

**ATTACHMENT H: MONTECITO PLANNING COMMISSION ACTION LETTER AND  
RESOLUTIONS, DATED OCTOBER 15, 2025**



## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, CALIFORNIA

MONTECITO PLANNING COMMISSION  
HEARING OF OCTOBER 15, 2025

**RE: *Streamlining and Housing Accommodation Amendments; 25ORD-00007, 25ORD-00008***

Hearing on the request of the Planning and Development Department to consider the following:

- Case No. 25ORD-00007: an Ordinance Amendment to Article II, the Coastal Zoning Ordinance, to streamline and modernize the ordinance and implement and modify standards for housing accommodation;
- Case No. 25ORD-00008: an Ordinance Amendment to the Montecito Land Use and Development Code to streamline and modernize the ordinance and implement and modify standards for housing accommodation; and

Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3), 15168(C), and 15265.

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Dear Honorable Members of the Board of Supervisors:

At the Montecito Planning Commission hearing of October 15, 2025, Commissioner Amerikaner moved, seconded by Commissioner Kupiec and carried by a vote of 4 to 0 to:

**Case No. 25ORD-00007**

1. Make the required findings for approval, including California Environmental Quality Act (CEQA) findings, and recommend that the County Planning Commission make the required findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval, including CEQA findings, of the proposed amendments, Case No. 25ORD-00007 (Attachment A of the staff report dated October 7, 2025);
2. Recommend that the County Planning Commission recommend that the Board determine the amendments are exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265 (Attachment B of the staff report dated October 7, 2025); and

3. Adopt a resolution (Attachment C of the staff report dated October 7, 2025) recommending that the County Planning Commission recommend that the Board approve Case No. 25ORD-00007, an ordinance amending Article II, the Coastal Zoning Ordinance, to streamline and modernize the ordinance and implement and modify standards for housing accommodation, with the revisions recommended by the Montecito Planning Commission at the October 15, 2025, hearing.

**Case No. 25ORD-00008**

1. Make the required findings for approval, including CEQA findings, and recommend that the Board make the required findings for approval, including CEQA findings, of the proposed amendments, Case No. 25ORD-00008 (Attachment A of the staff report dated October 7, 2025);
2. Recommend that the Board determine that this ordinance is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15168(c) (Attachment B of the staff report dated October 7, 2025); and
3. Adopt a resolution (Attachment D of the staff report dated October 7, 2025) recommending that the Board approve Case No. 25ORD-00008, an ordinance amending the Montecito Land Use and Development Code to streamline and modernize the code and to implement and modify standards for housing accommodation, with the revisions recommended by the Montecito Planning Commission at the October 15, 2025, hearing.

*RECOMMENDED REVISIONS TO THE CZO AND MLUDC*

- a. 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;
- b. Allow appeals by applicants of Time Extensions that are denied by the Director;
- c. Allow for an additional Time Extension to be approved by the Planning Commission, in addition to the proposed Time Extensions of two years approved by the Director; and
- d. 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.

Commissioner Miller moved, seconded by Commissioner Kerns and carried by a vote of 3 to 1 (Miller no) to recommend that provisions to create a non-appealable Coastal Development Permit for accessory dwelling units be kept as proposed.

Sincerely,



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Jeff Wilson  
Secretary to the Montecito Planning Commission

cc: Alex Tuttle, Deputy Director, Long Range Planning  
Ben Singer, Planner

**Attachments:**                    **Attachment A – Findings**  
   **Attachment C – CZO Resolution and Ordinance**

**Attachment D – MLUDC Resolution and Ordinance**

DMB/dmv

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## **ATTACHMENT A: FINDINGS FOR APPROVAL**

### **Case Nos. 25ORD-00007 and -00008**

#### **1.0 CEQA FINDINGS**

- 1.1 Case No. 25ORD-00007.** The Montecito Planning Commission finds, and recommends that the County Planning Commission recommend that the Board find, that the proposed amendments to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 25ORD-00007), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265.
- 1.2 Case No. 25ORD-00008.** The Montecito Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors (Board) find, that the proposed amendments to the Montecito Land Use and Development Code (MLUDC) (Case No. 25ORD-00008), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c).

Please see the Notice of Exemption (Attachment B) for more information.

