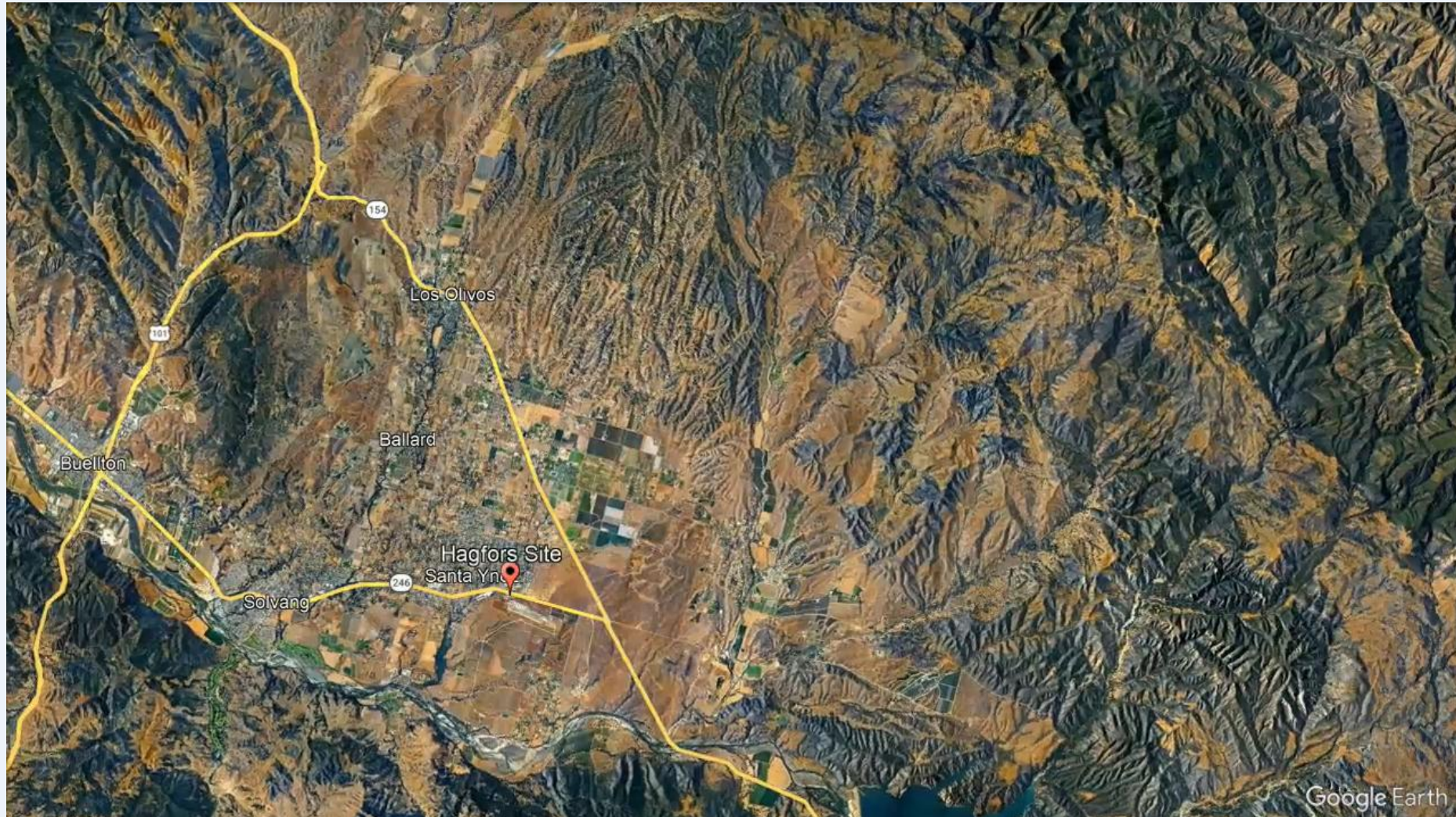


County of Santa Barbara

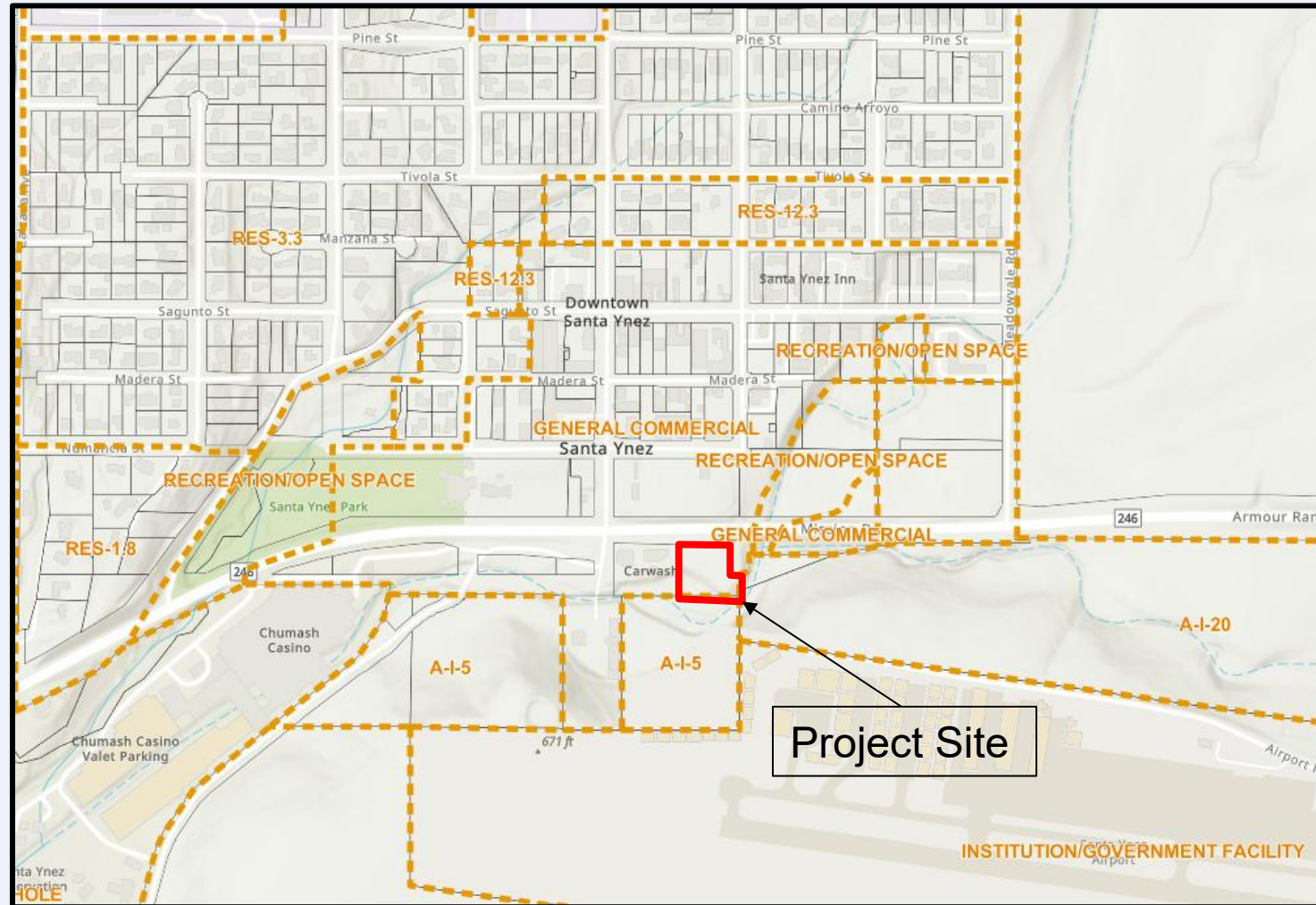
Planning and Development

Soren Kringel

Aerial Imagery



Vicinity Map



New Uses

	C-2	C-3
Agricultural processing	--	P(3)
Bakery and baked goods production and distribution	--	P
Metal products fabrication, machine and welding shops	--	P(3)
Printing and publishing	--	P
Recycling - Specialized materials collection center	--	P
Storage – Contractor equipment storage yard	--	P
Storage - Personal storage facility (mini storage)	--	P
Wholesaling and distribution	--	P
Wholesaling and distribution - Essential to agriculture	--	P
Farm supply and feed store	--	P
Fuel dealer	--	P(8)
Repair service - Farm implements and equipment	--	P
Vehicle services - Major repair, bodywork	--	P
Cannabis - Distribution	--	S
Vehicle dispatch facility	--	MCUP

