



**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## BOARD OF SUPERVISORS AGENDA LETTER

**Department Name:**  
Planning and Development  
**Department Number:**  
053  
**Agenda Date:**  
July 7, 2026  
**Placement:**  
Set-Hearing

**Estimated Time:**  
1 hr. on August 18, 2026  
**Continued Item:**  
No  
**If Yes, date from:**  
N/A  
**Vote Required:**  
Majority

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**TO:** Board of Supervisors

**FROM:** Department Director(s): Lisa Plowman, Director, Planning and Development

DocuSigned by:  
*Lisa Plowman*  
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**CONTACT:** Travis Seawards, Deputy Director, Planning and Development

**SUBJECT:** Set Hearing to Consider the Hagfors Rezone Project, Case No. 25RZN-00003, Third Supervisorial District

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### Concurrences:

#### County Counsel Concurrence:

As to form: Yes

#### Auditor-Controller Concurrence:

As to form: N/A

#### Other Concurrence:

As to form: N/A

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### Recommended Actions:

That the Board of Supervisors:

On July 7, 2026, set a hearing for August 18, 2026, to consider the recommendations of the County Planning Commission regarding the Hagfors Rezone Project (Project).

On August 18, 2026, staff recommends that the Board of Supervisors take the following actions to approve the Hagfors Rezone Project (Project), as recommended by the County Planning Commission:

- a) Make the required findings for approval of the Project, consisting of a Zoning Map Amendment (Rezone, Case No. 25RZN-00003), including California Environmental Quality Act (CEQA) findings;
- b) 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.
- c) Approve a Rezone and adopt an Ordinance (Case No. 25RZN-00003) amending the Santa Barbara County Zoning Map of the County Land Use and Development Code to change the zone district on the subject parcel from Retail Commercial (C-2) to General Commercial (C-3).

### **Summary Text:**

This Board item is a set hearing for the Hagfors Rezone Project, Case No. 25RZN-00003. The proposed project is a request to consider the following:

- Rezone (Case No. 25RZN-00003) of the subject 1.40-acre parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3) in compliance with Land Use and Development Code (LUDC) Chapter 35.104 (Amendments).
- California Environmental Quality Act (CEQA) Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning] and the analysis prepared and determine that the project is statutorily exempt from CEQA 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).

The application involves Assessor Parcel No. (APN) 143-254-002, zoned Retail Commercial (C-2), located at 3586 Mission St. in the Santa Ynez Community Plan area, Third Supervisorial District.

### **Discussion:**

The analysis related to this agenda item will be docketed with a separate Board Agenda Letter for the hearing on August 18, 2026.

The subject parcel is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. The applicant expressed to County Staff that the intent of the proposed rezone from Retail Commercial (C-2) to General Commercial (C-3) is to allow for the potential development of a Personal Storage Facility, which is not a permitted use within the C-2 Zone District. No development is proposed as part of this project. Although the future development of a storage facility and office building are being considered by the applicant, there is no assurance that those uses will ultimately be constructed, and no entitlements for development are currently proposed. To provide a comprehensive analysis of how the proposed Zoning Map Amendment could affect potential future development on the site, staff will compare all allowed uses where the permitting requirements differ under the C-3 Zone District (General Commercial) versus the C-2 Zone District (Retail Commercial) in the forthcoming letter.

**Background:**

On March 4, 2026, the County Planning Commission reviewed the proposed Rezone and recommended (5-0) that the Board of Supervisors approve the proposed project, pursuant to the procedures regarding review authority in LUDC Section 35.80.020.

**Fiscal and Facilities Impacts:**

This project cost is fully recovered by fees paid by the Applicant and no impact to the General Fund is anticipated. The fiscal analysis related to this agenda item is forthcoming and will be docketed with a separate Board Agenda Letter for the hearing on August 18, 2026.

**Fiscal Analysis:**

Funding Source	FY [ <i>fiscal year 1</i> ]	Total
Fees	28,000.00	<b>28,000.00</b>
<b>Total</b>	<b>28,000.00</b>	<b>28,000.00</b>

**Special Instructions:**

The Planning and Development Department shall publish a legal notice in the *Santa Ynez Valley Star* at least 20 days prior to the hearing on August 18, 2026. The Clerk of the Board shall also fulfill mailed noticing requirements at least 20 days before the scheduled hearing. The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication via email to the assigned case planner, Soren Kringel, [kringels@countyofsb.org](mailto:kringels@countyofsb.org).

**Contact Information:**

Soren Kringel  
 Senior Planner  
[kringels@countyofsb.org](mailto:kringels@countyofsb.org)