#### **2.0 ADMINISTRATIVE FINDINGS**

In compliance with CZO Section 35-180.6 and MLUDC Section 35.494.060.A, the following findings shall be made by the Montecito Planning Commission in order to recommend approval of text amendments to the CZO and MLUDC, and the Board shall adopt the following findings in order to approve text amendments to the CZO and MLUDC:

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

The Montecito Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are in the interest of the general community welfare since the amendments will revise the CZO and MLUDC to: (1) streamline and modernize the ordinances to provide clear permit review procedures and process improvements; (2) revise existing regulations that apply to commercial zone districts to facilitate mixed-use development; and (3) update regulations and development standards (e.g. height, lot coverage, and open space) that apply to multi-family zone districts to ensure maximum densities can be achieved. These updates will ensure compliance with the 2023-2031 Housing Element Update (Housing Element) and applicable State laws, while enabling more streamlined housing development in commercial zones, and establishing clear and consistent expectations for project review, all of which is in the general community welfare.

##### **2.2 CZO: The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, 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 Montecito Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), CZO, and MLUDC. The proposed amendments implement Programs 1 and 16 of the Housing Element, which directs the County to revise development standards related to density, and modernize the multifamily residential and commercial zone districts in order to facilitate mixed-use development and ensure maximum allowable residential densities can be reasonably achieved. The proposed ordinance amendments do not conflict with any policies of the Comprehensive Plan or CLUP, and future development would continue to be subject to consistency with applicable policies and regulations. The proposed ordinance amendments are also consistent with the remaining portions of the CZO and MLUDC that would not be revised by these ordinances.

Therefore, and as discussed further in Sections 6.2 and 6.3 of the Montecito Planning Commission Staff Report, dated October 7, 2025, and incorporated by reference, these ordinance amendments are consistent with the CLUP and the Comprehensive Plan, including the Montecito Community Plan, the requirements of State planning and zoning Laws, and the MLUDC and the Article II, the CZO.

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

The Montecito Planning Commission finds, and recommends that the Board of Supervisors find, 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 streamline and modernize the ordinances to provide clear and consistent permit procedures, implement necessary process improvements, and continue to support housing accommodation in the County. 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, CZO, and MLUDC.



ATTACHMENT C: 25ORD-00007 RESOLUTION

RESOLUTION OF THE MONTECITO PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE )  
COUNTY PLANNING COMMISSION RECOMMEND )  
THAT THE BOARD OF SUPERVISORS ADOPT AN )  
ORDINANCE AMENDING CHAPTER 35, ZONING, OF )  
THE COUNTY CODE BY AMENDING ARTICLE II, )  
COASTAL ZONING ORDINANCE, OF CHAPTER 35, )  
ZONING, OF THE SANTA BARBARA COUNTY )  
CODE, BY AMENDING DIVISION 1, IN GENERAL; )  
DIVISION 2, DEFINITIONS; DIVISION 4, ZONING )  
DISTRICTS; DIVISION 5, OVERLAY DISTRICTS; )  
DIVISION 6, PARKING REGULATIONS; DIVISION 7, )  
GENERAL REGULATIONS; DIVISION 9, OIL AND )  
GAS FACILITIES; DIVISION 10, NONCONFORMING )  
STRUCTURES AND USES; DIVISION 11, PERMIT )  
PROCEDURES; DIVISION 12, ADMINISTRATION; )  
DIVISION 15, TORO CANYON PLAN (TCP) )  
OVERLAY DISTRICT; DIVISION 16, MONTECITO )  
COMMUNITY PLAN OVERLAY DISTRICT; DIVISION )  
17, GAVIOTA COAST PLAN (GAV) OVERLAY; )  
APPENDIX B, SUBSTANTIAL CONFORMITY )  
DETERMINATION GUIDELINES; AND APPENDIX D, )  
GUIDELINES FOR MINOR CHANGES TO LAND USE )  
AND COASTAL DEVELOPMENT PERMITS, TO )  
STREAMLINE AND MODERNIZE THE ORDINANCE )  
AND TO IMPLEMENT AND MODIFY STANDARDS )  
FOR HOUSING ACCOMMODATION. )

RESOLUTION NO.: 25- 11

CASE NO.: 25ORD-00007

**WHEREAS**, on July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code; and

**WHEREAS**, Article II, the Coastal Zoning Ordinance, contains many requirements and standards, and updates to modernize and streamline the ordinance can improve its effectiveness and ease of use; and

**WHEREAS**, the Board adopted the 2023-2031 Housing Element on December 5, 2023; and

**WHEREAS**, the 2023-2031 Housing Element contains goals, policies, and programs which require the County to take certain actions to achieve them; and

**WHEREAS**, the proposed ordinance amendments will satisfy portions of Program #1 and Program #16 of the 2023-2031 Housing Element related to housing accommodation; and

