

## ATTACHMENT C-1: COUNTY LAND USE AND DEVELOPMENT CODE ORDINANCE AMENDMENT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-1, THE COUNTY LAND USE AND DEVELOPMENT CODE (LUDC), OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES; ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS; ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES; ARTICLE 35.7, SITE DEVELOPMENT REGULATIONS; ARTICLE 35.8, PLANNING PERMIT PROCEDURES; AND ARTICLE 35.11, GLOSSARY; TO CLARIFY WHEN CERTAIN AGRICULTURAL ENTERPRISE USE STRUCTURES ALLOWED BY A ZONING CLEARANCE OR LAND USE PERMIT MAY BE EXEMPT FROM DEVELOPMENT PLANS; IMPLEMENT NECESSARY REVISIONS TO THE EXISTING STATE DENSITY BONUS LAW PROVISIONS TO ALIGN WITH CHANGES TO STATE LAW; AND MAKE OTHER MINOR CLARIFICATIONS, CORRECTIONS, AND REVISIONS TO EXISTING REGULATIONS AND DEVELOPMENT STANDARDS.

25ORD-00009

The Board of Supervisors of the County of Santa Barbara ordains as follows:

### **SECTION 1:**

ARTICLE 35.2, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add a new subsection (b) to Section 35.21.030.C.2.a.(1), Floor area not included in total gross floor area, of Subsection 35.21.030.C.2.a., Non-agricultural structural development, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, to read as follows:

- (1) **Floor area not included in total gross floor area.** The gross floor area of the following structures is not included in the total gross floor area on the lot for the purpose of determining whether the approval of a Final Development ~~P~~Plan is required in compliance with Subsections C.2.a, above:
  - (a) The gross floor area of structures that are exempt from planning permit requirements in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
  - (b) The gross floor area of structures that are permitted as part of an Agricultural Enterprise Use (Section 35.42.035) with either a Zoning Clearance or Land Use Permit.

## **SECTION 2:**

ARTICLE 35.2, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add a new subsection (c) to Section 35.21.030.C.2.b.(4), Floor area not included in total gross floor area, of Subsection 35.21.030.C.2.b., Agricultural structural development, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, to read as follows:

- (4) **Floor area not included in total gross floor area.** The gross floor area of the following structures is not included in the total gross floor area on the lot for the purpose of determining whether the approval of a Final Development ~~P~~Plan is required in compliance with Subsection D.2.b.(3), above.
  - (a) The gross floor area of structures that are exempt from planning permit requirements in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
  - (b) A maximum of 10,000 square feet of gross floor area of structures that qualify as agricultural structural development and comply with the following:
    - (i) Each structure does not exceed 3,000 square feet of gross floor area.
    - (ii) Each structure has three or fewer walls, and at least one of the long sides of the structure shall be open and shall only utilize posts to support the roof.
  - (c) The gross floor area of structures that are permitted as part of an Agricultural Enterprise Use (Section 35.42.035) with either a Zoning Clearance or Land Use Permit, an Agricultural Processing Facility allowed in compliance with Section 35.42.040.C.2.b, or Agricultural Product Sales allowed in compliance with 35.42.050.D.1.b.

## **SECTION 3:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection C, Measurements of setbacks, of Section 35.30.150, Setback Requirements and Exceptions, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

- C. **Measurement of setbacks.** The setbacks required by Subsection B (Setback requirements) above, shall be measured as follows.

1. **Front setback.** A front setback shall be measured at right angles from the front line of the lot.
  - a. **Corner lot.** A corner lot shall have a front setback along each property line adjacent to a street. ~~If the corner lot has a lot width of 100 feet or more, then each front setback shall be considered to be a primary front setback. If the corner lot has a lot width of less than 100 feet, then~~ The front setback adjacent to the front line (see definition of front line) of the lot shall be considered the primary front setback and the front setback that is not adjacent to the front line shall be considered a secondary front setback. See Figure 3-5 (Corner Lot Setbacks).
    - ~~(1) Corner lot 100 feet or greater in width. There shall be a primary front setback along each street abutting the lot and all such setbacks shall conform to the front setback requirements of the applicable zone.~~
    - ~~(12) Corner lot less than 100 feet in width.~~ **Setback Widths.** There shall be a primary front setback along the property line considered the front line of the lot that conforms to the front setback requirements of the applicable zone. The secondary front setback along the property line not considered the front line shall be not less than 20 percent of the width of the lot, but in no case shall said secondary front setback be less than 10 feet or greater than 15 feet.

