



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:

Planning and Development

Department Number:

053

Agenda Date:

August 18, 2026

Placement:

Departmental Agenda

Estimated Time:

0.5 hr.

Continued Item:

Yes

If Yes, date from:

July 7, 2026

Vote Required:

Majority

TO: Board of Supervisors

FROM: Department Director(s): Lisa Plowman, Director, Planning and Development

DocuSigned by:
Jeffrey G Wilson
E14298CA0C9A4A2...

CONTACT: Travis Seawards, Deputy Director, Planning and Development

SUBJECT: Hearing to consider the Hagfors Rezone Project, Case No. 25RZN-00003, Third Supervisorial District

Concurrences:

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors take the following actions to approve the Hagfors Rezone Project, as recommended by the County Planning Commission:

- a) Make the required findings for approval of the Rezone ordinance, consisting of a Zoning Map Amendment (Case No. 25RZN-00003) and California Environmental Quality Act (CEQA) findings, as specified in Attachment A, Findings for Approval;
- b) Determine that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning]/Public Resources Code Section 21083.3, and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYVCP EIR (08EIR-00000-00004). Further, find that, pursuant to Public Resources Code 21083.3, the proposed rezoning action is consistent with the community plan and is therefore subject to exemption from CEQA;
- c) Adopt an Ordinance to approve a Rezone (Case No. 25RZN-00003) amending the Santa Barbara County Zoning Map of the County Land Use and Development Code to change Assessor Parcel Number 143-254-002 from Retail Commercial (C-2) to General Commercial (C-3).

Summary Text:

This item is a request to consider the Hagfors Rezone Project, Case No. 25RZN-00003. The subject parcel is a vacant 1.40-acre parcel (APN 143-254-002) located at 3586 Mission Street, off State Highway 246 in the Santa Ynez Valley Community Plan area. The proposed project is a request to rezone the subject parcel's existing Retail Commercial (C-2) zoning designation to General Commercial (C-3). No development is proposed as part of the current application. The County Planning Commission held a public hearing on March 4, 2026, and recommended approval of the project to the Board of Supervisors.

Discussion:

The proposed project's consistency with the County's Comprehensive Plan, the Santa Ynez Valley Community Plan, the County Land Use and Development Code (LUDC), and the California Environmental Quality Act (CEQA) is analyzed in detail in the Project's Planning Commission staff report dated February 24, 2026, (Attachment D). An overview of that analysis is included below:

Consistency Analysis

The proposed project is a request to rezone the subject parcel's existing Retail Commercial (C-2) zoning designation to General Commercial (C-3). The proposed project is limited to the proposed rezoning action and there is no development proposed. The applicant has identified a personal storage facility as a potential future use of the property, however, no development proposal or associated discretionary entitlements are currently under review. To provide a comprehensive analysis of the potential implications of the proposed Zoning Map Amendment, Table 1 below compares those land uses for which the permitting requirements differ between the C-2 (Retail Commercial) and C-3 (General Commercial) Zone Districts. All other uses identified in the Land Use and Development Code have the same permitting requirements in both zone districts. Additionally, both zones have virtually identical development standards, including those for height limit, setbacks, and density. All future development is required to comply with the applicable policies of the Comprehensive Plan and the Santa Ynez Valley Community Plan.

In addition, the subject parcel is located within an existing commercial area that includes multiple properties zoned General Commercial (C-3). Specifically, multiple C-3-zoned parcels are located

within approximately a quarter mile of the subject property, including the Valley Oak Industries property (APN 141-450-002), located approximately 220 feet from the subject parcel, the Farm and Country Shopping Center (APN 143-211-007), and the Don Carlitos Restaurant property (APN 143-211-006). Accordingly, the proposed Zoning Map Amendment does not introduce a commercial zoning designation that is inconsistent with the surrounding area.

The purposes of the C-2 (Retail Commercial) zone and the C-3 (General Commercial) zone are shown below:

- **C-2 (Retail Commercial) zone.** The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- **C-3 (General Commercial) zone.** The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.

The subject property is in close proximity to existing C-3 zoning and the Santa Ynez Airport. It is immediately adjacent to Highway 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. It's a property that's appropriate for more intense commercial uses, and the proposed rezone would not introduce additional negative impacts to sensitive uses in the area. Additionally, the policy and regulatory requirements applicable to both zones are very similar.

Finally, a General Plan Amendment is not required because the subject parcel is already designated General Commercial (C) under the Comprehensive Plan. The General Commercial land use designation is consistent with both the Retail Commercial (C-2) and General Commercial (C-3) Zone Districts; therefore, the proposed Zoning Map Amendment would remain consistent with the Comprehensive Plan without modification to the property's land use designation.

