

ATTACHMENT A: FINDINGS FOR APPROVAL

Case Nos. 25ORD-00006, -00007, and -00008

1.0 CEQA FINDINGS

- 1.1 Case No. 25ORD-00006.** The Santa Barbara County Board of Supervisors (Board) finds that the proposed amendments to the County Land Use and Development Code (LUDC) (Case No. 25ORD-00006), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c).
- 1.2 Case No. 25ORD-00007.** The Board finds that the proposed amendments to Article II, the Coastal Zoning Ordinance (CZO) (Case No. 25ORD-00007), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3), 15168(c), and 15265.
- 1.3 Case No. 25ORD-00008.** The Board finds that the proposed amendments to the Montecito Land Use and Development Code (MLUDC) (Case No. 25ORD-00008), are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15168(c).

Please see the Notice of Exemption (Attachment B) for more information.

2.0 ADMINISTRATIVE FINDINGS

In compliance with LUDC Section 35.104.060.A, CZO Section 35-180.6, and MLUDC Section 35.494.060.A, the Board shall adopt the following findings in order to approve text amendments to the LUDC, CZO, and MLUDC:

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

The Board finds that the proposed amendments are in the interest of the general community welfare since the amendments will revise the LUDC, CZO, and MLUDC to: (1) streamline and modernize the ordinances to provide clear permit review procedures and process improvements; (2) revise existing regulations that apply to commercial zone districts to facilitate mixed-use development; and (3) update regulations and development standards (e.g. height, lot coverage, and open space) that apply to multi-family zone districts to ensure maximum densities can be achieved. These updates will ensure compliance with the 2023-2031 Housing Element Update (Housing Element) and applicable State laws, while enabling more streamlined housing development in commercial zones, and establishing clear and consistent expectations for project review, all of which is in the general community welfare.

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

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 [CZO].

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

The Board finds that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), LUDC, CZO, and MLUDC. The proposed amendments implement Programs 1 and 16 of the Housing Element, which directs the County to revise development standards related to density, and modernize the multifamily residential and commercial zone districts in order to facilitate mixed-use development and ensure maximum allowable residential densities can be reasonably achieved. The proposed ordinance amendments do not conflict with any policies of the Comprehensive Plan or CLUP, and future development would continue to be subject to consistency with applicable policies and regulations. The proposed ordinance amendments are also consistent with the remaining portions of the LUDC, CZO, and MLUDC that would not be revised by these ordinances.

Therefore, and as discussed further in Sections 6.2 and 6.3 of the Montecito Planning Commission Staff Report, dated October 7, 2025, and Sections 6.2 and 6.3 of the Planning Commission Staff Report, dated October 21, 2025, included as Attachments J and K to the Board Agenda Letter, respectively, and incorporated by reference, the ordinance amendments are consistent with the CLUP and the Comprehensive Plan, the requirements of State planning and zoning laws, and the LUDC, CZO, and MLUDC.

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

The Board 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 since they will streamline and modernize the ordinances to provide clear and consistent permit procedures, implement necessary process improvements, and continue to support housing accommodation in the County. As a result, the changes are consistent with good zoning and planning practices and will benefit the public. As discussed in Finding 2.2, above, the proposed amendments are consistent with the Comprehensive Plan, CLUP, LUDC, CZO, and MLUDC.