#### **SECTION 4:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection A.1.e, Housing Developments, of Section 35.32.020, Eligibility, of Chapter 35.32, Density Bonus Program, to read as follows:

#### **35.32.020 Eligibility**

- A. **Eligible projects.** Except as provided in Subsection B (Ineligible projects) below, the following projects shall be eligible for density bonuses, incentives or concessions, waivers or reductions of development standards, and/or parking ratios pursuant to the amount, type, and other applicable criteria in this Chapter and the State Density Bonus Law:
  1. **Housing developments.** A housing development for five or more residential units, including mixed-use developments, which will contain at least one of the following:  
...
    - e. Twenty percent of the total units for lower-income students in an eligible student housing development pursuant to Government Code Section 65915(b)(1)(F)(i) or successor statute.

#### **SECTION 5:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection C.1, Modification of development standards, of Section 35.32.040, Incentives or Concessions for Housing Developments, of Chapter 35.32, Density Bonus Program, to read as follows:

1. **Modification of development standards.** A reduction in site development standards or a modification of zoning requirements or architectural design requirements of this Development Code that exceed the minimum building standards in County Code Chapter 10, Building Regulations, that would otherwise be required, that results in identifiable and actual cost reductions. For the purposes of this Section 35.32.040, a “development standard” is as defined in Government Code Section 65915(o)(2) or successor statute (e.g., height limitation, setback requirement, floor area ratio).

#### **SECTION 6:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection A, Limited or no parking ratio for certain housing developments, of Section 35.32.060, Parking Ratios for Housing Developments, of Chapter 35.32, Density Bonus Program, to read as follows:

- A. **Maximum parking ratios.** Upon the request of the applicant, except as provided in Subsection B (Limited or no parking ratio for certain housing developments) below, and Government Code Sections 65915(p)(2), (3), and (4), or successor statutes, the Department shall not require a vehicular parking ratio for a housing development meeting the criteria of this Chapter that exceeds the following:
  1. Zero to one bedroom: one onsite parking space.
  2. Two to three bedrooms: one and one-half onsite parking spaces.
  3. Four and more bedrooms: two and one-half onsite parking spaces.
  4. One bedspace in a student housing development: zero parking spaces.

#### **SECTION 7:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise the definition for Street, Primary, of Section 35.33.060, Definitions, of Chapter 35.33, Multiple-Unit and Mixed-Use Housing Objective Design Standards, to read as follows:

**Street, Primary.** A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the ~~City's Transportation~~ County's Circulation Element, and which carries the greater volume of vehicular traffic.

#### **SECTION 8:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection 1, General Standards, of Subsection 35.42.015.E, Accessory dwelling units located within residential or mixed-use zones, of 35.42.015, Accessory Dwelling Units, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

E. **Accessory dwelling units located within residential or mixed-use zones.** This Subsection E provides standards for certain accessory dwelling units in accordance with Government Code Section 66323(a). An accessory dwelling unit that complies with all of the following standards, as applicable, shall be allowed with a Building Permit and any other necessary approvals and shall not be subject to any other standards of this Development Code. An accessory dwelling unit that does not comply with this Subsection E may be allowed in compliance with Subsection F, below.

1. **General standards.** The following development standards shall apply to all accessory dwelling units allowed in compliance with this Subsection E:

...

- d. **Lot Requirements.** An Accessory Dwelling Unit or Junior Accessory Dwelling Unit permitted under this Subsection 35.42.015.E shall not be allowed in addition to an Accessory Dwelling Unit permitted under Subsection 35.42.015.F, regardless of the order of construction.

#### **SECTION 9:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection B.6, Gross floor area and footprint limitations, of Section 35.42.020, Accessory Structures and Uses, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

B. **Development standards.**

...