**WHEREAS**, the Montecito Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of the County, to recommend that the County Planning Commission recommend that the Board adopt an ordinance (Case No. 25ORD-00007) amending Division 1, In General; Division 2, Definitions; Division 4, Zoning Districts; Division 5, Overlay Districts; Division 6, Parking Regulations; Division 7, General Regulations; Division 9, Oil and Gas Facilities; Division 10, Nonconforming Structures

and Uses; Division 11, Permit Procedures; Division 12, Administration; Division 15, Toro Canyon Plan (TCP) Overlay District; Division 16, Montecito Community Plan Overlay District; Division 17, Gaviota Coast Plan (GAV) Overlay; Appendix B, Substantial Conformity Determination Guidelines; and Appendix D, Guidelines for Minor Changes to Land Use and Coastal Development Permits; of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code to streamline and modernize the ordinance and to implement and modify standards for housing accommodation in compliance with Government Code Sections 65852.2 and 65852.22; and

**WHEREAS**, the proposed Coastal Zoning Ordinance amendment is attached hereto as Attachment C-1 and is incorporated herein by reference; and

**WHEREAS**, the proposed Coastal Zoning Ordinance amendment is consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the County Comprehensive Plan, including the Montecito Community Plan, and the requirements of State planning, zoning, and development laws; and

**WHEREAS**, the proposed Coastal Zoning Ordinance amendment is in the interest of the general community welfare since it will streamline and modernize the ordinance and to implement and modify standards for housing accommodation; and

**WHEREAS**, the Montecito Planning Commission has held a duly notice public hearing on October 15, 2025, in compliance with Government Code Section 65854, on the proposed Coastal Zoning Ordinance amendment at which hearing the proposed amendment was explained and comments invited from the persons in attendance.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. The above recitations are true and correct.
  2. In compliance with the provisions of Government Code Section 65855, the Montecito Planning Commission recommends that the County Planning Commission recommend that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this Montecito Planning Commission, based on the findings included as Attachment of the Montecito Planning Commission staff report dated October 7, 2025, and with the following revisions recommended by the Montecito Planning Commission at the October 15, 2025, hearing:
    - a. 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;
    - b. Allow appeals by applicants of Time Extensions that are denied by the Director;
    - c. Allow for an additional Time Extension to be approved by the Planning Commission, in addition to the proposed Time Extensions of two years approved by the Director; and
    - d. 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.
  3. A certified copy of this Resolution shall be transmitted to the County Planning Commission in compliance with Government Code Section 65855 and County Code Section 2-25.2.
  4. The Chair of the Montecito Planning Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above mentioned action by the Montecito Planning Commission.
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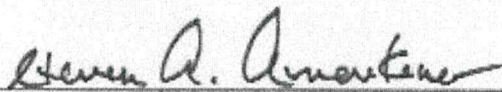
**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of October, 2025, by the following vote:

**AYES:** Amerikaner, Kupiec, Miller, Kerns

**NOES:**

**ABSENT:**

**ABSTENTIONS:**



STEVEN AMERIKANER, CHAIR  
SANTA BARBARA COUNTY  
MONTECITO PLANNING COMMISSION

**ATTEST:**

JEFF WILSON  
SECRETARY TO THE COMMISSION

By 

**APPROVED AS TO FORM:**

RACHEL VAN MULLEM  
COUNTY COUNSEL

By 

DEPUTY COUNTY COUNSEL

Attachment C-1: Coastal Zoning Ordinance Amendment, Case No. 25ORD-00007

**ATTACHMENT C-1: COASTAL ZONING ORDINANCE AMENDMENT,  
CASE NO. 25ORD-00007**

**INCLUDED AS ATTACHMENT D-1 TO THE BOARD AGENDA LETTER**

ATTACHMENT D: 25ORD-00008 RESOLUTION

RESOLUTION OF THE MONTECITO PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE )  
BOARD OF SUPERVISORS ADOPT AN ORDINANCE )  
AMENDING SECTION 35-2, THE SANTA BARBARA )  
COUNTY MONTECITO LAND USE AND )  
DEVELOPMENT CODE, OF CHAPTER 35, ZONING, )  
OF THE COUNTY CODE BY AMENDING DIVISION )  
35.1, MONTECITO DEVELOPMENT CODE )  
APPLICABILITY; DIVISION 35.2, MONTECITO ZONES )  
AND ALLOWABLE LAND USES; DIVISION 35.3, )  
MONTECITO SITE PLANNING AND OTHER PROJECT )  
STANDARDS; DIVISION 35.4, MONTECITO )  
STANDARDS FOR SPECIFIC LAND USES; DIVISION )  
35.7, MONTECITO PLANNING PERMIT )  
PROCEDURES; DIVISION 35.9, MONTECITO LAND )  
USE AND DEVELOPMENT CODE ADMINISTRATION; )  
DIVISION 35.10, GLOSSARY; APPENDIX B, )  
GUIDELINES FOR MINOR CHANGES TO LAND USE )  
PERMITS; AND APPENDIX D, SUBSTANTIAL )  
CONFORMITY DETERMINATION GUIDELINES, TO )  
STREAMLINE AND MODERNIZE THE ORDINANCE )  
AND TO IMPLEMENT AND MODIFY STANDARDS )  
FOR HOUSING ACCOMMODATION. )

