

Art Tours and Home Occupations Ordinance Amendments

Case No. 24ORD-00031

County Board of Supervisors
May 6, 2025



County of Santa Barbara
Planning and Development
Eva Marrero

Project Overview

- Purpose:
 - Facilitate community events such as artist, garden, and architectural tours
 - Clarify standards and streamline permit process for home occupations
- LUDC Amendment
 - Temporary Uses Section
 - Home Occupations Section

Background

- Past art tours and similar events
 - Santa Ynez Valley Artists Studio Tour
 - Ceased operating due to permit requirements
- Broader County effort
 - Streamline permit processes

Proposed Amendments

- Temporary Uses
 - New category of temporary events exempt from permits
 - Up to 4x per year, 300 attendees
 - Open to general public
 - Any receptions limited to non-residential zones
- Home Occupations
 - Downshift from Land Use Permits to Zoning Clearances
 - Updating and clarifying development standards and permit exemption criteria



Environmental Review

- CEQA Guidelines Sections 15061(b)(3)
 - No significant environmental impacts

Recommendations

1. Make the required findings for approval (Attachment A)
2. Determine the project is exempt from CEQA (Attachment B)
3. Approve the Ordinance Amendments by adopting an ordinance amending Section 35-1 of Chapter 35, Zoning (Attachment C)

Questions?