Table 1 – C2/C-3 Allowed Uses Comparison

<u>C-2/C-3 COMPARISON</u> Allowed Land Uses and Permit Requirements for Commercial Zones		E - Allowed use, no permit required (Exempt) P - Permitted use, Land Use Permit required MCUP - Minor Conditional Use Permit required CUP - Conditional Use Permit required S - Permit determined by Specific Use Regulations ZC - Zoning Clearance — - Use Not Allowed	
LAND USE	PERMIT REQUIRED BY ZONE		
	C-2 (Current)	C-3 (Proposed)	
AGRICULTURAL MINING, & ENERGY FACILIITES			
Agricultural processing	--	P(3)	
Oil and gas uses	S	CUP	
INUSTRY, MANUFACTURING & PROCESSING, WHOLESALING			
Bakery and baked goods production and distribution	--	P	

Furniture/fixtures manufacturing cabinet shops	MCUP	P(3)
Laundry, dry cleaning plant	MCUP	P(3)
Metal products fabrication, machine and welding shops	--	P(3)
Printing and publishing	--	P
Recycling - Small collection center	MCUP	--
Recycling - Small collection center, non-profit	MCUP	P
Recycling - Specialized materials collection center	--	P
Sign painting shop	MCUP	P
Storage – Contractor equipment storage yard	--	P
Storage - Personal storage facility (mini storage)	--	P
Wholesaling and distribution	--	P
Wholesaling and distribution - Essential to agriculture	--	P
RESIDENTIAL USES		
Emergency shelter	MCUP	P
RETAIL TRADE		
Building and landscape materials sales - Indoor	MCUP	P(5)
Building and landscape materials sales - Outdoor	MCUP	P
Farm supply and feed store	--	P
Fuel dealer	--	P(8)
Mobile home, boat, and RV sales and repair	MCUP	--
Truck, trailer, construction, farm, heavy equipment sales/rental	MCUP	P
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL		
Medical services - Animal hospital, small animals	MCUP	P
SERVICES - GENERAL		
Repair service - Equipment, appliances, etc. - Outdoor	P	--
Repair service - Farm implements and equipment	--	P
Repair service - Small appliances	P	--
Vehicle services - Major repair, bodywork	--	P
Vehicle services - With outdoor work areas	MCUP	--

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE		
Cannabis - Distribution	--	S
Transit station or terminal	CUP	P
Vehicle dispatch facility	--	MCUP
Vehicle storage	MCUP	--

Notes:

- (1) See [Article 35.11](#) (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Subsection 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Shall be conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Environmental Analysis

The subject parcel is located within the C-2 (Retail Commercial) Zone District in the Santa Ynez Valley Community Plan (SYVCP) area, as shown on Figure 11 of the SYVCP. Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section, and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The proposed project consists of a rezone from Retail Commercial (C-2) to General Commercial (C-3) and does not include any physical development or site disturbance. The project is consistent with the applicable land use designation (General Commercial, C-3), policies, and development assumptions of the adopted Santa Ynez Valley Community Plan (SYVCP), for which an Environmental Impact Report was certified under Case No. 08EIR-00000-00004. The rezone does not increase development potential beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that are not already present or allowable in the surrounding area. Therefore, CEQA Guidelines Section 15183 is applicable. Additionally, the proposed rezoning action is consistent with the community plan and therefore the project is subject to exemption from CEQA

in accordance Public Resources Code Section 21083.3. A detailed CEQA analysis for the proposed project is included in Attachment D to this Board letter.

Background:

On March 4, 2026, the County Planning Commission reviewed the proposed rezone and recommended (5-0) that the Board of Supervisors approve the proposed project, pursuant to procedures regarding review authority in LUDC Section 35.80.020. Should the Board of Supervisors approve the rezone and adopt an ordinance amending the Santa Barbara County Zoning Map, future development on the subject property would be subject to development standards for the C-3 Zone rather than those for the C-2 Zone, but the differences in zoning requirements are minimal. As discussed above, while some additional uses are allowed under C-3 zoning as compared to C-2 zoning, the site is appropriate for more intense commercial uses, and the proposed rezone would not introduce additional negative impacts to sensitive uses in the area.

Fiscal and Facilities Impacts:

Budgeted: Yes

Total costs for processing the Project are approximately \$20,000.00 (approximately 50 hours of staff time). All costs associated with the processing of this project are covered by the applicant through the payment of fees. These fees are budgeted in the Planning and Development’s Permitting Budget Program, as shown in the County of Santa Barbara Fiscal Year (FY) 2025-26 and 2026-27 Adopted Budgets. There will be no impact to the General Fund.

Fiscal Analysis:

Funding Source	FY 2025	FY 2026	Total
Fees	\$15,450	\$425	\$15,975
Other Dept. Fees	\$2,071		\$2,071
Noticing & Hearing Fees	\$2,563		\$2,563
Total			\$20,609

Special Instructions:

The Planning and Development Department shall publish a legal notice in the *Santa Ynez Valley Star* at least 20 days prior to the hearing on August 18, 2026. The Clerk of the Board shall fulfill mailed noticing requirements at least 20 days before the scheduled hearing. The Clerk of the Board shall forward the adopted Ordinance, Board minute order, as well as a copy of the notice and proof of publication via email to the assigned case planner, Soren Kringel, at kringels@countyofsb.org.

The Clerk of the Board shall publish the names of the members of the Board of Supervisors voting for and against the Rezone Ordinance in the *Santa Ynez Valley Star* before the expiration of fifteen (15) days after the Ordinance’s passage.

Attachments:

Attachment A – Findings for Approval

Page 7 of 7

Attachment B – Rezone Ordinance (Signature Required)

Attachment C – Planning Commission Action Letter dated March 4, 2026, with Resolution No. 26-03

Attachment D – Planning Commission Staff Report dated February 24, 2026, with Attachments A-C.2

Contact Information:

Soren Kringel

Planner, Planning and Development Department

kringels@countyofsb.org