



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

PLANNING COMMISSION
HEARING OF MARCH 12, 2025

RE: Emergency Shelters Zoning Ordinance Amendments; 24ORD-00021, 24ORD-00022

Hearing on the request of the Planning and Development Department (P&D) for the County Planning Commission to consider making recommendations to the Board of Supervisors (Board) regarding the adoption of Emergency Shelters Zoning Ordinance Amendments to comply with new State laws and implement Program 9 of Chapter 5 of the 2023-2031 Housing Element Update (HEU).

- a) Recommend that the Board adopt an ordinance (Case No. 24ORD-00021) amending Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Article 35.3, Site Planning and Other Project Standards; Article 35.4, Standards for Specific Land Uses; and Article 35.11, Glossary.
- b) Recommend that the Board adopt an ordinance (Case No. 24ORD-00022) amending Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Division 2, Definitions; Division 6, Parking Regulations; and Division 7, General Regulations.
- c) Determine that the ordinance amendments (Case Nos. 24ORD-00021, 24ORD-00022 are exempt from the provisions of CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of CEQA. (Continued from 01/29/25)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of March 12, 2025, Commissioner Reed moved, seconded by Commissioner Parke and carried by a vote of 3 to 1 (Martinez no, Cooney absent) to:

1. Make the required findings for approval (Attachment A), including the California Environmental Quality Act (CEQA) findings, and recommend that the Board of Supervisors (Board) make the required findings for approval, including the CEQA findings, of the proposed ordinance amendments;

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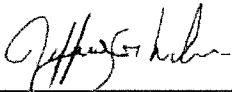
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2. Recommend that the Board determine that the ordinance amendments (Case Nos. 24ORD-00021 and 24ORD-00022) are exempt from the provisions of CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of CEQA (Attachment B of the staff memorandum March 4, 2025);
3. Adopt a resolution (Attachment C of the staff memorandum dated March 4, 2025) recommending that the Board adopt an ordinance amending Section 35-1 (Case No. 24ORD-00021) of Chapter 35, Zoning, of the Santa Barbara County Code; and
4. Adopt a resolution (Attachment D of the staff memorandum dated March 4, 2025) recommending that the Board adopt an ordinance amending Article II, the Coastal Zoning Ordinance (Case No. 24ORD-00022) of Chapter 35, Zoning, of the Santa Barbara County Code.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Jeff Wilson, Assistant Director
Allen Bell, Supervising Planner
Eva Marrero, Planner

Attachments: **Attachment A – Findings for Approval**
 Attachment C – LUDC Resolution – Emergency Shelters
 Attachment D – CZO Resolution – Emergency Shelters

JW/dmv

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ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 24ORD-00021 and 24ORD-00022

1.0. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1.1 Case No. 24ORD-00021.** The County Planning Commission finds, and recommends that the Santa Barbara County (County) Board of Supervisors (Board) find, that the proposed amendment to the County Land Use and Development Code (LUDC) (Case No. 24ORD-00021), is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3).
- 1.2 Case No. 24ORD-00022.** The County Planning Commission finds, and recommends that the Board find, that the proposed amendment to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 24ORD-00022), is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15265.

Please see the Notice of Exemption (Attachment B, incorporated by reference) for more information.

2.0 ADMINISTRATIVE FINDINGS

In compliance with CZO Section 35-180.6 and LUDC Section 35.104.060.A, the following findings shall be made by the County Planning Commission in order to recommend approval of text amendments to the CZO and LUDC, and the Board shall adopt the following findings in order to approve text amendments to the CZO and LUDC:

2.1 The request is in the interest of the general community welfare.

The County Planning Commission finds that the proposed amendments are in the interest of the general community welfare since the amendments will revise the LUDC and CZO to achieve the following:

- Amend the definitions of “emergency shelter” and “low barrier navigation center” to comply with new definitions in State law, and
- Establish objective development standards for emergency shelters to ensure a consistent and predictable planning permit process.

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].

LUDC: The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code [LUDC].

The County Planning Commission finds that the proposed amendments are consistent with the Comprehensive Plan, including the Coastal Land Use Plan (CLUP), CZO, and LUDC.

The proposed amendments will amend the definitions of “emergency shelter” and “low barrier navigation center” and add objective development standards for emergency shelters. They will not alter the purpose, intent, or text of any policies or other provisions of the Comprehensive Plan, including all the Coastal Land Use Plan, community, and area plans, and they will not result in any inconsistencies with adopted policies or other provisions. The proposed amendments will not allow new land uses or physical development since the zoning ordinances already allow emergency shelters in certain zones in the Inland Area and the Coastal Zone. Rather, the proposed amendments would update and clarify the existing definitions and add objective development standards to comply with State law. Therefore, the proposed amendments are consistent with the Comprehensive Plan, including the 2023-2031 HEU, Coastal Land Use Plan, and all community and area plans.

Similarly, the proposed amendments would not alter the purpose and intent of the LUDC and CZO. They simply update existing definitions and add objective standards for emergency shelters as required by new State laws.