6. **Gross floor area and footprint limitations.** Detached accessory structures, including accessory structures containing one or more accessory uses but excluding barns, garages

and stables, shall not exceed a gross floor area of 800 square feet if located on a lot of one acre or less.

- a. **Summerland Community Plan area.** See Subsection 35.28.210.G (Summerland Community Plan area) for additional standards regarding the allowable floor area of detached accessory structures.

**SECTION 10:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Table 4-2 of Subsection 35.42.035.D.2.c, Permit requirements, of Section 35.42.035, Agricultural Enterprises of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- c. **Permit requirements.** Educational experiences and opportunities may be exempt from the requirements to obtain a permit or may be allowed with a permit in compliance with the permit requirements identified in Table 4-2 below.

<b>Table 4-2</b> <b>Permit Requirements for Educational Experiences and Opportunities on AG-II</b>			E      Exempt ZC      Zoning Clearance <del>(4)</del> MCUP   Minor Conditional Use Permit	
Permit Requirement	Small Guided Tours	Other Educational Experiences and Opportunities	Combination of Small Guided Tours and Educational Experiences	Structure(s)
E	Maximum 15 attendees per tour and 80 tours per calendar year	Not to exceed 24 days per calendar year  Maximum attendance shall not exceed: <ul style="list-style-type: none"> <li>• 50 attendees on premises of 100 acres or smaller</li> <li>• 75 attendees on premises larger than 100 acres to 320 acres</li> <li>• 100 attendees on premises larger than 320 acres</li> </ul>	Any combination of small guided tours and other educational experiences or opportunities may be allowed provided the maximum annual attendance shall not exceed: <ul style="list-style-type: none"> <li>• 1,200 attendees on premises of 100 acres or smaller</li> <li>• 1,800 attendees on premises larger than 100 acres to 320 acres</li> <li>• 2,400 attendees on premises larger than 320</li> </ul>	Does not propose the construction of any new structure(s) or addition(s) to existing structures that would require a planning permit.  No grading or construction of new roads or trails.

			acres	
ZC	Maximum 15 attendees per tour and 128 tours per calendar year	<p>Not to exceed 24 days per calendar year</p> <p>Maximum attendance shall not exceed:</p> <ul style="list-style-type: none"> <li>• 80 attendees on premises of 100 acres or smaller</li> <li>• 120 attendees on premises larger than 100 acres to 320 acres</li> <li>• 150 attendees max on premises larger than 320 acres</li> </ul>	<p>Any combination of small guided tours and other educational experiences or opportunities may be allowed provided the maximum annual attendance shall not exceed:</p> <ul style="list-style-type: none"> <li>• 1,920 attendees on premises of 100 acres or smaller</li> <li>• 2,880 attendees on premises larger than 100 acres to 320 acres</li> <li>• 3,600 attendees on premises larger than 320 acres</li> </ul>	<p>One new accessory structure not to exceed 2,500 square feet of gross floor area may be allowed.</p> <p>No grading or construction of new roads or trails.</p>
MCUP	<ul style="list-style-type: none"> <li>• Any educational experience or opportunity not qualifying for an Exemption or Zoning Clearance, above, may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).</li> <li>• Educational experiences and opportunities described above, when located on lands zoned with the Limited Agricultural Enterprise (LAE) overlay zone (Section 35.28.155), may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits), and Subsection d, below.</li> </ul>			

**Note:**

~~(1) Development Plan approval may also be required if a new structure exceeds the thresholds for requiring a Development Plan; see Subsection 35.21.030.C.~~

**SECTION 11:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Table 4-3 of Subsection 35.42.035.D.6.c, Permit requirements, of Section

35.42.035, Agricultural Enterprises of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- c. **Permit requirements.** Small-scale special events may be allowed with a permit in compliance with the permit requirements identified in Table 4-3 below.

