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COUNTY
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FUTURE

Planning and Development Department
LONG RANGE PLANNING DIVISION

HOUSING BILL IMPLEMENTATION PROJECT ORDINANCE AMENDMENTS

Board of Supervisors
February 13, 2024

Presentation Overview

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- Project Background
- New and Revised Ordinance Sections and Chapters
- Policy and Ordinance Consistency
- CEQA
- Recommendations



Project Background

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- Required due to numerous new state housing laws
- Overall goal of increasing housing
- Very prescriptive, limited discretion to change text
- Amendments to:
 - ▣ County Land Use and Development Code (LUDC)
 - ▣ Montecito Land Use and Development Code (MLUDC)
 - ▣ Coastal Zoning Ordinance (CZO)



Zoning Ordinance Sections

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- Density Bonus Program
- Supportive Housing
- Multiple-Unit and Mixed-Use Housing Objective Design Standards
- Qualifying Housing Streamlined Review
- Low Barrier Navigation Centers



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Density Bonus Program

Density Bonus Program

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- ❑ Encourages construction of affordable housing in exchange for increased maximum density
- ❑ Concessions/incentives based on affordable units
- ❑ Recent changes increased eligibility, size of density bonuses, and maximum number of concessions



Optional Provision

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- Affordability period of 55 years
- Proposing to extend to 90 years for affordable units not financed with low-income housing tax credits to:
 - Promote continued availability of affordable housing
 - Align with 2023-2031 Housing Element



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Supportive Housing

By Right Supportive Housing

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- Allows supportive housing by right (ministerially) for projects that meet certain requirements
- Only subject to objective development standards
- Deadlines for review and approval



Optional Provision

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- Maximum of 50 units for by-right supportive housing projects
- Proposing to increase the maximum to 75 units to:
 - Increase available housing for special needs groups
 - Align with the 2023-2031 Housing Element



Multiple-Unit and Mixed-Use Housing Objective Design Standards

Objective Design Standards

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- Increase in state legislation that only allows the application of “objective” design standards
- Provides the public and planners with objective criteria for multiple-unit and mixed-use projects not subject to BARs
- Adopted into LUDC in January 2023
- Members of the four County BARs helped refine the LUDC standards and incorporate them into the MLUDC and CZO



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Qualifying Housing Streamlined Review

Qualifying Housing Streamlined Review

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- Establishes a streamlined application review process for qualifying multi-unit and mixed-use projects
- Statutorily exempt from CEQA, require ministerial review, and only objective development and design standards apply
- Applies if the County is making insufficient progress toward meeting its Regional Housing Need Allocation
- Adopted into the LUDC by the Board in January 2023



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Low Barrier Navigation Centers

Low Barrier Navigation Centers (LBNCs)

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- Promote development of shelters that include services and reduce common barriers to entry (LBNCs)
- Applies in mixed-use zones and nonresidential zones permitting multiple-family uses
- Establishes streamlined permit procedures and development standards for LBNCs
- Expires on January 1, 2027, unless extended



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Policy and Ordinance Consistency

Policy and Ordinance Consistency

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- Implement State laws
- Implements Housing Element programs
- Allow development consistent with existing land use designations
- Projects in Coastal Zone must be consistent with all applicable policies and provisions of the LCP



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Environmental Review

CEQA Findings

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Proposed Inland Area Amendments

- Exempt per Section 15061(b)(3) (Common Sense Exemption)

Proposed Coastal Zone Amendments

- Exempt per Section 15061(b)(3)
- Exempt per Section 15265





Concluding Remarks

Recommendations

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1. Make required findings for approval
2. Determine that 21 ORD-00001, 21 ORD-00002, and 21 ORD-00003 are exempt from the provisions of CEQA
3. Adopt 21 ORD-00001, 21 ORD-00002, and 21 ORD-00003



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Thank you

Questions?