A principal purpose of the proposed amendments is to amend the LUDC and CZO to comply with new State laws regarding emergency shelters and low barrier navigation centers, including GC Sections 65583(a)(4)(C) (definition of emergency shelter), 65660(a) (definition of low barrier navigation center), and 65583(a)(4)(B) (objective standards for emergency shelters). Therefore, the proposed amendments are consistent with the requirements of State law.

The proposed amendments are consistent with the remaining portions of the LUDC and CZO that are not revised by these amendments. The proposed amendments include a provision that states where there are conflicts between the emergency shelter development standards of CZO Section 35-144I or LUDC Section 35.42.131 and other provisions of the CZO or LUDC, respectively, the emergency shelter development standards of the CZO and LUDC, respectively, shall prevail.

By updating the zoning ordinances to be consistent with State law, the proposed amendments are consistent with the Comprehensive Plan, including the 2023-2031 HEU, Coastal Land Use Plan, applicable community and area plans, State planning and zoning laws, CZO, and LUDC.

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

The County Planning Commission finds 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. The proposed amendments will revise the LUDC and CZO to be consistent with new State laws regarding emergency shelters and low barrier navigation centers. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, including the Coastal Land Use Plan and applicable community and area plans, CZO, and LUDC.

ATTACHMENT C: COUNTY LAND USE AND DEVELOPMENT CODE RESOLUTION

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

IN THE MATTER OF RECOMMENDING THAT THE BOARD OF)
SUPERVISORS ADOPT AN ORDINANCE AMENDING ARTICLE) RESOLUTION NO. 25 - 04
35.3, SITE PLANNING AND OTHER PROJECT STANDARDS,)
ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, AND) Case No.: 24ORD-00021
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, TO)
IMPLEMENT PROGRAM 9, SITES FOR EMERGENCY)
SHELTERS, OF CHAPTER 5 OF THE 2023-2031 HOUSING)
ELEMENT UPDATE (HEU).)

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the County Land Use and Development Code (LUDC), Section 35-1 of Chapter 35 of the Santa Barbara County Code.
- B. On September 28, 2022, Governor Newsom approved Assembly Bill 2339 (amending Government Code (GC) Section 65583(a)(4)) which, in part, (1) expanded the definition of emergency shelters to include other interim interventions, such as bridge housing and respite care, and (2) limited jurisdictions' review of new emergency shelters to development standards that apply to residential development within the same zone and up to eight objective development standards listed in Assembly Bill 2339.
- C. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 HEU, and on January 22, 2024, the California Department of Housing and Community Development found the 2023-2031 HEU in compliance with State housing element law.
- D. On September 19, 2024, Governor Newsom approved Senate Bill 1395 (amending GC Section 65660) which, in part, expanded the definition of "low barrier navigation centers" to allow them to be non-congregate and relocatable.
- E. Program 9 of the 2023-2031 HEU requires that the County amend its zoning ordinances to comply with Assembly Bill 2339 and Senate Bill 1395, which includes amending the existing definitions of emergency shelter and low barrier navigation center and incorporating up to eight objective development standards for new emergency shelters.
- F. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County, to recommend that the Board of Supervisors adopt an ordinance (Case No. 24ORD-00021) amending Section 35-1, the LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new State laws regarding emergency shelters, including updating the definition of emergency shelters to comply with GC Section 65583(a)(4)(C), updating the

definition of low barrier navigation centers to comply with GC Section 65660(a), and adding objective development standards for emergency shelters to comply with GC Section 65583(a)(4)(B).

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- G. The proposed ordinance amendments are consistent with the Comprehensive Plan, including the community and area plans, and the requirements of the State planning, zoning, and development laws.
- H. The proposed ordinance amendments are in the interest of the general community welfare since they will implement Program 9 of the 2023-2031 HEU, Assembly Bill 2339, and Senate Bill 1395 by helping to address the housing needs of lower-income homeless individuals and families.
- I. This County Planning Commission held a duly noticed public hearing, as required by GC Section 65854, on the proposed ordinance amendments at which hearing the proposed ordinance amendments were explained and comments invited from the public.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with the provisions of GC Section 65855, this County 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 Commission, based on the findings included as Attachment A of the County Planning Commission staff memorandum dated March 4, 2025.
- 3. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with GC Section 65855.
- 4. The Chair of this County 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 described action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED by the County Planning Commission of the County of Santa Barbara, State of California, this 12 day of March 2025, by the following vote:

AYES: Bridley, Parke, Reed

NOES: Martinez

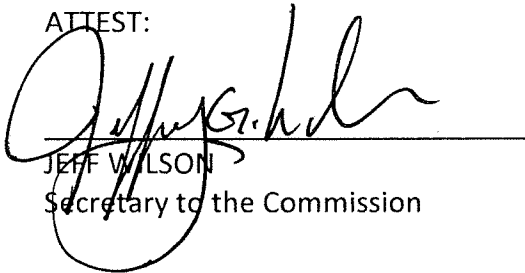
ABSTAIN:

ABSENT: Cooney



LAURA M. BRIDLEY, CHAIR
Santa Barbara County Planning Commission

ATTEST:



JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

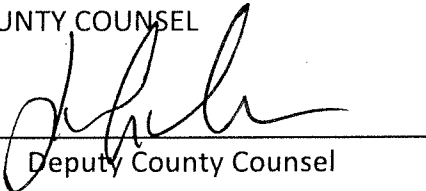
By 
Deputy County Counsel

Exhibit 1 - LUDC Amendments (Case No. 24ORD-00021)

ATTACHMENT D: ARTICLE II COASTAL ZONING ORDINANCE RESOLUTION

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

IN THE MATTER OF RECOMMENDING THAT THE BOARD OF)
SUPERVISORS ADOPT AN ORDINANCE AMENDING) RESOLUTION NO. 25 - 05
DIVISION 2, DEFINITIONS, DIVISION 6, PARKING)
REGULATIONS, AND DIVISION 7, GENERAL REGULATIONS,) Case No.:
OF ARTICLE II, THE COASTAL ZONING ORDINANCE, OF) 24ORD-00022
CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY)
CODE, TO IMPLEMENT PROGRAM 9, SITES FOR)
EMERGENCY SHELTERS, OF CHAPTER 5 OF THE 2023-2031)
HOUSING ELEMENT UPDATE (HEU).)

WITH REFERENCE TO THE FOLLOWING:

- A. On July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35 of the Santa Barbara County Code.
- B. On September 28, 2022, Governor Newsom approved Assembly Bill 2339 (amending Government Code (GC) Section 65583(a)(4)) which, in part, (1) expanded the definition of emergency shelters to include other interim interventions, such as bridge housing and respite care, and (2) limited jurisdictions' review of new emergency shelters to development standards that apply to residential development within the same zone and up to eight objective development standards listed in Assembly Bill 2339.
- C. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 HEU, and on January 22, 2024, the California Department of Housing and Community Development found the 2023-2031 HEU in compliance with State housing element law.
- D. On September 19, 2024, Governor Newsom approved Senate Bill 1395 (amending GC Sections 8698.4 and 65660), which, in part, expanded the definition of "low barrier navigation centers" to allow them to be non-congregate and relocatable.
- E. Program 9 of the 2023-2031 HEU requires that the County amend its zoning ordinances to comply with Assembly Bill 2339 and Senate Bill 1395, which includes amending the existing definitions of emergency shelter and low barrier navigation center and incorporating up to eight objective development standards for new emergency shelters.
- F. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County, to recommend that the Board of Supervisors adopt an ordinance (Case No. 24ORD-00022) amending Division 2, Definitions, Division 6, Parking Regulations, and Division 7, General Regulations, of Article II, the CZO, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new State laws regarding emergency shelters, including updating the

definition of emergency shelters to comply with GC Section 65583(a)(4)(C), updating the definition of low barrier navigation centers to comply with GC Section 65660(a), and adding objective development standards for emergency shelters to comply with GC Section 65583(a)(4)(B).

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- G. The proposed ordinance amendments are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the Comprehensive Plan, including the Coastal Land Use Plan, and the requirements of the State planning, zoning, and development laws.
- H. The proposed ordinance amendments are in the interest of the general community welfare since they will implement Program 9 of the 2023-2031 HEU, Assembly Bill 2339, and Senate Bill 1395 by helping to address the housing needs of lower-income homeless individuals and families.
- I. This County Planning Commissions held a duly noticed public hearing, as required by GC Section 65854, on the proposed ordinance amendments at which hearing the proposed ordinance amendments were explained and comments invited from the public.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with the provisions of GC Section 65855, this County 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 County Planning Commission, based on the findings included as Attachment A of the County Planning Commission memorandum dated March 4, 2025.
- 3. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with GC Section 65855.
- 4. The Chair of this County 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 described action by the County Planning Commission.

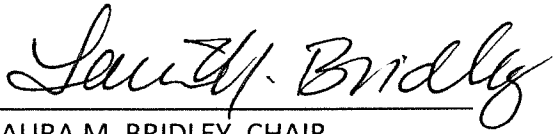
PASSED, APPROVED AND ADOPTED by the County Planning Commission of the County of Santa Barbara, State of California, this 12 day of March 2025, by the following vote:

AYES: Bridley, Parke, Reed

NOES: Martinez

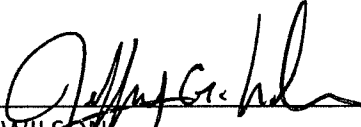
ABSTAIN:

ABSENT: Cooney



LAURA M. BRIDLEY, CHAIR
Santa Barbara County Planning Commission

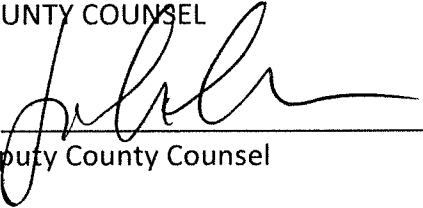
ATTEST:



JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL



By
Deputy County Counsel

Exhibit 1 – CZO Amendments (Case No. 24ORD-00022)