



Zoning Ordinance Amendment Project

Ordinance Streamlining and Housing Accommodation Amendments

Case Nos. 25ORD-00006, 25ORD-00007, and 25ORD-00008

Board of Supervisors

January 27, 2026



COUNTY of
SANTA BARBARA

one
COUNTY
one
FUTURE

Overview

Continued hearing regarding the **Phase II Amendments** that address **Housing Accommodation** and **Process Improvement** portions of the **Zoning Ordinance Amendment Project**; an effort to bring certain rules, regulations, and review processes up to date with County goals, and reflect current regulatory, economic, and environmental conditions.



Zoning Ordinance Amendment Project

Updating the Zoning Ordinance to be more effective, efficient and clear.



Process Improvement

Amendments to the review process for certain projects and permit types to *reduce unnecessary processing* and to promote the type of development the community wants by providing a clear, predictable path to approval

Housing Amendments

Amendments aimed at *implementing* Housing Element Programs #1 and #16

- Revise development standards to enable achievement of allowed densities
- Modernize MF and Comm zone standards to facilitate housing

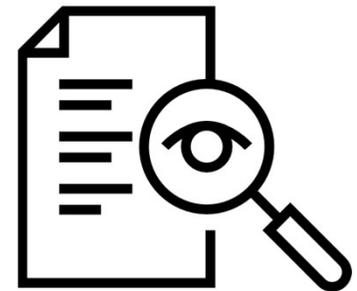
What we heard:

- Additional opportunities to streamline processes and reduce processing time
- Additional opportunities for flexibility



What we heard:

- Provide sufficient amounts of usable open space and landscaping with multi-family development
- Protect the commercial nature of Commercial Zone Districts and provide viable commercial spaces



Process Improvement Amendments

Permit Procedures and Administrative Provisions



Area of Concern	Draft Amendments/Existing Standard	Proposed Revision
<p>Variations, concurrent processing Provide flexibility for a variety of projects and processing situations</p>	<p>Variations <i>shall be</i> processed concurrently with associated permits</p>	<p>Variations <i>may be</i> processed concurrently with associated permits</p>
<p>Appeals of Zoning Administrator Actions Streamline processes and reduce processing times</p>	<p>Decisions of the Zoning Administrator appealable to the <i>Planning Commission</i></p>	<p>Decisions of the Zoning Administrator appealable to the <i>Board of Supervisors</i></p>
<p>Substantial Conformity Determinations, Maximum Square Footage Ensure that square footage limitations are appropriate for a wide range of projects</p>	<p>10% square footage increase, or 1,000 square feet, whichever is less</p>	<p>Allow for a 10% square footage increase, but establish a minimum of 500 square feet and a maximum of 5,000 square feet</p>





Residential Open Space Requirements

Area of Concern	Draft Amendments	Proposed Revisions
Amount Ensure sufficient amount of open space	<ul style="list-style-type: none"> Max density < 20 units/acre: 200 sf/unit Max density => 20 units/acre: 60 sf/unit 	<ul style="list-style-type: none"> Max density < 20 units/acre: 300 sf/unit Max density => 20 units/acre: 150 sf/unit
Configuration Ensure common open space is usable	Must meet minimum dimension requirements of 15 ft x 15 ft	<ul style="list-style-type: none"> At least one space must meet minimum dimension requirements of 50 ft x 50 ft Minimum dimensions must be uninterrupted by walkways with the primary purpose of providing access to and between buildings, parking areas, or other site features
Landscaping Ensure landscaping and aesthetic concerns are addressed	Setbacks must be landscaped, no minimum total amount	All areas of the site not intended for specific uses must be landscaped, minimum 15% of the site





Mixed-Use Development, Commercial Zone Districts

Area of Concern	Draft Amendments	Proposed Revisions
<p>C-1, CN, and CM-LA zone districts Ensure ongoing commercial nature of the C-1, CN, and CM-LA zone districts</p>	<p>Maximum density: 20 units/acre</p>	<p>Maximum density: 10 units/acre</p>
<p>C-1 and CN zone districts Ensure provision of viable commercial space</p>	<p>Residential uses are limited to an upper story or behind a nonresidential use</p>	<p>Additionally require the nonresidential space to have a minimum depth of 40 ft</p>
<p>C-2 Zone District Ensure ongoing commercial nature of the C-2 zone district</p>	<p>Maximum density: 30 units/acre</p>	<p>Maximum density: 20 units/acre</p>



Planning Commission Recommendations

- **Montecito Planning Commission**

- Remove the proposed provision for accessory structures of less than 500 square feet located behind another structure or on the back half of a property to be exempted from Design Review
- Allow appeals by applicants of Time Extensions that are denied by the Director
- Allow for an additional Time Extension to be approved by the Planning Commission, in addition to the proposed Time Extension of two years approved by the Director
- Increase the proposed allowance for Director review and approval of Development Plans for structures and additions from up to 1,000 square feet to up to 2,000 square feet

- **County Planning Commission**

- Modify CZO provision for Director deferral of projects to the Planning Commission to be at the request of the applicant, rather than with applicant consent



Environmental Review

- LUDC/MLUDC amendments - exempt pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c)
- CZO amendments - exempt pursuant to CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265



Recommended Actions

- Make the findings for approval, including CEQA findings (Attachment A of the BAL)
- Determine the ordinance amendments are exempt from CEQA (Attachment 1 of the staff memo)
- Approve the Ordinance Streamlining and Housing Accommodation Ordinance Amendments by adopting the ordinance amendments to the LUDC (Case No. 25ORD-00006, Attachment C), the CZO (Case No. 25ORD-00007, Attachment D), and the MLUDC (Case No. 25ORD-00008, Attachment E of the BAL), as amended in hearing of January 27, 2026 (Attachments 2, 3, and 4 of the staff memo)
- Adopt a resolution (Attachment F of the BAL) authorizing P&D to submit the coastal amendments to the California Coastal Commission
- Direct P&D to transmit the adopted resolution to the Coastal Commission