<b>Table 4-3</b> <b>Permit Requirements for Small-scale Special Events on AG-II</b>			ZC MCUP Zoning Clearance <del>(1)</del> Minor Conditional Use Permit
Permit Requirement	Number of Attendees	Number of Events	Use Limitations
ZC	Maximum attendance shall not exceed: <ul style="list-style-type: none"> <li>50 attendees on premises of 40 acres or larger up to 320 acres</li> <li>100 attendees on premises larger than 320 acres and less than 1,000 acres</li> <li>200 attendees on premises of 1,000 acres or larger</li> </ul>	Not to exceed: <ul style="list-style-type: none"> <li>4 event days per month</li> <li>12 event days per calendar year</li> </ul>	One new accessory structure not to exceed 2,500 square feet of gross floor area may be allowed.  No grading or construction of new roads or trails.
ZC  Additional allowance for non-motorized bike races, trail runs, equestrian endurance rides, and other similar activities on premises of 5,000 acres or larger	Maximum attendance shall not exceed 500 attendees	Not to exceed: <ul style="list-style-type: none"> <li>10 event days per month</li> <li>25 event days per calendar year</li> <li>10 events per calendar year</li> </ul>	One new accessory structure not to exceed 2,500 square feet of gross floor area may be allowed.  No grading or construction of new roads or trails.
MCUP	<ul style="list-style-type: none"> <li>Small-scale special events described above when located on lands within the Limited Agricultural Enterprise (LAE) overlay (Section 35.28.155) may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits), and Subsection d, below.</li> <li>Any small-scale special event not qualifying for a Zoning Clearance may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).</li> </ul>		

**Note:**

~~(1) Development Plan approval may also be required if a new structure exceeds the thresholds for requiring a Development Plan; see Subsection 35.21.030.C.~~

## **SECTION 12:**



ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete Subsection 35.42.040.C.3.a.(2), of Subsection 35.42.040.C.3 Development standards, of Section 35.42.040, Agricultural Processing Facilities, of Chapter 35.42, Standards for Specific Land Uses, to read and renumber as follows:

- (1) The agricultural processing operation is incidental to agricultural operations located on the same premises that the processing operation is located on.
- ~~(2) The premises on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.~~
- ~~(2)~~ (3) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises that the operation is located on, or one acre, whichever is smaller.
- ~~(3)~~ (4) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject premises or adjacent premises.
- ~~(4)~~ (5) The operation shall comply with Chapter 10 (Building Regulations) and Chapter 15 (Fire Prevention) of the County Code, and the air quality regulations of the Santa Barbara County Air Pollution Control Board, as applicable.
- ~~(5)~~ (6) **Critical Viewshed Corridor Overlay.** Agricultural processing operations within the Gaviota Coast Plan area shall comply with Section 35.28.070 (Critical Viewshed Corridor (CVC) overlay zone), if applicable.
- ~~(6)~~ (7) The operation shall not include a new at-grade crossing of Highway 101 or State highways.

### **SECTION 13:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection E, Floor area, of Section 35.42.150, Guesthouses, Artist Studios, and Cabañas, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- E. **Floor area.** The ~~net~~ gross floor area of a guesthouse, artist studio, or cabaña shall not exceed 800 square feet. However, on lots greater than one acre, the structure may be attached to another accessory structure so that the total area of the combined structures exceeds 800 square feet, provided interior access does not exist between the guesthouse, artist studio, or cabaña, and the other accessory structure.

#### **SECTION 14:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection F, Permit requirements and development standards for specific temporary uses, of Section 35.42.260, Temporary Uses and Trailers, of Chapter 35.42, Standards for Specific Land Uses, to add a new subsection F.16, Art, Garden, and Architecture Tours, as follows:

- F. **Permit requirements and development standards for specific temporary uses.** This Section provides the permit requirements and development and operational standards for specific temporary uses of property, except for trailers allowed in compliance with Subsection G. (Trailer use) below, in addition to the permit requirements and development standards identified in Table 4-14 through Table 4-19. The temporary uses of property may include the erection of temporary structures (e.g., fences, booths, tents, or the parking of trailers) for use during the period of time that the temporary use is operating.

...

