



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: BOS 1st & 3rd District
Department No.: 011
For Agenda Of: 12/17/2024
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM:

Supervisor Das Williams, 1st District

Supervisor Joan Hartmann, 3rd District

SUBJECT: Revise the Long Range Planning Work Program and Initiate amendments to the County’s Zoning Ordinances Farmworker Housing to create more ministerial options for permanent farmworker multi-family housing

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Direct Planning & Development Long Range Division staff to include as an option for consideration in the FY 25-26 Long Range Planning Work Program amendments to the County’s Zoning Ordinance(s) regarding farmworker housing ordinance to expand ministerial options for permanent farmworker multi-family housing; and
- b) Determine that the proposed action does not constitute a “Project” within the meaning of the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(5) of the CEQA Guidelines, because it consists of an organizational or administrative activity of government which will not result in direct or indirect physical changes in the environment.

Summary Text:

Following the November 12, 2024 public community meeting held by the Board’s Farmworker Conditions in Santa Barbara County Temporary Ad Hoc Committee, consisting of Supervisor Williams and Supervisor Hartmann, the Supervisors provided a verbal report of its findings to the full Board of Supervisors on

December 3, 2024. The temporary ad hoc committee concluded the County of Santa Barbara would be well situated to address high housing costs and housing shortages impacting farmworkers by creating more ministerial options for the development of permanent farmworker multi-family housing in Santa Barbara County.

Background:

Local agricultural workers and representatives from farmworker support and advocacy organizations spoke during public comment at the Tuesday, August 27, 2024 Board of Supervisors meeting to highlight the report “Harvesting Dignity: The Case for a Living Wage for Farmworkers” released in Spring 2024. The public commenters requested that the Board of Supervisors add an item to a future agenda to consider the issues raised in the report. Supervisor Williams and Hartmann requested that an item be placed on a future agenda for the Board to consider formation of a temporary ad hoc advisory committee so they could further explore issues raised. On Tuesday, September 10, 2024 the Board of Supervisors approved the formation of a temporary ad hoc committee regarding farmworker conditions in Santa Barbara County. The temporary ad hoc committee held a public community meeting on Tuesday, November 12, 2024.

The Farmworker Conditions in Santa Barbara County temporary ad hoc committee held a public information session on November 12, 2024 in Santa Maria and heard from experts on a range of topics, including: the need for a living wage for all farmworkers, the current state of the agricultural industry, H2A workers, farmworker healthcare, farmworker housing, and the opportunities for upward mobility among farmworkers. Following the panels of experts, the temporary ad hoc committee heard nearly 3 hours of public comment from farmworkers, advocates of farmworkers, and members of the agricultural industry. Supervisors Williams and Hartmann provided a verbal report to the full Board at the December 3, 2024 meeting.

Currently, the County’s Land Use and Development Code allows for Farmworker Dwelling Units and Farmworker Housing Complexes. The dwelling units can provide accommodations for six or fewer farmworkers at any one time and is permitted with a land use permit as a single-family dwelling in the agricultural zone districts and several residential and commercial zones. Farmworker housing complexes which can include a maximum of 36 beds for group living quarters and a maximum of 12 residential units, are allowed with a land use permit or a conditional use permit in agricultural, residential, commercial, and industrial zone districts.

The temporary ad hoc committee heard from property owners as well as a representative from People’s Self-Help Housing that the existing code was still too restrictive to allow for meaningful development of farmworker housing. The temporary ad hoc committee also heard from farmworkers that housing costs are the most significant financial burden on farmworker families and, as such, has concluded that expanding ministerial options for permanent farmworker multi-family housing is the most immediate action for the Board to take at this time.

Performance Measure: N/A

Contract Renewals and Performance Outcomes: N/A

Fiscal and Facilities Impacts: N/A

Budgeted: N/A

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ -

Narrative: N/A

Key Contract Risks: N/A

Staffing Impacts: N/A

Legal Positions:

FTEs:

Special Instructions:

N/A

Attachments:

A – Santa Barbara County Land Use and Development Code Section 35.442.135 – Farmworker Housing

B – Santa Barbara County Land Use and Development Code Section 35.500.020 – Definitions of Specialized Terms and Phrases, “Farmworker Housing”

C – Santa Barbara County Land Use and Development Code Section 35.423.030 Table 2-4, “Allowed Land Uses and Permit Requirements for Residential Zones”

D – Farmworker Housing Tables

Authored by:

Darcel Elliott, Chief of Staff
First District Supervisor Das Williams
delliott@countyofsb.org

cc: