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Katherine Douglas *Public Comment - SBAOR*

From: Krista Pleiser <kpleiser@sbaor.com>
Sent: Monday, December 15, 2025 11:02 AM
To: Laura Capps; Roy Lee; Joan Hartmann; Bob Nelson; Steve Lavagnino
Cc: sbcob; Plowman, Lisa; Tuttle, Alex
Subject: SBAOR Letter re: : Ordinance Streamlining and Housing Accommodation Amendments
Attachments: County BOS Zoning Ord Amendments 12-16-25.pdf

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Greetings,

Attached is a letter from the Santa Barbara Association of REALTORS® regarding agenda item 5) Ordinance Streamlining and Housing Accommodation Amendments. Should you have any questions, please do not hesitate to contact us.

Krista Pleiser, MPP, RCE

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December 16, 2025

Supervisor Laura Capps, Chair
Supervisor Bob Nelson, Vice-Chair
Supervisor Roy Lee
Supervisor Joan Hartmann
Supervisor Steve Lavagnino
105 East Anapamu Street
Santa Barbara, CA 93101

RE: Streamlining and Housing Accommodation Amendments

Dear Chair Ford and Committee Members,

The Santa Barbara Association of REALTORS® (SBAOR) represents more than 1,200 REALTORS® across the South Coast. Our members live and work in the cities they serve. They help families find homes, guide local businesses, and support community growth. We share a common goal with city leaders, to ensure Santa Barbara remains a place where people can live, work, and thrive. SBAOR works closely with local governments and community partners on housing and real estate issues that affect homeowners, tenants, housing providers, and commercial property owners. We value the opportunity to contribute to local discussions and serve as a resource for practical, community-focused solutions.

We strongly support the proposed *Streamlining and Housing Accommodation Amendments* to the County's zoning ordinances. We would like to thank County staff for thoughtfully considering the questions and concerns raised in our previous correspondence and for revising the ordinance language accordingly. We appreciate the County's willingness to engage with stakeholders, clarify intent, and remove language that could have created uncertainty or unintended consequences. This collaborative approach has resulted in a clearer, more balanced set of amendments.

Overall, these amendments represent a necessary step toward clarifying development standards, improving permitting efficiency, and aligning County regulations with state housing law. Streamlined and consistent zoning codes benefit homeowners and the broader community by reducing uncertainty, processing delays, and unnecessary costs, while still maintaining appropriate local oversight and environmental protections.

We are particularly supportive of the County's focus on procedural clarity and internal consistency across the Land Use and Development Code, the Coastal Zoning Ordinance, and the Montecito Land Use and Development Code. Clear, predictable regulations help property owners and applicants better understand what is allowed and how to comply. We appreciate that these amendments advance the County's Housing Element implementation efforts by removing procedural barriers to housing production while preserving appropriate local review authority. Predictable and efficient regulations help support reinvestment in existing neighborhoods and facilitate housing where appropriate.

Looking ahead to the Phase III amendments, we find the *Amendment Summary* helpful in summarizing the key changes being made and explaining how those changes are consistent with, or further, the stated goals of the LUDC update and the County's Comprehensive Plan. However, it would be easier to understand and review the proposed amendments to the LUDC if the Amendment Summary also included, for each proposed change, citations to the

specific LUDC and CZO provisions being amended. Notably, the first two pages of the Amendment Summary, summarizing the existing LUDC and CZO sections proposed for deletion, include citations to the affected sections. Including similar citations in the descriptions of provisions proposed for amendment would make the regulatory changes easier to locate and review, rather than requiring interested parties to rely on electronic searches or other methods to identify the applicable code language. We respectfully encourage the County to consider, for future drafts of the LUDC and CZO amendments, including a table of contents or similar navigational aid to make the documents easier to follow and the proposed amendments easier to find.

For these reasons, the Santa Barbara Association of REALTORS® respectfully urges the Board of Supervisors to approve the Streamlining and Housing Accommodation Amendments. We appreciate the County’s continued engagement with stakeholders and its efforts to strike a responsible balance between housing needs, homeowner protections, and sound land-use planning.

Sincerely,

A handwritten signature in cursive script that reads "Summer Knight". The signature is written in black ink and is positioned to the left of the typed name.

Summer Knight
2025 President