**16. Art, Garden, and Architecture Tours.** Tours organized by a civic, educational, or service institution or organization directly engaged in civic, charitable, or philanthropic efforts, and involving community tours of individual properties, are exempt from the permit requirements of this Section provided:

- a. Commercial sales or transactions of goods in residential zones are limited to properties with home occupations, including artist studios, operating under a valid Zoning Clearance or qualifying as an exempt home occupation pursuant to Section 35.42.190.
- b. No more than four events per calendar year may be conducted by a single entity or on an individual lot and individual events shall last no longer than three consecutive days.
- c. Admission is open to the general public, with or without ticket sales. The number of registered attendees present at the event does not exceed 300 per day.
- d. The use of a lot for reception or gathering functions in support of the tour shall be limited to non-residential zones, unless conducted in compliance with Subsection F.4 above.
- e. Tours and associated reception or gathering functions in support of a tour shall not be conducted on a lot operating under a Conditional Use Permit, unless expressly permitted by that permit.

#### **SECTION 15:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended

to revise Subsection A, of Section 35.44.010.C.3, Tier 3 projects, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- 3. Tier 3 projects.** Commercial telecommunication facilities that comply with the following may be permitted as a Tier 3 commercial facility:
  - a. Standards for Tier 3 projects, facilities not exceeding 50 feet in height that do not otherwise qualify as a small wireless facility under C.2.a, above.** Wireless telecommunication facilities that comply with the following may be allowed:
    - (1) Antennas, the associated antenna support structures, and equipment shelters shall comply with the height limit of the zone that the project is located in subject to the limitations and exceptions as provided below. If the facility is located in an agricultural zone as identified in [Section 35.14.020 \(Zoning Map and Zones\)](#) the height limit is that which applies to residential structures in that location. A modification to the height limit in compliance with Subsection [35.82.060.H](#) (Conditions, restrictions, and modifications) may be allowed. However, the highest point of the antenna and associated antenna support structure shall not exceed 50 feet.
    - (2) Antennas, associated antenna support structures, and equipment shelters may exceed the height limit of the zone that the project is located in without the approval of a modification in compliance with Subsection [35.82.060.H](#) (Conditions, restrictions, and modifications) under the following circumstances:
      - (a) As provided in Subsection C.2.d.(1)(a).
      - (b) The antenna and antenna support structure are mounted on an existing structure and the height of the antenna and antenna support structure does not exceed 15 feet above the highest point of the structure provided the highest point of the antenna does not exceed 50 feet. Architectural projections shall not be used in determining the highest point of the structure.

#### **SECTION 16:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection a, of Section 35.44.010.D.1, Additional development standards for telecommunication facilities, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- a. Setbacks.** The facility shall comply with the setback requirements of the zone in which the facility is located except as follows:

- (1) Antennas may be located within the setback area without approval of a modification in compliance with Subsection ~~35.82.060.H~~ (Conditions, restrictions, and modifications) provided they are installed on an existing, operational, public utility pole, or similar existing support structure.
- (2) Underground equipment (e.g., equipment cabinet) may be located within the setback area and rights-of-way provided that no portion of the facility shall obstruct existing or proposed sidewalks, trails, and vehicular ingress or egress.
- (3) A modification to the setback is granted in compliance with Subsection ~~35.82.060.H~~ (Conditions, restrictions, and modifications).

#### **SECTION 17:**

ARTICLE 35.7, Site Development Regulations, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to correct a typo in Subsection E, Road name signs, of Section 35.76.050, Road Names – Procedure, Standards and Signs, of Chapter 35.76, Road Naming and Address Numbering, to read as follows:

#### **E. Road name signs.**

1. **Objectives.** Road name signs should be clearly visible to passing motorists. The letters and numbers used should contrast with the background color and should be large enough to be legible from a vehicle on the roadway.
2. **Signs for private roads.** Abutting property owners shall install and maintain permanent road name signs for private roads, as follows.
  - a. Each road name sign shall be installed in compliance with current County Standard requirements.
  - b. Each road name sign for a private road shall comply with Subsection ~~E~~.3 (Signs for public roads) below, with the exception that the background color shall be dark blue.
  - c. The property owners responsible for private road maintenance are responsible for providing and maintaining road name signs.
  - d. Before the acceptance of a private road into the County Maintained Road System, the affected property owners shall replace existing road name signs and install all required road name signs in compliance with County Standards Requirements and Subsection ~~E~~.3 (Signs for public roads) below.
3. **Signs for public roads.**
  - a. Agencies responsible for road maintenance are responsible for providing road

name signs for all roads within their jurisdictions. Road name signs for public roads shall comply with the requirements for County Standard Street Name Signs as approved by the Director of the Public Works Department. The Public Works Department is responsible for providing road name signs for all County roads in compliance with these standards.

