

ATTACHMENT D: ARTICLE II COASTAL ZONING ORDINANCE AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING DIVISION 2, DEFINITIONS; DIVISION 6, PARKING REGULATIONS; AND DIVISION 7, GENERAL REGULATIONS, TO IMPLEMENT PROGRAM 9, SITES FOR EMERGENCY SHELTERS, OF CHAPTER 5 OF THE 2023-2031 HOUSING ELEMENT UPDATE.

Case No. 24ORD-00022

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 2, Definitions, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Section 35-58, Definitions, to modify the definitions of "emergency shelter" and "low barrier navigation center" to read as follows:

Emergency Shelter. ~~A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period, to individuals who have lost a permanent residence.~~ Housing with minimal supportive services for homeless persons. Emergency shelters may include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Low Barrier Navigation Center (Government Code Section 65660(a)). A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. For purposes of this Definition, "Housing First" has the same definition as included in Welfare and Institutions Code Section 8255, or successor statute. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

SECTION 2:

DIVISION 6, Parking Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Section 35-108, Required Number of Spaces: Residential, to read as follows:

Parking spaces shall be permanently maintained on the same building site on which the dwelling(s) is located, except as provided in Section 35-76, Medium Density Student Residential, and Section 35-77, High Density Student Residential:

1. **Single family and two family dwellings:** Two spaces per dwelling unit.
 - a. Division 13 (Summerland Community Plan Overlay) and Division 16 (Montecito Community Plan Overlay District) include additional parking requirements.
2. **Multiple Dwelling Units:**
 - a. **Single bedroom or studio dwelling unit:** One covered space per dwelling unit.
 - b. **Two bedroom dwelling:** One covered space plus 0.5 spaces covered or uncovered per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces.
 - c. **Three or more bedroom dwellings:** One covered space plus one space covered or uncovered per dwelling unit, located as required in b), above.
 - d. Developments located within a radius of one mile of the boundaries of a college or university shall provide a minimum of two parking spaces per dwelling unit, of which one shall be covered.
 - e. **Visitor parking:** One space per five dwelling units.
3. **Guest houses:** One space per guest house.
4. **Mobile homes in mobile home parks:** One covered space per site and one space for every three sites for guest parking.
5. **Fraternalities, sororities, dormitories, and boarding and lodging houses:** One space per four bed spaces and one space per two employees.
6. **Retirement and special care homes:** One space per guest and one space per two employees.
7. **Accessory dwelling units.** As determined by Section 35-142 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
8. **Junior accessory dwelling units.** No new parking spaces required.
9. **Day Care Center.** One space per 10 children/adults and one drop-off/loading space.

- a. A reduction in required parking may be allowed: (1) with the submittal of a parking study that sets forth substantial evidence to support a reduction in the required parking (e.g., the daycare center involves clients that do not have access to automobiles, the daycare center is located in proximity to a major transit stop, and/or sufficient parking already exists on or near the project site); and (2) subject to a Minor Conditional Use Permit granted at the discretion of the County decision-makers, Section 35-172.8 (Findings Required for Approval).

10. **Emergency Shelter.** One space per 6 client beds and one space per employee.

SECTION 3:

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Section 35-144I, Emergency Shelters, to read as follows:

Section 35-144I. Emergency Shelters.

- A. **Purpose and intent.** The purpose of this Section is to establish objective development standards for emergency shelters in compliance with California Government Code Section 65583(a)(4)(B) (Assembly Bill 2339, January 1, 2023), or successor statute.
- B. **Applicability.** An emergency shelter may be approved on a lot zoned to allow emergency shelters as a permitted use or conditionally permitted use.
- C. **Application and processing requirements.** The following application and processing requirements shall apply to applications for emergency shelters:
 1. **Permit required.** Prior to the development of a new building or use of an existing building as an emergency shelter, an applicant shall submit an application for a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits), and, where applicable, a Minor Conditional Use Permit in compliance with Section 35-172.4 (Minor Conditional Use Permits).
 2. **Conflicts with other Sections of this Development Code.** Where there are conflicts between the standards in this Section 35-144I (Emergency Shelters) and other requirements of this Article, the provisions of this Section shall prevail.
- D. **Development standards.** In addition to all objective policies and objective development standards that apply to residential uses in the applicable zones, emergency shelters shall comply with all of the following development standards.
 1. **Parking.** Parking to accommodate clients and all employees working in the emergency shelter shall be provided onsite as specified in Section 35-108 (Required Number of Spaces: Residential).

2. Waiting and client intake areas. An emergency shelter shall include an interior or exterior waiting and client intake area that is screened from public view.
3. Onsite employee and emergency contact person. A minimum of one (1) employee shall be on the premises during hours that the emergency shelter is in operation. A 24-hour emergency contact person shall also be designated for the shelter.
4. Proximity to other emergency shelters. An emergency shelter shall not be located within 300 feet of another emergency shelter as measured from closest lot line to closest lot line.

SECTION 4:

All existing indices, section references and numbering, and figure and table numbers contained in the Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 5:

Except as amended by this ordinance, Divisions 2, 6, and 7 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 6:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 7:

If legislation is enacted which would supersede or preempt any section or subsection of this ordinance then the Board of Supervisors deems that section or subsection null and void and this ordinance shall remain in full force and effect without said section or subsection.

SECTION 8:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the

expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

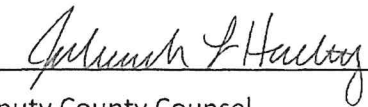
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____

Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By  _____
Deputy County Counsel