

ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 25ORD-00009, -00010, -00011, and -00013

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1.1 State CEQA Guidelines Exemption Findings

1.1.1 Case No. 25ORD-00009. The Santa Barbara County (County) Board of Supervisors (Board) finds that the proposed amendments to the County Land Use and Development Code (LUDC) (Case Nos. 25ORD-00009) are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3).

1.1.2 Case No. 25ORD-00010. The Board finds that the proposed amendments to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 25ORD-00010), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265.

1.1.3 Case No. 25ORD-00011. The Board finds that the proposed amendments to the Montecito Land Use and Development Code (MLUDC) (Case No. 25ORD-00011) are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3).

1.1.4 Case No. 25ORD-00013. The Board finds that the proposed amendment to repeal Ordinance No. 3916 and Chapter 35B of the Santa Barbara County Code (Case No. 25ORD-00013) is exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265.

Please see the Notice of Exemption (Attachment B, incorporated by reference) for more information.

2.0 ADMINISTRATIVE FINDINGS

In compliance with LUDC Section 35.104.060.A, CZO Section 35-180.6, and MLUDC Section 35.494.060, the following findings shall be adopted by the Board in order to approve a text amendment to the LUDC, CZO, and MLUDC:

2.1 The request is in the interests of the general community welfare.

The Board of Supervisors finds that the proposed amendments are in the interest of the general community welfare since the amendments will revise the LUDC, CZO, and MLUDC to achieve the following:

- Expand the list of allowable temporary uses to facilitate community events such as artist, garden, and architecture tours within the Montecito Community Plan Area and Coastal Zone, which provide an important community resource and offer a way to celebrate the region's culture and creativity;
- Implement revisions to the State Density Bonus Law Provisions to comply with recent changes to State law and continue to promote residential development in accordance with Assembly Bill 3116; and

- Process other minor ordinance amendments to update existing text provisions for greater clarity, simplicity, and consistency, add and modify definitions, clarify size limits in net or gross square feet for accessory structures for consistency (including guest houses, artist studios, and pool houses/cabañas), revise corner lot setbacks, specify maximum number of ADUs allowed per lot, clarify Summerland floor area ratios, revise accessory structure allowances in the Resource Management Zone to allow garages and carports, clarify under what limited instances the gross floor area of structures that are permitted as an Agricultural Enterprise Use are counted towards Development Plan thresholds, and correct typos and reference errors.

2.2 LUDC: The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code [LUDC].

CZO: The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan (CLUP), the requirements of State planning and zoning laws, and this Article [Article II, the CZO].

MLUDC: The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code [MLUDC].

The Board finds that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), LUDC, CZO, and MLUDC. The proposed amendments implement Programs 13 and 16 of the *2023-2031 Housing Element Update* (Housing Element), which directs the County to develop an ordinance that updates County State Density Bonus Law provisions to comply with recent changes to State law by the end of 2025, and adopt an ordinance to repeal the Montecito Growth Management Ordinance to comply with Senate Bill 330.

The ordinance amendments to Temporary Uses in the MLUDC and CZO to facilitate community tours are consistent with the remaining portions of the MLUDC and CZO that are not revised by these amendments. The amendments establish a new temporary use category that is similar in nature to other existing temporary uses and modify permit requirements consistent with other provisions of the zoning code. Any tour events conducted in accordance with the new allowance would be temporary in nature and not involve any development or activities that would have the potential to be inconsistent with policies of the Comprehensive Plan, including applicable Community Plans.

Furthermore, the minor amendments clarify, correct, and revise existing text provisions and development standards to achieve clarity and consistency, and would not alter the purpose and intent of any policies of the Comprehensive Plan or applicable Community Plans. The proposed ordinance amendments are also consistent with the remaining portions of the LUDC, CZO, and MLUDC that would not be revised by these ordinances.

Therefore, and as discussed further in Section 6.2 of the Montecito Planning Commission Staff Report, dated November 10, 2025, and Section 6.2 of the County Planning Commission Staff Report, dated November 25, 2025 and incorporated by reference, these ordinances are consistent

with the Coastal Land Use Plan and the Comprehensive Plan, including applicable Community Plans, the requirements of State planning and zoning Laws, and Article II, the LUDC, and MLUDC.

2.3 The request is consistent with good zoning and planning practices.

The Board finds that the proposed amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values since they will revise the LUDC, CZO, and MLUDC to be consistent with State regulations regarding State Density Bonus Law, expand allowable temporary uses to facilitate community events, and clarify existing text provisions to provide clear and effective standards, and achieve consistency across the County's zoning codes. As a result, the changes are consistent with good zoning and planning practices and will benefit the public. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, including the Montecito Community Plan, CLUP, LUDC, CZO, and MLUDC.