



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors

105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development (P&D)
Department No.: 053
For Agenda Of: May 6, 2025
Placement: Departmental
Estimated Time: 30 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Lisa Plowman, Director, Planning and Development Department
Director(s) (805) 568-2068
Contact Info: Alex Tuttle, Deputy Director, Long Range Planning, (805) 568-2072

SUBJECT: Art Tours and Home Occupations Ordinance Amendments

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors (Board) consider the recommendations of the County Planning Commission and approve Case No. 24ORD-00031 to add art, garden, and architectural tours as a new allowable temporary use and revise permit requirements and development standards for home occupations in the Inland Area outside of Montecito.

The Board's action should include the following:

- a) Make the required findings for approval, including CEQA findings, for the Art Tours and Home Occupations Ordinance Amendments, Case No. 24ORD-00031 (Attachment A);
- b) Determine that the ordinance amendments (Case No. 24ORD-00031) are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Attachment B); and

- c) Approve the Art Tours and Home Occupations Ordinance Amendments by adopting an ordinance amending Section 35-1 (Case No. 24ORD-00031) of Chapter 35, Zoning, of the Santa Barbara County Land Use and Development Code (Attachment C).

Summary Text:

P&D staff is proposing amendments to the Land Use and Development Code (LUDC) to facilitate community events such as artist, garden, and architectural tours within the unincorporated Inland Area of the county, outside of Montecito. These events provide an important community resource and it has long been an objective of the County to update its zoning code to accommodate such events. In addition to and supportive of the periodic tours, the amendments propose modifications to the standards and permit requirements for home occupations, as these regulations govern the use of artist studios and other home occupations that are often participating in these community events. These amendments dovetail with a broader County effort to streamline permit processes where appropriate by establishing more ministerial permits.

The proposed amendments would allow art tours and other similar periodic events (e.g., garden and architecture tours) by updating the Temporary Use section of the LUDC (Section 35.42.260 Temporary Uses and Trailers), as follows:

- Create a new category of temporary events, exempt from permit requirements, subject to specific standards;
- Limited to up to four times per year, no longer than three days per event;
- Open to the general public, with up to 300 attendees per event per day; and
- Any reception shall be limited to non-residential zones.

Additionally, the Home Occupation section of the LUDC (Section 35.42.190 Home Occupations) would be updated as follows to clarify standards and streamline the permit process:

- Downshifting the permit requirement for a home occupation from a Land Use Permit to a Zoning Clearance, including for cottage food operations (home-based kitchens where specific food products are prepared and sold directly or indirectly to consumers);
- Clarifying noise level requirements for home occupations;
- Updating the standard for outdoor storage of materials related to home occupations; and
- Updating the criteria whereby home occupations are exempt from the requirement to obtain a permit.

Together, these amendments would remove unnecessary barriers to conducting various forms of art (and other similar home occupations) out of one's home and facilitate the ability for these businesses to participate in periodic community-wide events. To address an explicit request, the focus of the current proposed amendment is the LUDC (Inland Area, outside Montecito); corresponding updates can be made as appropriate to the CZO and Montecito Land Use and Development Code in the future.

Background:

There are examples of art tours (and similar such events) that have occurred in the county in the past and which would be facilitated by the proposed amendments. The most established has been the Santa Ynez Valley Artists Studio Tour. Although the format has changed over the years, in general, the Santa Ynez Valley Artists Studio Tour has been a two-day, weekend event involving as many as 30 artists and 300 to 350 attendees. Some years the tour was accompanied by an artists' celebration at the sponsoring museum.

The tour served as a fundraiser for the sponsoring museum, built community and camaraderie among artists, and promoted and marketed the artists working in the Santa Ynez Valley.

Event attendees receive a map depicting where the various artists are located and then, in a self-guided tour, drive to the different locations, visiting all or just a subset of the artists, in one or two days. Attendees are encouraged to carpool, so most cars have between two and four attendees. Each location is marked with signs, and where needed, people to direct attendees where to park. Attendees tend to distribute themselves among the different locations, so it is rare to see more than three to five cars or more than five to ten people at one site at any one time. The participating artists are located in residential, commercial, and agricultural zones in the six different towns of the Santa Ynez Valley.

The Santa Ynez Valley Artists Studio Tour ceased operating several years ago when it was determined that such an event required a MCUP as a Temporary Use, since it did not qualify as purely a charitable or non-commercial event.

The proposed LUDC amendments are exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3). State CEQA Guidelines Section 15061(b)(3) provides an exemption for projects that will have no possibility of significant effect on the environment. As explained in Attachment B, no significant environmental impacts would occur as a result of these ordinance amendments.

Planning Commission Recommendations

On February 5, 2025, the CPC voted 5-0 to recommend the Board adopt the LUDC amendments, with no recommended changes.

Fiscal and Facilities Impacts:

Budgeted: Yes

The County Adopted Budget FY 2024-2025, page 321, includes funding for zoning ordinance amendments and maintenance as part of P&D's Long Range Planning Division Budget Program. There are no facilities impacts.

Special Instructions:

P&D will fulfill noticing requirements.

The Clerk of the Board shall provide a copy of the signed ordinance and resolution, and minute order, to P&D, attention: David Villalobos and Eva Marrero.

Attachments:

- A. Findings for Approval
- B. CEQA Notice of Exemption
- C. County Land Use and Development Code Ordinance Amendment for Adoption (Case No. 24ORD-00031)
 - C-1. County Land Use and Development Code Ordinance Amendment with Revisions Shown
- D. County Planning Commission Action Letter and Resolution, dated February 5, 2025
- E. County Planning Commission Staff Report for Emergency Shelters, Art Tours, and Home Occupations Zoning Ordinance Amendments

Authored by:

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