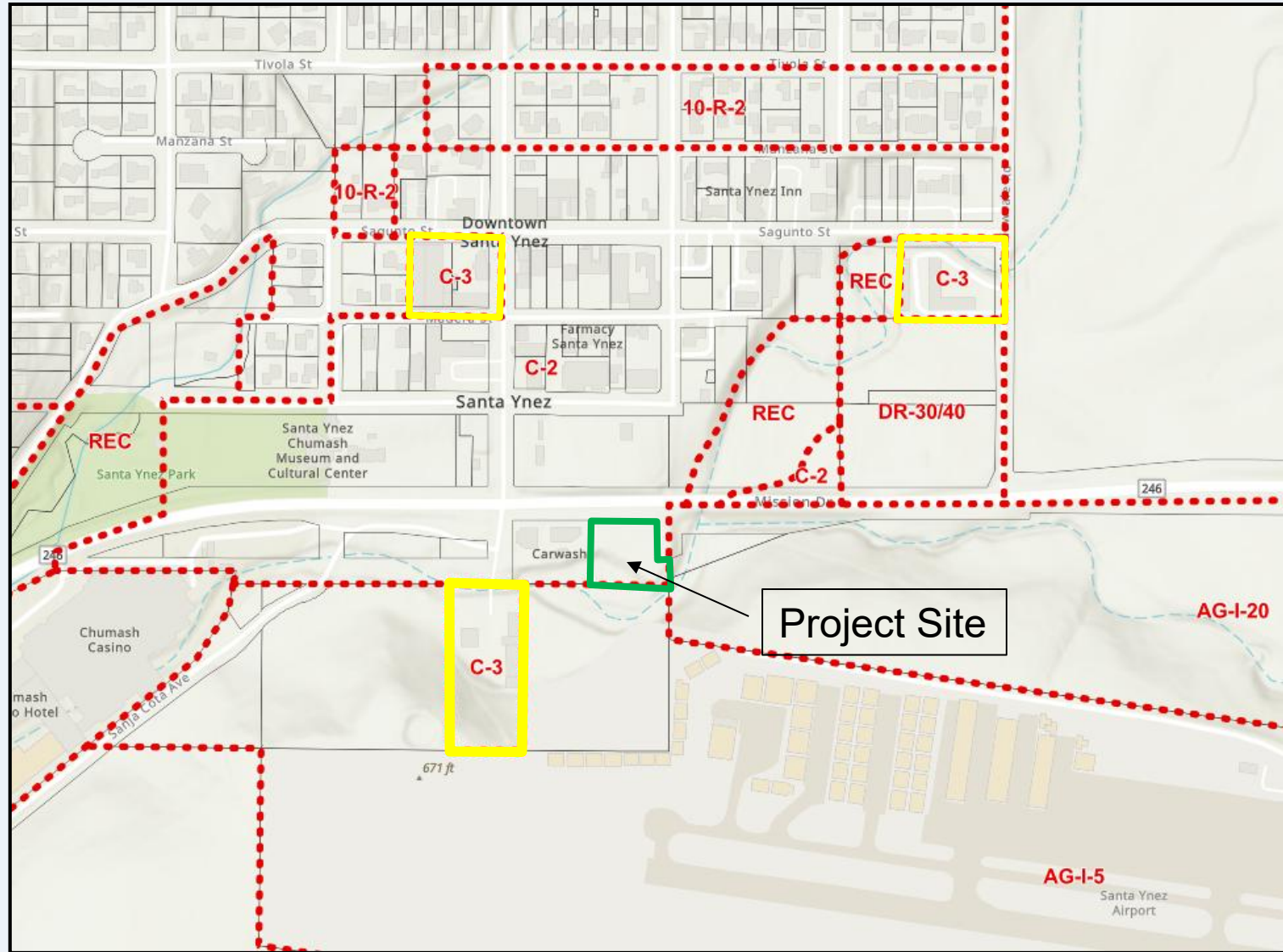
Development Standards

Development Feature	Requirement by Zone	
	C-2 Retail Commercial	C-3 General Commercial
Minimum lot size	None required; minimum lot size shall be determined by the review authority through the subdivision review process.	None.
Maximum Residential Density	Section 35.42.200 (Mixed Use); plus one accessory dwelling unit per lot where allowed in compliance with Section 35.42.015 (Accessory Dwelling Units and Junior Accessory Dwelling Units).	
Setbacks		
Front – Primary	30 ft from road centerline, and 10 ft from right-of-way; 42 ft from centerline and 10 ft from right-of-way of 2-lane expressway or street with 4 or more lanes; An open canopy, porch or similar structure may encroach up to 12 ft into the setback, but not into a right-of-way.	
Front – Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front setback.	
Side	None; 3 ft minimum when provided.	
Rear	10% of lot depth, with 10 ft maximum required; 25 ft where rear lot line abuts a residential zone.	
Building Separation	Buildings containing dwellings shall be located a minimum of 5 feet from any other detached building on the same building site.	
Maximum Site Coverage	No Maximum.	
Maximum Height Limit	35 ft.	

Zoning Map Amendment Findings

- The request is in the interests of the general community welfare.
- The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.
- The request is consistent with good zoning and planning practices.

Other C-3 Zoned Parcels



Environmental Review

- Reviewed pursuant to CEQA Guidelines Section 15183.
- Project is consistent with the SYVCP and its certified EIR (08EIR-00004).
- No physical development or site disturbance proposed.
- The proposed zone change will result in similar commercial development potential.



Recommended Actions

1. Make the required findings for approval of the Rezone ordinance, consisting of a Zoning Map Amendment (Case No. 25RZN-00003) and California Environmental Quality Act (CEQA) findings, as specified in Attachment A, Findings for Approval;
2. Determine 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). Further, 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;
3. Adopt an Ordinance to approve a Rezone (Case No. 25RZN-00003) amending the Santa Barbara County Zoning Map of the County Land Use and Development Code to change Assessor Parcel
9 Number 143-254-002 from Retail Commercial (C-2) to General Commercial (C-3).

Zone Purposes

- **C-2 (Retail Commercial) zone.** The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- **C-3 (General Commercial) zone.** The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.