RESOLUTION NO.: 25- 12

CASE NO.: 25ORD-00008

**WHEREAS**, on November 27, 2007, by Ordinance 4660, the Board of Supervisors (Board) adopted the Santa Barbara County Montecito Land Use and Development Code (MLUDC), Section 35-2 of Chapter 35 of the Santa Barbara County Code; and

**WHEREAS**, the MLUDC contains many requirements and standards, and updates to modernize and streamline the ordinance can improve its effectiveness and ease of use; and

**WHEREAS**, the Board adopted the 2023-2031 Housing Element Update on December 5, 2023; and

**WHEREAS**, the 2023-2031 Housing Element Update contains goals, policies, and programs which require the County to take certain implementation actions; and

**WHEREAS**, the proposed ordinance amendments will satisfy portions of Program #1 and Program #16 of the 2023-2031 Housing Element Update related to housing accommodation; and

**WHEREAS**, the Montecito Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of the County, to recommend that the Board adopt an ordinance (Case No. 25ORD-00008) amending Division 35.1, Montecito Development Code Applicability; Division 35.2, Montecito Zones and Allowable Land Uses; Division 35.3, Montecito Site Planning and Other Project Standards; Division 35.4, Montecito Standards for Specific Land Uses; Division 35.7, Montecito Planning Permit Procedures; Division 35.9, Montecito Land Use and Development Code Administration; Division 35.10, Glossary; Appendix B, Guidelines for Minor Changes to Land Use Permits; and Appendix D, Substantial Conformity Determination Guidelines; of Section 35-2, the MLUDC, of Chapter 35, Zoning, of the Santa Barbara

County Code to streamline and modernize the ordinance and to implement and modify standards for housing accommodation; and

**WHEREAS**, the proposed MLUDC amendment is attached hereto as Attachment D-1 and is incorporated herein by reference; and

**WHEREAS**, the proposed MLUDC amendment is consistent with the County Comprehensive Plan, including the Montecito Community Plan, and the requirements of State planning, zoning, and development laws; and

**WHEREAS**, the proposed MLUDC amendment is in the interest of the general community welfare since it will streamline and modernize the ordinance and to implement and modify standards for housing accommodation; and

**WHEREAS**, the Montecito Planning Commission has held a duly notice public hearing on October 15, 2025, in compliance with Government Code Section 65854, on the proposed Montecito Land Use and Development Code amendment, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Government Code Section 65855, the Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this Montecito Planning Commission, based on the findings included as Attachment of the Montecito Planning Commission staff report dated October 7, 2025, and with the following revisions recommended by the Montecito Planning Commission at the October 15, 2025, hearing:
  - a. 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;
  - b. Allow appeals by applicants of Time Extensions that are denied by the Director;
  - c. Allow for an additional Time Extension to be approved by the Planning Commission, in addition to the proposed Time Extensions of two years approved by the Director; and
  - d. 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.
3. A certified copy of this Resolution shall be transmitted to the Board of Supervisors in compliance with Government Code Section 65855.
4. The Chair of the Montecito Planning Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above mentioned action by the Montecito Planning Commission.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of October, 2025, by the following vote:

AYES: Amerikaner, Kupiec, Miller, Kerns

NOES:

ABSENT:

ABSTENTIONS:

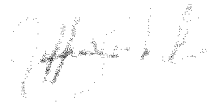


STEVEN AMERIKANER, CHAIR  
SANTA BARBARA COUNTY  
MONTECITO PLANNING COMMISSION

ATTEST:

JEFF WILSON  
SECRETARY TO THE COMMISSION

By



APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By



DEPUTY COUNTY COUNSEL

Attachment D-1: Montecito Land Use and Development Code Ordinance Amendment, Case No.  
25ORD-00008



**ATTACHMENT D-1: MONTECITO LAND USE AND DEVELOPMENT CODE ORDINANCE  
AMENDMENT, CASE NO. 25ORD-00008**

**INCLUDED AS ATTACHMENT E-1 TO THE BOARD AGENDA LETTER**