- b. The Board may allow an owners' association to design, specify, install, replace, and remove road name signs of a standard not in compliance with this Subsection. Sign maintenance shall be the responsibility of the association.

#### **SECTION 18:**

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection C, Written Notice, of Section 35.89.050, Special Notice Requirements, of Chapter 35.89, Mobilehome Park Closure, to read as follows:

#### **35.89.050 Special Notice Requirements**

The following special notice requirements are in addition to any notice that may be required in compliance with Chapter 35.106 (Noticing and Public Hearings). The applicant shall verify, to the satisfaction of the Director, that a good faith effort has been made to ensure that each park resident and mobilehome owner has received or will receive each of the following notices and documents. No hearing on a proposed mobilehome park closure shall be scheduled until the applicant has provided verification of the notification to the satisfaction of the Director.

- A. **Notice of Intent.** A "Notice of Intent" by applicant to convert or close the mobilehome park shall be sent by the applicant by certified mail at least 60 days prior to submittal of the Conditional Use Permit application to the County. After the "Notice of Intent" has been issued, the applicant shall inform all new or prospective residents and/or mobilehome owners that the applicant has requested County approval, or intends to request County approval, of a change of use or that a change of use request has been granted, in compliance with Civil Code Section 798.56(g).
- B. **Closure Impact Report.** A copy of the Closure Impact Report in compliance with Section 35.89.040 (Application Contents) at least 15 days before the scheduled hearing on the application for the Conditional Use Permit, in compliance with Government Code Sections 65863.7 and 66427.5.
- C. **Written notice.** A written notice, in addition to the public hearing notice required in compliance with Chapter 35.106 (Noticing and Public Hearings) and Civil Code Section 798.56 (g), as amended, ~~at least 15 days~~ before the scheduled hearing on the application for the Conditional Use Permit, informing residents that the applicant will be appearing before

a local government board, commission, or body to request permits for a change of use of the mobilehome park, in compliance with Civil Code Section 798.56(g).

- D. **Notice of termination of tenancy.** In compliance with Civil Code Section 798(g), the applicant shall provide all residents proposed to be displaced and the owners of all mobilehomes proposed to be displaced a written "notice of termination of tenancy" that provides the affected residents or owners a minimum of six months notice to vacate following the effective date of the Conditional Use Permit, as "Effective Date of Permits" is defined in Section 35.82.020 (Effective Date of Permits). The said notice shall be sent by certified mail to each resident and mobilehome owner within the 10 calendar days following the effective date of the Conditional Use Permit as specified in Section 35.82.020 (Effective Date of Permits).

#### **SECTION 19:**

ARTICLE 35.11, Glossary, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to revise definitions of "Lot, Interior", "Tent Cabin", and "Yurt", to read as follows:

**Lot, Interior.** A lot that (1) has no street frontage or (2) the street frontage is less than 40 feet in width ~~and the lot was not created by a subdivision resulting in five or more lots.~~

**Tent Cabin.** ~~A hybrid structure between a tent and a cabin typically with a wood floor, frame, and door, and covered by a heavy-duty or waterproof canvas or other durable fabric.~~ A tent cabin or yurt is a shelter consisting of a fire-retardant membrane for the walls and roof (e.g., canvas, fabric, polyester, or nylon, etc.) that is supported by poles with a solid floor and is mounted or secured on a platform. Tent cabins may include limited 12-volt power for lighting and a mini refrigerator. A tent cabin does not include interior walls, bathrooms, indoor plumbing and fixtures, kitchenettes, heat, and compressed air circulation or air conditioning.

**Yurt.** ~~A circular structure with a lattice framework and conical roof of poles, installed on a wood or concrete floor or platform, and covered by a heavy-duty or waterproof canvas or other durable fabric.~~ See "Tent Cabin."

#### **SECTION 20:**

All existing indices, section references and numbering, and figure and table numbers contained in the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

**SECTION 21:**

Except as amended by this ordinance, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

**SECTION 22:**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 23:**

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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BOB NELSON, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel